



**CITY OF VAUGHAN
COUNCIL MINUTES
JUNE 28, 2022**

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CITY OF VAUGHAN
COUNCIL MEETING
TUESDAY, JUNE 28, 2022
MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:03 p.m.

The following members were present:

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

75. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

THAT the agenda be confirmed.

AMENDMENT

MOVED by Regional Councillor Jackson
Seconded by Councillor Shefman

That the following addendums be added to the agenda:

1. SNOW CLEARING FOR QUALIFYING LOW-INCOME SENIORS PROJECT

Resolution of Deputy Mayor, Local and Regional Councillor with respect to the above.

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2. BY-LAW NUMBER 186-2022

(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)
A By-law to amend City of Vaughan By-law 001-2021. (located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road, Part of Lot 21, Concession 5, in the City of Vaughan.)

3. BY-LAW NUMBER 187-2022

(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)
A By-law to amend City of Vaughan By-law 001-2021. (located on the east side of Woodstream Boulevard, south of Highway 7, and are municipally known as 77 to 87 Woodstream Boulevard, in the City of Vaughan.)

4. BY-LAW NUMBER 188-2022

(Council, January 25, 2022, Item 3, Committee of the Whole, Report No. 1)
A By-law to amend City of Vaughan By-law 001-2021. (includes certain lands within the City of Vaughan, in the Regional Municipality of York, as shown on the Location Map attached hereto.)

5. BY-LAW NUMBER 189-2022

(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)
A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.)

6. BY-LAW NUMBER 190-2022

(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)
A By-law to amend City of Vaughan By-law 001-2021. (located on the north side of Centre Street, south of Lawrie Road, and are municipally known as 1218 to 1252 Centre Street, in the City of Vaughan.)

7. BY-LAW NUMBER 191-2022

(Item 4, Committee of the Whole, Report No. 27)

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 017-2019. (Z.20.016, Related Files: OP.20.008 and DA.20.022, Vaughan NW RR Propco LP, located at the northeast corner of Major Mackenzie Drive West and Weston Road, being in Part of the West Half of Lot 21, Concession 5, City of Vaughan.)

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8. BY-LAW NUMBER 192-2022

(Item 4, Committee of the Whole, Report No. 27)

A By-law to adopt Amendment Number 85 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.20.008, Related Files: Z.20.016, DA.20.022, Vaughan NW RR Propco LP, located on the northeast corner of Major Mackenzie Drive and Weston Road, being Part of the West Half of Lot 21, Concession 5, in the City of Vaughan.)

9. BY-LAW NUMBER 193-2022

(Decision of the Ontario Land Tribunal (Formerly LPAT), October 24, 2019, Case No. PL170305)

A By-law to amend City of Vaughan By-law 1-88. (Z.16.006, Related File DA.19.070, 2640174 Ontario Inc., located on the south side of Major Mackenzie Drive and directly east of the Metrolinx rail corridor, being Part of Lot 20 Concession 3 and municipally known as 2057 Major Mackenzie Drive, City of Vaughan.)

10. SPECIAL EVENTS AT THE VMC

Resolution of Mayor Bevilacqua with respect to the above.

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

76. DISCLOSURE OF INTEREST

Regional Councillor Ferri declared an interest with respect to Item 27, Report No. 27, of the Committee of the Whole - PARKLAND DEDICATION BY-LAW UPDATE, as his son is providing services to a person who has made a submission.

Having previously declared an interest Regional Councillor Ferri did not take part in the discussion or vote on the foregoing matter.

Councillor Carella declared an interest with respect to Item 2, Report No. 31, of the Committee of the Whole (Closed Session) - PROPERTY MATTER FARM LICENSE AGREEMENT FUTURE BLOCK 59 DISTRICT PARK, as he is the corporate secretary of a not-for-profit corporation which owns lands abutting one of the subject properties.

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Having previously declared an interest Councillor Carella did not take part in the discussion or vote on the foregoing matter.

Councillor lafrate declared an interest with respect to Item 9, Report No. 31, of the Committee of the Whole (Closed Session) - MINISTER'S ZONING ORDER O. REG. 643/20 RUTHERFORD LAND DEVELOPMENT CORP. 2901 RUTHERFORD ROAD VICINITY OF RUTHERFORD ROAD AND JANE STREET, as a member of her family purchased a unit in this complex.

Having previously declared an interest Councillor lafrate did not take part in the discussion or vote on the foregoing matter.

77. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT the minutes of the Council meeting of May 17, 2022 be adopted as presented.

CARRIED

78. COMMUNICATIONS

MOVED by Councillor Carella
seconded by Councillor DeFrancesca

THAT Communications C1 to C56 inclusive be received and referred to their respective items on the agenda.

CARRIED

79. CEREMONIAL PRESENTATIONS

1. Mayor and Members of Council recognized the City of Vaughan for receiving the 2021 Public Works Project of the Year Award-Clark Avenue Active Transportation Facility.
2. Mayor and Members of Council recognized the City of Vaughan for receiving 2022 Canadian Association of Municipal Administrators (CAMA) Willis Award of Innovation.
3. Mayor and Members of Council recognized the City of Vaughan for receiving 2022 E.A. Danby Award for project "Reinventing Forestry Work Order Dispatching through Mapping Innovations".

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80. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole Report No. 27

Items 4, 6, 10 and 27

Committee of the Whole (Working Session) Report No. 29

Item 1

Committee of the Whole Report No. 30

Items 8, 13, 16, 19, 23, 25, 27 and 53

Committee of the Whole (Closed Session) Report No. 31

Items 2, 9, 11 and 13

Addendum Items

Items 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Jackson

THAT Items 1 to 4 of the Committee of the Whole (Public Meeting) Report No. 26, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 31 of the Committee of the Whole Report No. 27, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 and 2 of the Committee of the Whole (Public Meeting) Report No. 28, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 3 of the Committee of the Whole (Working Session) Report No. 29, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 59 of the Committee of the Whole Report No. 30, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted.

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THAT Items 1 to 14 of the Committee of the Whole (Closed Session) Report No. 31, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

CARRIED

81. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 27

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 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

MOVED by Councillor DeFrancesca
seconded by Councillor Carella

THAT Item 4, Committee of the Whole Report No. 27, be adopted and amended, as follows:

By approving the recommendation contained in the report Deputy City Manager, Planning and Growth Management, dated June 7, 2022, subject to approving the following in accordance with Communication C45, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 27, 2022, as follows:

1. THAT the site-specific zoning exceptions identified in Table 2 of Item No. 4, Report No. 27 of the June 7 Committee of the Whole be amended to include the following exceptions:
 - i) A minimum Interior Side Yard Setback of 3 m from the building to the southerly lot line (Phase 1), whereas 18.75 m is required for Wing A and 22 m is required for Wing B;
 - ii) A minimum Interior Side Yard Setback of 14.1 m from the building to the northerly lot line (Phase 1) and 12.3 m from the outer edge of the balcony to the northerly lot line (Phase 1), whereas 18.75 m is required for Wing A and 22 m is required for Wing B;
 - iii) A minimum Interior Side Yard Setback of 16.9 m from Building C (Phase 2) to the northerly lot line, whereas 22 m is required; and

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- iv) A minimum Front Yard Setback (Weston Road) of 3.8 m from Building C (Phase 2) be deleted and replaced with a Minimum Front Yard Setback (Weston Road) of 2.8 m from Building C (Phase 2), whereas 7.5 m is required.
2. THAT in accordance with Subsection 34(17) of the Planning Act, Vaughan Council deem that no additional notice or public meeting is required prior to the enactment of the zoning by-law for Zoning By-law Amendment File Z.20.016, notwithstanding that changes were made to the by-law after the holding of the statutory public meeting on October 6, 2020; and

By receiving Communications C16 from Elvira Caria and on behalf of the Vellore Woods R.A, and Tim Sorochinsky of Millwood-Woodend Ratepayers Associations, dated June 7, 2022.

CARRIED

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

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Jackson

THAT Item 6, Committee of the Whole Report No. 27, be adopted and amended, as follows:

By approving the recommendation contained in the report Deputy City Manager, Planning and Growth Management, dated June 7, 2022, subject to approving the following in accordance with Communication C31, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 24, 2022, as follows:

The Deputy City Manager, Planning and Growth Management recommends:

That the staff report for Official Plan Amendment File OP.20.005, Zoning By-law Amendment File Z.20.013 (Doughton Residences Corp.) be amended as follows:

1. THAT Recommendation 2. b) of the report be deleted and replaced as follows:
 - 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 37.1 of the Planning Act:

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- i. On-site contribution of 470 m² community space located along Doughton Road, with the value of the ownership arrangement to be determined by any appraisal report on fair market value of the space, and a cash contribution for interior fit-out and off-site VMC park enhancements using the remaining funds within the \$9,000,000 contribution envelope.

- 2. THAT Recommendation 3. b) of the report be deleted and replaced as follows:
 - b. The Owner shall enter into a Development Agreement (the 'Agreement') with the City which shall require the Owner to 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, to the satisfaction of Deputy City Manager, Infrastructure Development. Through this Agreement, the Owner will be required to acknowledge and indemnify the City and Toronto and Region Conservation Authority (TRCA) from the risk they are accepting in advancing this development within a flood prone area;

- 3. THAT Recommendation 4. of the report be deleted and replaced as follows:

THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a contribution, pursuant to Section 37.1 of the Planning Act for the contributions 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 Section 37 Contribution shall be provided as a combination of an on-site 470 m² community space located along Doughton Road, with the value of the ownership arrangement to be determined by an appraisal on a fair market value of the space, and a cash contribution for interior fit-out and off-site VMC park enhancements using the remainder of the \$9,000,000 contribution with the cash contribution to be paid 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 Tariff of Fees for Planning Applications, prior to the execution of the Section 37 Agreement.

- 4. THAT Recommendation 8. of the report be deleted and replaced as follows:

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- 8. THAT the implementing Zoning By-law Amendment be brought forward to a Vaughan Council meeting in accordance with section 24(2) of the Planning Act; and
- 5. THAT Table 1 on Pages 22 to 25 be deleted and replaced in its entirety with the following:

Table 1:

	<i>Zoning By-law 1-88 Standards</i>	<i>C9 Corporate Centre Zone Requirements</i>	<i>Proposed Exceptions to the C9(H) Corporate Centre Zone</i>
a.	<i>Minimum Lot Frontage</i>	<i>50 m</i>	<i>45 m</i>
c.	<i>Definition - "Lot" and "Stratified Arrangement"</i>	<p><i>BUILDING HEIGHT - Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and</i></p> <ul style="list-style-type: none"> <i>i) in the case of a flat roof, the highest point of the roof surface;</i> <i>ii) in the case of a mansard roof, the highest point on the roof surface;</i> <i>iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;</i> <p><i>exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.</i></p> <p><i>FLOOR AREA, GROSS (G.F.A.) - Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any</i></p>	<p><i>BUILDING HEIGHT -. Building Height shall be measured from a Canadian Geodetic Datum elevation measure (201.53 metres) to the highest point of the building. This shall exclude mechanical penthouse, parapets, mechanical equipment and architectural features.</i></p> <p><i>GROSS FLOOR AREA: Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure or all bicycle parking areas</i></p> <p><i>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O.1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot. This definition shall also apply to the below grade elements subject to Stratified Arrangements.</i></p> <p><i>STRATIFIED ARRANGEMENTS –</i></p>

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		<p>cellar, or car parking area above or below grade within the building or within a separate structure.</p> <p>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.</p> <p>STRATIFIED ARRANGEMENTS – Means an agreement registered on-title by (2) two or more parties for the determination of ownership or use of land divided in a vertical manner above and/or below grade.</p>	<p>Means an agreement registered on- title by (2) two or more parties for the determination of ownership or us divided in a vertical manner above and/or below grade. These encumbrances within the lot line below grade shall include stratified arrangements for underground parking structures, pedestrian mews and strata parks</p>
d.	Parking Space Dimensions and Accessible Parking Space Dimensions	2.7 m x 6.0 m	2.7 m x 5.7 m (all spaces) To permit an accessible parking space with a minimum length of 5.7 m for Type A and B spaces An EV charging station shall not be considered an obstruction for the purposes of a parking space size.
e.	Minimum Yard Requirements	Front Yard: 3m Rear Yard: 6 m Exterior Side Yard: 3 m	Front Yard (Doughton Road): 3m Rear Yard (Mews): 3m Exterior Side Yard (North- South Local Street): 2 m
e.	Minimum Build-To-Zone Requirements and Maximum Length of a Building abutting a Street Line	80%	This provision shall not apply.
f.	Portions of Buildings Below Grade	1.8 m (Exterior and Front Only)	0 m below grade

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g.	Maximum Building Height	25 m	For the purpose of clarity, building height shall be measured from a geodetic measure (201.53 m above sea level) as identified in the specific height requirement
			<p>From Ground Floor to Floor 5 shall not exceed 17 m</p> <p>Tower 1: 163 m (52-storeys), exclusive of all mechanical penthouse, parapets, mechanical equipment and architectural features</p> <p>Tower 2: 145 m (46-storeys), exclusive of all mechanical penthouse, parapets, mechanical equipment and architectural features</p>
h.	Maximum Floor Residential Density ('FSI')	$67 \text{ m}^2/\text{unit}$ $7493 \text{ m}^2/67 \text{ m}^2 = 112$ units	<p>The provision of 5.1.5 as it relates to the minimum floor residential density in Schedule A2 shall not apply</p> <p>For the purpose of clarity, Floor Space Index ('FSI') shall be calculated based on the ratio of gross floor area (GFA) to area of the lot. The area of the lot shall include all road conveyance and road widenings. The GFA shall not include bicycle parking underground or above-ground. Overall FSI of 11.54 times the area of the lot</p>
i.	Minimum Landscape Strip Width (abutting a Street Line adjacent to all other Street Lines)	3 m	Doughton Road: 3 m North-South Road: 2 m
k.	Minimum Parking Space Requirements	<u>Residential Bachelor/1BR</u> – 0.7 spaces/unit * 735 units = 515 spaces <u>2BR+</u> 0.9 spaces* 393 units = 354 spaces <u>3BR+</u> 1.0 spaces *17 units = 17 spaces Total: 886 spaces required <u>Visitor</u> 0.15 spaces x 1,145 = 174 spaces	<u>Residential</u> 0.35 spaces (All Unit Sizes) x 1,145 = 401 spaces <u>Community Space 0</u> spaces/unit <u>Visitor</u> 0.15 spaces x 1,145 = 172 spaces Total Spaces Provided: 573 spaces

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		<u>Community Space</u> 1.0 space per 3 persons = 6 spaces Total Required: 1,066 spaces	
<i>l.</i>	<i>Minimum Aisle Width (Long-Term Bicycle Parking)</i>	1.75 m	1.2 m
<i>m.</i>	<i>Permitted Yard Encroachments (Maximum)</i>	1.8 m into the front, rear and exterior yard	2.55 m for architectural elements

By receiving Communications C36 from Fausto Rossetto, Land Development Collaborative (LDC), Miranda Avenue, Toronto, dated June 24, 2022.

CARRIED

ITEM - 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

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Ferri

THAT Item 10, Committee of the Whole Report No. 27, be adopted and amended, as follows:

By approving the recommendation contained in the report Deputy City Manager, Planning and Growth Management, dated June 7, 2022, subject to approving the following in accordance with Communication C34, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 24, 2022, as follows:

That the staff report for Official Plan Amendment File OP.21.007, Zoning By-law Amendment File Z.21.010 and Plan of Subdivision File 19T-18V005 (1930328 ONTARIO INC.) be amended as follows:

1. THAT the following be included under Recommendation 2. b) i.:
2. b) ii. In accordance with the previous Council approval of March 19, 2019, a contribution in the amount of \$1,300,000 shall go towards improvements to the Edgeley Pond and Park Features, including but not limited to the first iconic pedestrian bridge.

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2. THAT Recommendation 9, as noted in Communication C 8 dated June 7, 2022, be revised and added to the report, as follows:
 9. THAT the implementing Zoning By-law Amendment be brought forward to a Vaughan Council meeting in accordance with section 24(2) of the Planning Act.

CARRIED

ITEM - 27 PARKLAND DEDICATION BY-LAW UPDATE

MOVED by Regional Councillor Jackson
seconded by Councillor DeFrancesca

THAT Item 27, Committee of the Whole Report No. 27, be adopted and amended, as follows:

By approving the recommendation in the report of the Deputy City Manager, Infrastructure Development, dated June 7, 2022; and

By receiving the following Communications:

- C15. Matthew A. Di Vona, Di Vona Law Professional Corporation, Bloor Street West, Toronto, dated June 7, 2022; and
- C39. Memorandum from the Deputy City Manager, Infrastructure Development, dated June 22, 2022.

CARRIED

Regional Councillor Mario Ferri declared an interest with respect to this matter, 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.

COMMITTEE OF THE WHOLE (WORKING SESSION) REPORT NO. 29

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 1 CITY APPROACH ON NON-CONVENTIONAL STORMWATER MANAGEMENT INFRASTRUCTURE

MOVED by Councillor Carella
seconded by Regional Councillor Rosati

THAT Item 1, Committee of the Whole (Working Session) Report No. 29, be adopted and amended, as follows:

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By approving that the interim strategy, as well as the ultimate strategy that is to be developed, not include replacement costs as a contribution.

MOTION WITHDRAWN

MOVED by Councillor DeFrancesca
seconded by Councillor Iafrate

THAT Item 1, Committee of the Whole (Working Session) Report No. 29, be adopted and amended, as follows:

By approving that staff report back to a Committee of the Whole (Working Session) in Q2-2023 with a policy to address storm water management facilities and issues raised regarding life cycle costs; and

That the following Communications be received:

- C17. Augusto R. Nalli, ARN Project Management Inc., Bathurst St., King City, dated June 7, 2022; and
- C35. Memorandum from the Deputy City Manager, Infrastructure Development and the Deputy City Manager, Public Works, dated June 28, 2022.

CARRIED

COMMITTEE OF THE WHOLE REPORT NO. 30

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

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

MOVED by Councillor Yeung Racco
seconded by Councillor DeFrancesca

THAT Item 8, Committee of the Whole No 30, be adopted and amended, as follows:

By approving the recommendations in the report of the Deputy City Manager, Deputy City Manager, Planning and Growth Management, dated June 21, 2022, subject to the following:

That Communication C33, memorandum from the Deputy City Manager, Planning and Growth Management, dated June 21, 2022, submitted at the

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Committee of the Whole meeting of June 21, 2022, be approved to read as follows:

That the conditions of site plan approval in attachment No. 1 in the staff report for 2640174 Ontario Limited Site development file DA.19.070 be amended as follows:

1. That condition of approval 1m) be amended as follows:

i) 1m) be deleted and replaced with the following:

1m) The Owner shall provide the Development Engineering Department with a clearance letter from the Trustee of the Block 18 Landowners Group, that they have paid their proportional share and satisfied all obligations to the Developers Group for the municipal water, storm and sanitary infrastructure connections on Petticoat Road and Major Mackenzie Drive, as well as other community use lands and costs for community lands, works, services and infrastructure provided by the Block 18 Landowners Group under the Block 18 Cost Sharing Agreement to the satisfaction of the City of Vaughan Development Engineering Department; and

By amending ii) to read as follows:

ii) Adding the following condition of approval:

1x) That the owner shall take all reasonable steps to acquire Block 64 on register 65-M-4190, such that these lands merge with the lands to be developed. In the event that the owner is unable to acquire and combine Block 64 with the lands subject to the development, this condition shall be deemed to have been automatically satisfied;

By approving that the owner work with staff to provide a pedestrian connection from the development connecting Silk Oak Court to Major Mackenzie Drive; and

That the following Communications be received:

- C24. Sheldon B. Spring, Goldman, Spring, Kichler & Sanders LLP, Sheppard Avenue West, dated June 20, 2022;
- C26. Helen A. Mihailidi, Brattys LLP, Keele Street, Vaughan, dated June 20, 2022; and
- C49. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, dated June 27, 2022.

CARRIED

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ITEM - 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

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Jackson

THAT Item 13, Committee of the Whole No 30, be adopted and amended, as follows:

By approving the recommendation contained in the report Deputy City Manager, Planning and Growth Management, dated June 21, 2022, subject to approving the following in accordance with Communication C33, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 24, 2022, as follows:

That the staff report for Official Plan Amendment File OP.20.015, Zoning By-law Amendment File Z.20.042 (First Vaughan Investments Limited) be amended as follows:

1. THAT Recommendation 1. a) iv. of the report be deleted and replaced as follows:

iv. Permit an increase to the maximum tower floor plate size from 750 m² to 815 m² as follows:

Tower A (48-storeys)

- 800 m² (Between Levels 4 to 7)
- 810 m² (Between Levels 8 to 43)
- 800 m² (Between Levels 44 to 48)

Tower B (56-storeys)

- 810 m² (Between Levels 4 to 8)
- 815 m² (Between Levels 9 to 51)
- 810 m² (Between Levels 52 to 56)

2. THAT all references on Page 4 and 10 respecting the tower floor plate sizes be deleted and replaced with the following:

Tower A (48-storeys)

- 800 m² (Between Levels 4 to 7)
- 810 m² (Between Levels 8 to 43)
- 800 m² (Between Levels 44 to 48)

Tower B (56-storeys)

- 810 m² (Between Levels 4 to 8)
- 815 m² (Between Levels 9 to 51)

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- 810 m² (Between Levels 52 to 56)
- 3. THAT Recommendation 6. of the report be deleted and replaced as follows:
 - 6. THAT the implementing Zoning By-law Amendment be brought forward to a Vaughan Council meeting in accordance with section 24(2) of the Planning Act;
 - 4. THAT Table 1 on Pages 16 to 22, including the first paragraph and bulleted points on Page 22, be deleted and replaced in its entirety with the following:

Table 1:

	Zoning By-law 1-88 Standards	C7 Service Commercial Zone Requirements	Proposed Exceptions and rezoning to the C9 Corporate Centre Zone Requirements
a.	<p>Definition – “Landscaping”, “Lot”,</p>	<p>LANDSCAPING – Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways.</p> <p>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a</p>	<p>LANDSCAPING – Means an area of land at grade comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways.</p> <p>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot. This shall include</p>

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		<p>building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.</p>	<p>lands such as mews, which provides driveway access to the development, and includes northeast corner notch (commercial).</p> <p>For the purposes of this by-law, the Subject Lands are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provisions of Zoning By-law 1- 88.</p>
b.	Permitted Uses	<ul style="list-style-type: none"> - Tavern - Bank or Financial Institution - Mixed Use Development - Personal Service Shop <ul style="list-style-type: none"> - Pharmacy - Photography Studio - Print Shop - Place of Entertainment including a multi-screen cinema complex <ul style="list-style-type: none"> - Retail Store with a gross floor area of less than 9,290 sq.m - Supermarket with a gross floor area of less than 9,290 sq.m - Retail Warehouse with a gross floor area of less than 9,290 sq.m - Apartment Dwelling - Block Townhouse Dwelling - Place of Amusement - Technical School 	<p>To permit the following uses: Apartment Dwelling (Podium Townhouse Units) Live-Work Units</p>

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		<ul style="list-style-type: none"> - Video Store - Veterinary Clinic - Recreational Uses as defined in Section 2 - Service or Repair Shop with a maximum gross floor area of 600 sq.m or less - Office and Stationery Supply, Sales, Service and Rental 	
c.	Minimum Lot Frontage	50 m	35 m
d.	Minimum Yard Requirements	<p>Front Yard – 3 m (Highway 7)</p> <p>Rear Yard – 6 m (abutting residential) and 3 m (abutting non-residential) for New Park Place</p> <p>Exterior Side Yard – 3 m (Commerce Street and Mews)</p>	<p><u>Ground Floor Setbacks</u> 2 m (New Park Place)</p> <p>2 m (Commerce Street)</p> <p>2 m (Highway 7)</p> <p>2.9 m (Mews)</p> <p>4.2 m (daylight triangle)</p> <p>Tower Setbacks 1 m (New Park Place and Mews)</p> <p>0 m to the Mews Boundary 1 m (Highway 7)</p>
e.	Minimum Build-To Zone Requirements	<p>80% of the length of the street line abutting all streets, shall have buildings located within the build-to-zone (Commerce Street)</p> <p>50% of the length of the street-line shall be occupied by buildings within the build-to-zone of 0-3 m and 3-6 m for residential uses (Highway 7 and New Park Place)</p>	This requirement shall not apply.

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f.	Maximum Building Height	25-storeys (Schedule A2 By-law 1-88 and By-law 144-2009)	<p>Notwithstanding Schedule A2 of By-law 1-88, and By-law 144-2009, the following provisions for maximum building height shall apply:</p> <p>Tower A – 170 m (48 storeys)</p> <p>Tower B – 193 m (56 storeys)</p> <p>For clarity, the maximum building height shall be exclusive of the mechanical penthouse, architectural features, and mezzanines.</p> <p>Elements for window washing purposes may exceed a maximum of 5.5 m into the maximum building height.</p> <p>A Minimum ground floor height of 5.0 m for non-residential uses shall apply.</p>
g.	Minimum GFA of Commercial Uses at-grade	60%	32%
h.	Minimum Landscape Requirement	<p>Areas of land for no purpose other than landscaping and driveway access shall be located adjacent to street lines</p> <p>A minimum of 2.4 m of landscaping is required abutting an OS2 Zone (5.1.1 a))</p>	<p>Soft Landscape Requirement:</p> <p>For the purpose of clarity, a soft landscape strip width is not required.</p> <p>Hard Landscape Requirement:</p> <p>2 m (abutting Highway 7 and Commerce Street)</p> <p>2 m (abutting New Park Place)</p> <p>An air intake shaft shall be permitted within the landscape strip.</p>

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			The provisions of 5.1.1 a) shall not apply.
i.	Minimum Building Setbacks (Below-Grade)	1.8 m	0 m to the underground parking garage
j.	Maximum Residential Density	67 m ² /dwelling unit	<p>The provision of Section 5.1.5 as it relates to minimum density in Schedule A2 shall not apply.</p> <p>For purposes of clarity, Floor Space Index ('FSI') shall be calculated based on the ratio of gross floor area (GFA) to the land area. For clarity, the land area shall include all road conveyance and road widenings.</p> <p>Overall FSI of 8.43 times the area of the lot</p>
k.	Minimum Parking Space Requirements	<p><u>Retail Uses</u> Min: 2003 m² x 2.0 spaces/100 m² = 41 spaces</p> <p><u>Residential Uses</u> 1BR/Bach: 757@0.7/unit= 530 2BR: 355@0.9/unit= 320 3BR: 1@1.0/unit=1 Total Residential = 851</p> <p><u>Visitor Spaces</u> 1,113 @0.15/unit = 167</p> <p>Overall Total Required Parking = 1,069</p>	<p><u>Retail Uses</u> No parking required.</p> <p><u>Residential Uses</u> 1,113 x 0.18 spaces/unit <u>Visitor Spaces</u> 1,113 x 0.15/unit = 167</p> <p>A total of 412 parking spaces will be provided, where 201 parking spaces are devoted to residential uses and 211 spaces shall be provided as shared parking between visitor parking and commercial parking spaces</p>

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l.	Minimum Loading Space Requirements	<u>Loading Space Dimensions</u> 9 m (l) x 3.5 m (w)	A small loading space shall be dimensioned as the following: 6.5 m (l) x 3.5 m (w) x 3.0 (h)
m.	Minimum Drive Aisle Width	6 m	5.2 m for a regular loading space 4.0 m for a small loading space
n.	Minimum Parking Space Lengths and Accessible Parking	2.7 m (w) x 6.0 (l) Type A: 3.4 m (w) x 6.0 (l) Type B: 2.4 (w) x 6.0 (l)	2.7 m (w) x 5.7 (l) Accessible Spaces: Type A: 3.4 m (w) x 5.7 (l) Type B: 2.4 (w) x 5.7 (l)
o.	Permitted Yard Encroachments (Maximums)	0.3 m into a side yard 1.8 m into a front, exterior or rear yard	Balconies: 1.0 m to Commerce Street Architectural Fins, Railings, Vertical and Horizontal Fins: 0.5 m into Commerce Street and the daylight triangle Stairs: 2.9 m into Commerce Street, and 2.4 m (at-grade) into the Mews boundary

In addition to zoning exceptions in Table 1, the following site-specific zoning provisions among others, will also be included to ensure that the site development proposal for the Subject Lands reflects an urban built form and public realm:

- Maximum Overall GFA shall not exceed 91,637 m², subject to payment of the associated Section 37 contribution
- Maximum residential GFA shall be 91,637,000 m²
- A minimum non-residential GFA shall be 1,900 m²
- A minimum ground floor height for retail shall be 5 m
- Minimum Tower setback from the podium along each ROW shall be 3 m
- A minimum distance between any building portion above the first 9.5 m of Towers A and B shall be 28 m
- Minimum common amenity area (indoor and outdoor combined) shall be 1.52 m²/unit.

CARRIED

ITEM - 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

COUNCIL MEETING MINUTES – JUNE 28, 2022

MOVED by Councillor Yeung Racco
seconded by Councillor DeFrancesca

THAT Item 16, Committee of the Whole No 30, be adopted and amended, as follows:

Planning and Growth Management, dated June 21, 2022, subject to approving the following in accordance with Communication C32, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 24, 202., as follows:

THAT the staff report for or Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Files OP.20.003, Z.20.008, 19T-20V002, and DA.20.041 (Metrus (Terra) Properties Inc.) be amended as follows:

1. THAT Recommendation 1. b) iv. of the report be deleted and replaced as follows:
 - iv. Permit an increase to the maximum tower floor plate size from 750 m² to 850 m² as follows:

Tower A (60-storeys)

- 850 m² – between Levels 8 to 52
- 826 m² Levels 53 to 55
- 720 m² – between Levels 56 to 62 (mechanical)

Tower B (50-storeys)

- 850 m² – between Levels 8 to 42
- 825.4 m² between Levels 43 to 45
- 718 m² – between Levels 46 to 52 (mechanical)”

2. THAT all references on Page 8 and 14 respecting the tower floor plate sizes be deleted and replaced with the following:

Tower A (60-storeys)

- 850 m² – between Levels 8 to 52
- 826 m² Levels 53 to 55
- 720 m² – between Levels 56 to 62 (mechanical)

Tower B (50-storeys)

- 850 m² – between Levels 8 to 42
- 825.4 m² between Levels 43 to 45
- 718 m² – between Levels 46 to 52 (mechanical)

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3. THAT Recommendation 9. of the report be deleted and replaced as follows:
 9. THAT the implementing Zoning By-law Amendment be brought forward to a Vaughan Council meeting in accordance with section 24(2) of the Planning Act;
4. THAT Table 1 on Pages 26 to 30, including the first paragraph and bulleted points on Page 30, be deleted and replaced in its entirety with the following:

Table 1:

	Zoning By-law 1-88 Standards	C9 Corporate Centre Zone Requirements	Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements
a.	Definition - "Lot" and "Stratified Arrangement"	<p>LANDSCAPING OR LANDSCAPED AREA - Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways</p> <p>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.</p> <p>STRATIFIED</p>	<p>LANDSCAPING OR LANDSCAPED AREA – Means an area of land at grade comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways.</p> <p>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot. This definition shall also apply to the below grade elements subject to Stratified Arrangements.</p> <p>STRATIFIED ARRANGEMENTS – Means</p>

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		<p style="text-align: center;">ARRANGEMENTS – Means an agreement registered on-title by (2) two or more parties for the determination of ownership or use of land divided in a vertical manner above and/or below grade.</p>	<p>an agreement registered on- title by (2) two or more parties for the determination of ownership or use of land divided in a vertical manner above and/or below grade. These encumbrances include any portions of the building below grade, which may include an underground parking structure.</p>
c.	Permitted Encroachments	0.6 m to any lot line	<p>A canopy may encroach a minimum of 0.6 m into the required rear (Apple Mill Road) or exterior yard (Jane Street) 0.6 m to the pinch point of the daylight triangle at Apple Mill Road and Jane Street</p> <p>0.6 m to the canopy for the encroachment at Jane Street</p>
d.	Minimum Yard Requirements	<p>Front Yard – 3 m (Highway 7) Exterior Side Yards - 3m (Jane Street & Street 1) Rear Yard – 6 m (abutting residential) and 3 m (abutting non-residential)</p>	<p>0 m to daylight triangle (Highway 7) only at the pinch point of the south-east corner of the office building</p> <p>1.5 m (at-grade) abutting residential uses (Jane Street and Street 1 – exterior)</p> <p>0 m (above Level 3 to 6) abutting residential uses at the last corner residential unit (Jane Street – exterior)</p> <p>1 m abutting non-residential uses (Street 1 - exterior)</p> <p>2 m to a daylight triangle (Corner of Jane Street and Apple Mill Road – rear)</p>
e.	Minimum Build-To Zone Requirements	80% of the length of the street line abutting al streets, shall have buildings located within the build-to-zone	This provision shall not apply.
f.	Maximum Building Height	25-storeys (Schedule A2 By-law 1-88 and By-law 144-2009)	Notwithstanding Schedule A2 of By-law 1-88, and By-law 144-2009, the following provisions for maximum building height shall apply:

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			Tower A – 192 m (60 storeys) Tower B – 163 m (50 storeys)
g.	Minimum GFA of Commercial Uses at-grade	60%	50%
h.	Minimum Landscape Requirement	Areas of land for no purpose other than landscaping and driveway access shall be located adjacent to street lines	1.5 m along Jane Street 2 m along North-South Street 5 m along Apple Mill Road, Highway 7 or associated daylight triangle For the purpose of clarity, an exhaust shaft shall be permitted within the landscaped portion along Jane Street and Apple Mill Road
i.	Minimum Building Setbacks (Below-Grade)	1.8 m	0 m to the underground parking garage (Jane Street, Highway 7, Apple Mill Road, North-South Road)
j.	Maximum Residential Density	67 m ² /dwelling unit 12,610 m ² /67 m ² = 189 units	The provision of Section 5.1.5 as it relates to minimum density in Schedule A2 shall not apply
k.	Minimum Parking Space Requirements	<u>Retail Uses</u> Min: 2760.3 m ² x 2.5 spaces/100 m ² = 69 spaces Max: 2760.3 m ² x 4.0 spaces/100 m ² = 111 spaces <u>Office Uses</u> Min: 22,724.6 m ² x 1.5 spaces/100 m ² = 340.8 -> 342 Max: 22,724.6 m ² x 2.5 spaces/100 m ² = 569.1 -> 569 <u>Residential Uses</u> 1BR/Bach: 687@0.7/unit= 480.9 -> 481	Residential Parking 1,177 x 0.37 spaces/unit = 436 units Shared Non-Residential Parking A total of 487 shared parking spaces shall be provided for the following uses: <u>Retail Uses</u> 2,760.3 m ² x 2.0 spaces/100 m ² <u>Office Uses</u> 22,724.6 m ² x 1.2 spaces/100 m ² <u>Visitor Parking</u> 0.15 spaces per residential unit A total of 923 parking spaces will

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		<p>2BR: 451@0.9/unit= 405.9 - >406</p> <p>3BR: 39@1.0/unit=39</p> <p>Total Residential =926</p> <p style="text-align: center;"><u>Visitor Spaces</u></p> <p>1177 @0.15/unit = 177</p> <p>Non-Residential (Retail, Office, Visitor) Total = 589</p> <p>Overall Total Required Parking = 1,515 Shared Parking</p> <p>80% morning time period (Percent of Peak Period Parking Demand (weekday) Table A</p>	<p>be provided, where 436 spaces are devoted to residential uses and 487 spaces shall be provided as shared parking between residential visitor, office, retail parking.</p> <p>For the calculation of shared parking for a mixed-use development, pursuant to Section 3.8.1 c), 20% is permitted for the morning time period for the percent of peak period parking demand (weekday) in Table A.</p>
I.	Minimum Loading Space Requirements	<p>Six (6) loading spaces are required for commercial uses</p> <p style="text-align: center;"><u>Loading Space Dimensions</u> 9 m (l) x 3.5 m (w)</p>	<p>A loading space shall be 6 m(l) x 3.5 m (w) is permitted for a maximum of 3 residential loading spaces</p>

In addition to zoning exceptions in Table 1, the following site-specific zoning provisions among others, will also be included to ensure that the site development proposal for the Subject Lands reflects an urban built form and public realm:

- Maximum Overall GFA shall not exceed 129,104.4 m², subject to payment of the associated Section 37 contribution
- Maximum residential GFA shall be 103,601.5 m²
- A minimum non-residential GFA shall be 25,502.90 m²
- A minimum ground floor height shall be 5 m
- Minimum Tower setback from the podium along each ROW shall be 3 m
- A minimum distance between any building portion above the first 9.5 m of Towers A and B shall be 25 m
- Minimum common amenity area (indoor and outdoor combined) shall be 4.3 m² per unit.

CARRIED

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ITEM - 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

MOVED by Councillor Carella
seconded by Councillor DeFrancesca

THAT Item 19, Committee of the Whole No 30, be adopted and amended, as follows:

By approving that consideration of this matter be deferred to the Committee of the Whole (2) meeting of September 20, 2022; and

That the following Communications be received:

- C27. Stephen Tsui, dated June 21, 2022;
- C38. Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated June 24, 2022;
- C42. Christopher Pinto, YRSCC 1044, dated June 26, 2022;
- C43. Paul Antolin, dated June 27, 2022;
- C44. Paul Antolin, dated June 27, 2022;
- C46. Julia Lurye, Horlick Levitt Di Lella LLP, Sheppard Avenue East, Toronto, dated June 27, 2022; and
- C53. Petition submitted by John Spano.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

Regional Councillor Ferri
Regional Councillor Jackson
Regional Councillor Rosati
Councillor DeFrancesca
Councillor Iafrate
Councillor Carella
Councillor Shefman
Councillor Yeung Racco
Mayor Bevilacqua

NAYS

ITEM - 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

MOVED by Regional Councillor Jackson
seconded by Councillor DeFrancesca

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THAT Item 23, Committee of the Whole No 30, be adopted and amended, as follows:

By approving the recommendation contained in the report Deputy City Manager, Planning and Growth Management, dated June 21, 2022, subject to approving the following in accordance with Communication C54, memorandum from the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Infrastructure Development, dated June 27, 2022, as follows:

That Condition 37 of Draft Plan of Subdivision in Attachment 1a) in the Committee of the Whole (2) June 21, 2022, staff report for Teston Sands Inc. File 19T-17V009 be amended as follows:

37. To meet dedication requirements under Section 51.1(3) the Planning Act, the VOP 2010 (Section 7.3.3 Parkland Dedication) and By-law 139-90, as amended by 205-2012, payment-in-lieu of parkland shall be provided. The Vaughan Real Estate Department shall review and provide comments as required. The effective date of the land value appraisal required to satisfy the payment of Cash-in-lieu of Parkland shall be January 2, 2020; and

By receiving Communications C21 from Cam Milani, dated June 20, 2022.

CARRIED

ITEM - 25 BLOCK 61 WEST TRAFFIC REVIEW

MOVED by Councillor Iafrate
seconded by Regional Councillor Jackson

THAT Item 25, Committee of the Whole No 30, be adopted and amended, as follows:

By approving the recommendations from the June 21, 2022 Committee of the Whole subject to the following amendments to Recommendation 2, to read as follows:

- 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 on Mactier Drive from Barons Street to Tremblant Crescent;

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5. Bicycle lanes on Mactier Drive from Barons Street to Huntington Road; and
6. Pedestrian crossing be at the intersection of Peele Avenue & Richler Avenue.

CARRIED

ITEM - 27 PARK NAMING IN MEMORY OF MARTIN TAVARES

MOVED by Regional Councillor Jackson
seconded by Councillor Yeung Racco

THAT Item 27, Committee of the Whole Report No. 30, be adopted without amendment.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

Regional Councillor Jackson
Councillor Yeung Racco
Mayor Bevilacqua
Councillor Shefman
Councillor Iafrate
Councillor Carella
Regional Councillor Ferri
Regional Councillor Rosati
Councillor DeFrancesca

NAYS

ITEM - 53 SPORTS VILLAGE FACILITY ASSET PURCHASE

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT Item 53, Committee of the Whole No 30, be adopted and amended, as follows:

By approving the recommendation contained in the report Deputy City Manager, Planning and Growth Management, dated June 21, 2022, subject to approving the following in accordance with Communication C51, from the City Manager, submitted by the Acting City Manager and the Deputy City Manager, Planning & Growth Management, dated June 23, 2022, as follows:

Staff requests that the following recommendation be added to the Report as Recommendation 11:

11. THAT the City adopts the fees and charges imposed by Mentana Group Inc. for the use of their facilities as appropriate during the

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transition phase of the asset purchase, with the exception of rental rates of City Community Services Organizations who shall be charged the rates as imposed by the City's applicable Fees & Charges By-law, as amended.

CARRIED

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 31

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 2 PROPERTY MATTER FARM LICENSE AGREEMENT
FUTURE BLOCK 59 DISTRICT PARK

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT Item 2, Committee of the Whole (Closed Session) Report No. 31 be adopted without amendment.

CARRIED

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

ITEM - 9 MINISTER'S ZONING ORDER O. REG. 643/20
RUTHERFORD LAND DEVELOPMENT CORP. 2901
RUTHERFORD ROAD VICINITY OF RUTHERFORD ROAD
AND JANE STREET

MOVED by Councillor Yeung Racco
seconded by Councillor DeFrancesca

THAT Item 9, Committee of the Whole (Closed Session) Report No. be adopted without amendment.

CARRIED

Councillor Marilyn lafrate declared an interest with respect to this matter, 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.

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Addendum Items

82. **SNOW CLEARING FOR QUALIFYING LOW-INCOME SENIORS PROJECT**

(Addendum No. 1)

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

That the recommendation contained in the following resolution of Regional Councillor Ferri, dated June 28, 2022, be approved.

CARRIED

Whereas, older adults in the City of Vaughan require snow clearing support to continue to live safely in their homes; and

Whereas, the project will provide and support referrals for snow clearing service arrangement/coordination for older adults in the City of Vaughan; and

Whereas, CHATS being a not-for-profit charitable organization that provides programs and services to enhance the health, wellness, and independence of more than 8,300 older adults and caregivers each year; and

Whereas, CHATS will complete an intake assessment and arrange for snow clearing services working through CHATS contracted Service Providers; and

Whereas, this project will provide referral and intake support, on-going client support, monitoring/check-ins with Service Providers and post evaluation report to track pilot project success; and

Whereas, in the 2021-2022 fiscal year, CHATS provided snow clearing services to 77 clients, in Vaughan:

- 36 in Maple
- 29 Woodbridge
- 3 in Concord
- 2 in Kleinburg
- 7 in Thornhill

Whereas, the goal for November 2022, to April 2023, is that 120 residents/clients will receive service arrangement/coordination support for snow clearing, and

Whereas, after numerous meetings with CHATS team and City staff a process was created to outline the Role of CHATS and the role of the City of Vaughan:

1. Resident referred by the City of Vaughan providing CHATS telephone number;
2. Potential clients from the City of Vaughan would call directly into CHATS dedicated SNOW extension;
3. CHATS would conduct mini intake to obtain internal database information;

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- 4. CHATS will contact appropriate Service Provider to provide quote to resident;
- 5. Both CHATS and resident would receive quote information;
- 6. Resident billed directly through Service Provider not CHATS or City of Vaughan;
- 7. CHATS provide monthly services check-in with Resident;
- 8. CHATS provide feedback to Service Provider and tracks in database;
- 9. CHATS codes City of Vaughan Resident under project in database to pull feedback outcomes; and
- 10. Post resident evaluation survey; and

Whereas, the criteria for resident to qualify for referral is:

- 1. Age: 65 & up or with age-related conditions; and
- 2. Location: Within Vaughan city limits; and

Whereas, Project will cost \$50,000 in 2022/23, for 120 clients/residents.

It is therefore recommended:

- 1. That the Snow Clearing for Low-Income Seniors Project be supported in principle, and referred to staff for consideration in the for the 2022– 2023 budget; and
- 2. CHATS, in co-operation with staff, review the project and provide an annual report to Council Committee with consideration to the viability and sustainability of this project years to come

**83. BY-LAWS 186-2022 TO 193-2022
(Addendums No. 2-9)**

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Rosati

THAT the Addendum 2, By-Law 186-2022, be enacted.

CARRIED

MOVED by Councillor Yeung Racco
seconded by Councillor Carella

THAT the Addendum 3, By-Law 187-2022, be enacted.

CARRIED

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MOVED by Councillor DeFrancesca
seconded by Regional Councillor Rosati

THAT the Addendum 4, By-Law 188-2022, be enacted.

CARRIED

MOVED by Councillor Iafrate
seconded by Regional Councillor Jackson

THAT the Addendum 5, By-Law 189-2022, be enacted.

CARRIED

MOVED by Regional Councillor Ferri
seconded by Councillor Shefman

THAT the Addendum 6, By-Law 190-2022, be enacted.

CARRIED

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT the Addendum 7, By-Law 191-2022, be enacted.

CARRIED

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Ferri

THAT the Addendum 8, By-Law 192-2022, be enacted.

CARRIED

MOVED by Councillor Shefman
seconded by Councillor Carella

THAT the Addendum 9, By-Law 193-2022, be enacted.

CARRIED

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84. SPECIAL EVENTS AT THE VMC

(Addendum No. 10)

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Jackson

That the recommendation contained in the following resolution of Mayor Bevilacqua, dated June 28, 2022, be approved.

CARRIED

Whereas, the Vaughan Metropolitan Centre (VMC) is being developed as the new downtown for the City of Vaughan; and

Whereas, the process for developing the VMC is occurring in a phased manner, where partial redevelopment of blocks of lands are underway; and

Whereas, there is an opportunity to continue to animate and activate these partially developed blocks, providing the Citizens of Vaughan with unique and varied experiences; and

Whereas, Screemers Inc., Canary Events Inc., and Elle' Events have successfully conducted events at the proposed location before; and

Whereas, past events have been well-received by the public and raised \$50,000 for Caritas in 2021 and over \$450,000 for Epilepsy Toronto in 2020 and 2021; and

Whereas, these events are to take place throughout October, and from mid-November until January 2, 2023; and

Whereas, the City of Vaughan Special Events By-law limits special events to 4 consecutive days within a 30 day period ensuring minimal disruption to the quiet enjoyment of the City of Vaughan; and

Whereas, limiting the proposed activities and events would not be conducive to the proposed events; and

Whereas, permitting these proposed events will include the appropriate limitations as prescribed within the requirements of the City of Vaughan Special Events By-law and as determined by the Director & Chief Licensing Officer of By-law & Compliance, Licensing and Permit Services, to ensure the safe enjoyment of the event and minimize the possibility of disruption to the residents of Vaughan.

It is therefore recommended:

1. That an exemption to sections of the Special Event By-law be authorized by Council to allow for two events (Screemers and Holiday Nights of Lights), operated by Screemers Inc., and Canary Events Inc. and Elle' Events respectively, subject to the following conditions:

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- a. That a special event permit is obtained for each event;
- b. That the exemption proposed only apply to the appropriate sections of the Special Event By-law that limit maximum number of consecutive days, thereby permitting the events to begin upon the date indicated on the respective Special Event Permits and expire no later than 45 days later;
- c. That the proposed event only be permitted within Assembly Park, at 80 Interchange Way, Vaughan;
- d. That all activities be limited from 8:00 a.m. to 11:00 p.m.;
- e. That any and all food trucks, food vendors and other vendors be licensed, where required to be so, in accordance with the City of Vaughan Business Licensing By-law; and
- f. That the event organizers shall indemnify the City of Vaughan for all activities which occur in association with all the above-mentioned activities; and
- g. That the Chief Licensing Officer be authorized to ask event organizers for any other information or to fulfill any other requirements, as she might deem appropriate, and that the Chief Licensing officer be authorized to take any necessary actions to ensure compliance.

85. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Councillor Yeung Racco
seconded by Councillor DeFrancesca

That Council resolve into Closed Session for the purpose of discussing the following matter:

- 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)
(Committee of the Whole (Closed Session) Report No. 31, Item 11)
(litigation or potential litigation)
- 13. VAUGHAN HEALTHCARE CENTRE PRECINCT ENABLING NEXT STEPS TRANSFER OF LANDS TO YORK UNIVERSITY AND MACKENZIE HEALTH
(Committee of the Whole (Closed Session) Report No. 31, Item 13)
(acquisition or disposition of land)

CARRIED

Council recessed at 2:58 p.m.

MOVED by Regional Councillor Rosati
seconded by Councillor Yeung Racco

THAT Council reconvene at 4:00 p.m.

CARRIED

Council reconvened at 4:00 p.m. with all members present.

86. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (CLOSED SESSION), REPORT NO. 31

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 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 135

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Jackson

THAT Item 11, Committee of the Whole (Closed Session) Report No. 31, be adopted and amended, as follows:

By approving the confidential recommendation of the June 28, 2022 Council (Closed Session).

CARRIED

ITEM - 13 VAUGHAN HEALTHCARE CENTRE PRECINCT ENABLING NEXT STEPS TRANSFER OF LANDS TO YORK UNIVERSITY AND MACKENZIE HEALTH

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT Item 13, Committee of the Whole (Closed Session) Report No. 31, be adopted and amended, as follows:

By approving the confidential recommendation of the June 28, 2022 Council (Closed Session); and

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By approving Communication C55, confidential memorandum from the Acting Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 28, 2022.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

Councillor Shefman
Regional Councillor Ferri
Councillor Yeung Racco
Councillor Iafrate
Councillor DeFrancesca
Regional Councillor Rosati
Regional Councillor Jackson
Councillor Carella
Mayor Bevilacqua

NAYS

87. BY-LAWS

MOVED by Councillor Iafrate
seconded by Regional Councillor Jackson

By approving the recommendation in Communication C14, memorandum from the Deputy City Manager, Community Services, dated June 2, 2022, as it relates to By-Law # 108-2022; and

THAT the following by-laws, including Addendum #2 to #9, (By-Laws 186-2022 to 193-2022) and By-Laws 108-2022 and 149-2022, as amended, be enacted:

BY-LAW NUMBER 097-2022 A By-law to assume Municipal Services in respect of Registered Plan 65M- 4177. (Seven on the Ridge Developments Inc., 19T-02V12) (Delegation By-law 005-2018)

BY-LAW NUMBER 098-2022 A By-law to assume Municipal Services in respect of Registered Plan 65M-4383. (Kleindor Developments Inc. (Humber Trails Neighbourhood Subdivision Phase 1 (Partial), 19T-05V10) (Delegation By-law 005-2018)

BY-LAW NUMBER 099-2022 A By-law to amend City of Vaughan By-law 1-88, as amended by By-laws 126-2006 and 101-2013. (Z.22.012, Related Files: Z.06.077, Z.13.011, DA.18.077, Vaughan West II Limited, located north of Highway 7, between Huntington Road and the Highway 427 extension, in Part of Lots 7 and 8, Concession 9, City of Vaughan.) (Council, April 10, 2006, Item 30, Committee of

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- BY-LAW NUMBER 100-2022 the Whole, Report No. 18)
A By-law to amend City of Vaughan By-law 001-2021, as amended. (Z.22.012, Related Files: Z.06.077, Z.13.011, DA.18.077, Vaughan West II Limited, located north of Highway 7, between Huntington Road and the Highway 427 extension, in Part of Lots 7 and 8, Concession 9, City of Vaughan.) (Council, April 10, 2006, Item 30, Committee of the Whole, Report No. 18)
- BY-LAW NUMBER 101-2022 A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 79-2012. (Z.21.039, Related File DA.21.028, Highway 50 Nominee Inc., located east of Highway 50 between Langstaff Road and Trade Valley Drive, being Lots 11 and 12, Concession 10, City of Vaughan. (Council, April 17, 2012, Item 10, Committee of the Whole, Report No. 12)
- BY-LAW NUMBER 102-2022 A By-law to amend City of Vaughan By-law 001-2021. (Z.21.039, Related File DA.21.028, Highway 50 Nominee Inc., located east of Highway 50 between Langstaff Road and Trade Valley Drive, being Lots 11 and 12, Concession 10, City of Vaughan.) (Council, April 17, 2012, Item 10, Committee of the Whole, Report No. 12)
- BY-LAW NUMBER 103-2022 A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 137-2019. (Z.22.008, Related Files: Z.16.016, 19T-16V001, Dufferin Vistas Ltd., located north of Rutherford Road, west of Dufferin Street, being Part of Lot 17, Concession 3, City of Vaughan.) (Decision of the Ontario Land Tribunal (Formerly LPAT), September 25, 2019, Case No. PL160978)
- BY-LAW NUMBER 104-2022 A By-law to establish a Compliance Audit Committee for the 2022-2026 Term of Council. (Item 40, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 105-2022 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Council, June 22, 2021, Item 1, Committee of the Whole

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(Working Session), Report No. 31)

- BY-LAW NUMBER 106-2022 A By-law to regulate private connections to the City of Vaughan's Water Distribution System, to establish an effective method to measure and charge for water consumption, to conserve water, to prohibit practices and other actions that put the integrity of the Water Distribution System at risk, and to establish a system of recourse and penalties for the purposes of enforcing the by-law. Also, to repeal Water By-law 177-2016, and its amending by-laws 145-2017 and 035-2020. (Council, March 22, 2022, Item 7, Committee of the Whole, Report No. 9)
- BY-LAW NUMBER 107-2022 A By-law to amend the Administrative Monetary Penalty By-law, 063-2019, as amended, to include the Water By-law 106-2022. (Council, March 22, 2022, Item 7, Committee of the Whole, Report No. 9)
- BY-LAW NUMBER 108-2022 A By-law of The Corporation of the City of Vaughan to amend Municipal Accommodation Tax, Short-Term Rental By-law 183-2019. (Council, March 22, 2022, Item 14, Committee of the Whole, Report No. 12)
(as amended)
- BY-LAW NUMBER 109-2022 A By-law to impose City-Wide Development Charges repealing and replacing By-law 083-2018. (Item 2, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 110-2022 A By-law to impose Area Specific Development Charges – Rainbow Creek Drainage Works repealing and replacing By-law 084-2018. (Item 2, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 111-2022 A By-law to impose Area Specific Development Charges – Pressure District 5 West Woodbridge Watermain repealing and replacing By-law 085-2018. (Item 2, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 112-2022 A By-law to impose Area Specific Development Charges – Zenway/Huntington Road Sanitary Sub-Trunk repealing and replacing By-law 087-2018. (Item 2, Committee of the Whole,

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Report No. 30)

- BY-LAW NUMBER 113-2022 A By-law to impose Area Specific Development Charges – Highway 27 South Servicing Works repealing and replacing By-law 088-2018. (Item 2, Committee of the Whole, Report No. 30)

- BY-LAW NUMBER 114-2022 A By-law to impose Area Specific Development Charges – Huntington Road Sanitary Sewer (Trade Valley to Rutherford) repealing and replacing By-law 089-2018. (Item 2, Committee of the Whole, Report No. 30)

- BY-LAW NUMBER 115-2022 A By-law to impose Area Specific Development Charges – VMC Interchange SWM Pond Retrofit Works repealing and replacing By-law 090-2018. (Item 2, Committee of the Whole, Report No. 30)

- BY-LAW NUMBER 116-2022 A By-law to impose Area Specific Development Charges – Steeles West Sanitary Sewer Improvement Works repealing and replacing By-law 091-2018. (Item 2, Committee of the Whole, Report No. 30)

- BY-LAW NUMBER 117-2022 A By-law to impose Area Specific Development Charges – Steeles West Stormwater Management Works repealing and replacing By-law 092-2018. (Item 2, Committee of the Whole, Report No. 30)

- BY-LAW NUMBER 118-2022 A By-law to impose Area Specific Development Charges – Woodbridge Avenue Sanitary Sewer Improvement Works repealing and replacing By-law 093-2018. (Item 2, Committee of the Whole, Report No. 30)

- BY-LAW NUMBER 119-2022 A By-law to impose Area Specific Development Charges – VMC SE Doughton Sanitary Sewer Improvement Works repealing and replacing By-law 095-2018. (Item 2, Committee of the Whole, Report No. 30)

- BY-LAW NUMBER 120-2022 A By-law to impose Area Specific Development Charges – VMC Jane Street Sanitary Trunk Sewer Improvements. (Item 2, Committee of the Whole, Report No. 30)

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- BY-LAW NUMBER 121-2022 A By-law to impose Area Specific Development Charges – Rainbow Creek Sanitary Sub-Trunk. (Item 2, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 122-2022 A By-law to provide for the licensing, regulating and governing of certain businesses, activities and undertakings in the City of Vaughan, and to repeal by-law 315-2005 and all its amending by-laws. (Council, May 17, 2022, Item 9, Committee of the Whole, Report No. 24)
- BY-LAW NUMBER 123-2022 A By-law of The Corporation of the City of Vaughan to amend the Administrative Monetary Penalties By-law 063-2019, as amended, to add the Property Standards By-law to the list of by-laws for which an Administrative Monetary Penalty may be imposed. (Item 35, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 124-2022 A By-law to provide for administrative monetary penalties in Property Standards By-law 231-2011, as amended and to make it an offence to obstruct legal access to an Officer onto lands, for the purpose of inspection. (Item 35, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 125-2022 A By-law to prescribe the standards for maintenance for all Properties within the City of Vaughan with respect to Grass height, Weeds and Natural Gardens. (Item 36, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 126-2022 A By-law to amend the Administrative Monetary Penalties By-law 063-2019, as amended, to include the Long Grass and Weeds By-law. (Item 36, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 127-2022 A By-law to amend the Property Standards By-law 231-2011 to remove provisions related to the requirement to maximum height and removal of long grass and weeds. (Item 36, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 128-2022 A By-law to amend the Dumping By-law 103-2020 to remove provisions related to the requirement to maximum height and clearing of long grass and weeds. (Item 36, Committee of the Whole, Report No. 30)

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- BY-LAW NUMBER 129-2022 A By-law of The Corporation of the City of Vaughan to amend the Fence By-law 189-2020, as amended. (Item 37, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 130-2022 A By-law to enact rules and regulations for the installation and Connection to Sewage Works, and the Discharge of Sewage, Storm Water, and land drainage within the serviced area of the Corporation of the City of Vaughan, and to repeal the previous Sewer Use By-law 087-2016 and amending by-laws, 156-2021 and 157-2021. (Item 15, Committee of the Whole, Report No. 27)
- BY-LAW NUMBER 131-2022 A By-law to amend the Fees and Charges By-law 158-2021, as amended, with respect to wastewater rates and stormwater rates. (Item 15, Committee of the Whole, Report No. 27)
- BY-LAW NUMBER 132-2022 A By-law to amend the Administrative Monetary Penalties By-law 063-2019, as amended, to include the Sewer Use By-law 130-2022. (Item 15, Committee of the Whole, Report No. 27)
- BY-LAW NUMBER 133-2022 A By-law to amend City of Vaughan By-law 1-88. (Z.19.034, Related File DA.19.085, Bostar Inc., located south of Highway 7 and east of Highway 27, municipally known as 5875 Highway 7, being Part of Lot 5, Concession 8, City of Vaughan.) (Item 7, Committee of the Whole, Report No. 27)
- BY-LAW NUMBER 134-2022 A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 089-2017. (Z.22.002, Part of Lot 10, Concession 5, Tonlu Holdings Limited, located east of Weston Road and south of Langstaff Road and is municipally known as 8311 Weston Road, City of Vaughan.) (Item 8, Committee of the Whole, Report No. 27)
- BY-LAW NUMBER 135-2022 A By-law to amend City of Vaughan By-law 001-2021. (Z.22.002, Part of Lot 10, Concession 5, Tonlu Holdings Limited, located east of Weston Road and south of Langstaff Road and is municipally known as 8311 Weston Road, City of Vaughan.) (Item 8, Committee of the Whole, Report No. 27)

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- BY-LAW NUMBER 136-2022 A By-law to amend City of Vaughan By-law 1-88. (Z.21.037, Related File OP.21.018, Seven 427 Developments Inc., located on the north side of Highway 7, west of New Huntington Road, being Part of Lot 6, Concession 9, in the City of Vaughan.) (Item 5, Committee of the Whole, Report No. 27)
- BY-LAW NUMBER 137-2022 A By-law to amend City of Vaughan By-law 001-2021. (Z.21.037, Related File OP.21.018, Seven 427 Developments Inc., are located on the north side of Highway 7, west of New Huntington Road, being Part of Lot 6, Concession 9, in the City of Vaughan.) (Item 5, Committee of the Whole, Report No. 27)
- BY-LAW NUMBER 138-2022 A By-law to adopt Amendment Number 80 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.21.018, Related File Z.21.037, Seven 427 Developments Inc., located on the north side of Highway 7, west of New Huntington Road, being Part of Lot 6, Concession 9, in the City of Vaughan.) (Item 5, Committee of the Whole, Report No. 27)
- BY-LAW NUMBER 139-2022 A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 098-2021. (Z.19.028, Related File DA.19.081, 300 Atkinson Inc., located on the west side of Atkinson Avenue north of Centre Street, being Part of Lot 31, Concession 1 on Registered Plan 65M-2219, City of Vaughan.) (Council, May 17, 2022, Item 3, Committee of the Whole, Report No. 21)
- BY-LAW NUMBER 140-2022 A By-law to amend City of Vaughan By-law 001-2021. (Z.19.028, Related Files: DA.19.081, DA.19.083, 300 Atkinson Inc., located on the west side of Atkinson Avenue north of Centre Street, being Part of Lot 31, Concession 1 on Registered Plan 65M-2219, City of Vaughan.) (Council, May 17, 2022, Item 3, Committee of the Whole, Report No. 21)
- BY-LAW NUMBER 141-2022 A By-law to delegate certain approval authority pursuant to Section 41 of the Planning Act, and to repeal By-laws 095-2020, 149-2020, and 003-2022. (Item 11, Committee of the Whole,

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- BY-LAW NUMBER 142-2022 Report No. 30)
A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Council, May 17, 2022, Item 10, Committee of the Whole, Report No. 24)
- BY-LAW NUMBER 143-2022 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Item 47, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 144-2022 A By-law to govern cemeteries owned or operated by The Corporation of the City of Vaughan and to repeal By-law 180-92 and By-law 406-2002. (Item 39, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 145-2022 A By-law to amend City of Vaughan By-law 1-88. (Z.20.032, Related File 19T-20V005, 10980 Jane Street, Part of Lots 26 and 27, Concession 5, Fleur de Cap Development Inc. and Cuena Development Inc., located north of Teston Road, east of Jane Street and west of Highway 400, in Lot 26 and 27, Concession 5, also known as Block 45 East, City of Vaughan.) (Item 14, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 146-2022 A By-law to amend City of Vaughan By-law 1-88. (Z.20.033, Related File 19T-20V006, 3180 Teston Road, Part of Lot 26, Concession 5, Lorwood Holding Inc., located north of Teston Road, west of Jane Street and east of Highway 400, in Lot 26, Concession 5, within planning Block 34 East, City of Vaughan.) (Item 15, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 147-2022 A By-law to amend City of Vaughan By-law 1-88. (Z.21.027, Related Files: OP.21.016, DA.21.031, RP B3S Holdings Inc., located on the south side of Celebration Avenue between Commerce Street South and Edgeley Boulevard South, in Parts 66, 67 and 68 of 65R-20291 in the Vaughan Metropolitan Centre, City of Vaughan.) (Item 21, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 148-2022 A By-law to adopt Amendment Number 78 to the

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- Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.21.016, Related File Z.21.027, Parts 66, 67 and 68 of 65R-20291, RP B3S Holdings Inc., located on the south side of Celebration Avenue, between Commerce Street and Interchange Way, within the Vaughan Metropolitan Centre (“VMC”), in the City of Vaughan.) (Item 21, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 149-2022 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to prohibit motor vehicles from accessing or parking in a designated bicycle lane. (Item 25, Committee of the Whole, Report No. 30)
(as amended)
- BY-LAW NUMBER 150-2022 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Item 25, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 151-2022 A By-law to amend City of Vaughan By-law 1-88. (Z.20.042, Related File OP.20.015, Part of Lot 6, Concession 5, First Vaughan Investments Limited, located on north-east corner Commerce Street and Highway 7, Part Lot 6, Concession 5, in the Vaughan Metropolitan Centre, City of Vaughan.) (Item 13, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 152-2022 A By-law to adopt Amendment Number 79 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.20.015, Related File Z.20.042, Part of Lots 6 and 7, Concession 5, First Vaughan Investments Limited, located immediately on the north-west corner of Highway 7 and Commerce Street in the Vaughan Metropolitan Centre (“VMC”), City of Vaughan.) (Item 13, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 153-2022 A By-law to amend City of Vaughan By-law 1-88. (Z.20.008, Related File OP.20.003, Metrus (Terra) Properties Inc., located on north-west corner of Highway 7 and Jane Street, Part Lot 6, Concession 5, and are municipally known as 7800 Jane Street in the Vaughan Metropolitan Centre, City of Vaughan.) (Item 16,

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Committee of the Whole, Report No. 30)

- BY-LAW NUMBER 154-2022 A By-law to adopt Amendment Number 76 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.20.003, Related File Z.20.008, Part of Lot 6, Concession 5, Metrus (Terra) Properties Inc., located immediately on the north-west corner of Highway 7 and Jane Street, and municipally known as 7800 Jane Street, in the Vaughan Metropolitan Centre (“VMC”), City of Vaughan.) (Item 16, Committee of the Whole, Report No. 30)

- BY-LAW NUMBER 155-2022 A By-law to amend City of Vaughan By-law 1-88. (Z.20.013, Related File OP.20.005, Part of Lot 5, Concession 4, Doughton Residences Corp., located on the north side of Doughton Road between, PT LT 2 PL 7977 VAUGHAN PT 1 and PT 2 and are municipally known as 216 and 220 Doughton Road in the Vaughan Metropolitan Centre, City of Vaughan.) (Item 6, Committee of the Whole, Report No. 27)

- BY-LAW NUMBER 156-2022 A By-law to adopt Amendment Number 77 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.20.005, Related File Z.20.013, Part of Lot 5, Concession 4, Doughton Residences Corp., located on the north side of Doughton Road, east of Jane Street and municipally known as 216 and 220 Doughton Road, in the Vaughan Metropolitan Centre (“VMC”), City of Vaughan.) (Item 6, Committee of the Whole, Report No. 27)

- BY-LAW NUMBER 157-2022 A By-law to amend City of Vaughan By-law 1-88. (Z.21.010, Related Files: OP.21.007, DA.18.037, 1930328 Ontario Inc., located at the southeast corner of Maplecrete Road and Highway 7 (within the Vaughan Metropolitan Centre), being Part of Lot 5, Concession 4, and are municipally addressed as 2871 Highway 7, City of Vaughan.) (Item 10, Committee of the Whole, Report No. 27)

- BY-LAW NUMBER 158-2022 A By-law to adopt Amendment Number 86 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.21.007, Related Files: Z.21.010, 19T-18V005 & DA.18.037, Part of Lot 5, Concession 4, 1930328 ONTARIO INC.,

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located on the southeast corner of Maplecrete Road and Highway 7, within the Vaughan Metropolitan Centre (“VMC”), in the City of Vaughan.) (Item 10, Committee of the Whole, Report No. 27)

BY-LAW NUMBER 159-2022

A By-law to amend City of Vaughan By-law 1-88, as amended. (Z.21.018, Related Files: OP.21.011, 19T-21V004, Part of Lot 17, Concession 5, 9465 Weston Limited, located on the east side of Weston Road, north of Comdel Boulevard, being Part Lot 17, Concession 5, Blocks 31-40 inclusive and Lots 22, 23 and 30 on PLAN 65M-3457, City of Vaughan.) (Item 10, Committee of the Whole, Report No. 30)

BY-LAW NUMBER 160-2022

A By-law to adopt Amendment Number 83 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.21.011, Related Files: Z.21.018 and 19T-21V004, 9465 Weston Limited, located on the east of Weston Road and north of Comdel Boulevard, legally described as Part of Lot 17, Concession 5 and Blocks 31 to 40 inclusive and lots 22, 23 and 30 on Registered Plan 65M-3457 in the City of Vaughan.) (Item 10, Committee of the Whole, Report No. 30)

BY-LAW NUMBER 161-2022

A By-law to amend City of Vaughan By-law 1-88, as amended. (Z.13.013, Part of Lot 1, Concession 6, 2812626 Ontario Ltd., located on the northeast corner of the intersection of Gaudaur Road and Steeles Avenue West, municipally known as 4190 and 4220 Steeles Avenue West and 31 Gaudaur being part of Lot 49 and Part of Block 64 on Plan M-2009, City of Vaughan.) (Item 9, Committee of the Whole, Report No. 27)

BY-LAW NUMBER 162-2022

A By-law to amend City of Vaughan By-law 1-88. (Z.15.029, Related Files: 19T-15V010, DA.15.071, 2225703 Ontario Limited, located on the west side of Keele Street, north of McNaughton Road, municipally known as 10,316 Keele Street, in Part of Lot 23, Concession 4, City of Vaughan.) (Council, May 17, 2022, Item 2, Committee of the Whole, Report No. 21)

BY-LAW NUMBER 163-2022

A By-law to amend City of Vaughan By-law

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- 1-88. (Z.20.043, Related File OP.20.016, Part of Lot 20, Concession 3, Sharewell Investments Inc., located on the east side of Keele Street and south of Major Mackenzie Drive, known municipally as 9929 Keele Street, in the City of Vaughan.) (Item 22, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 164-2022 A By-law to adopt Amendment Number 82 to the Vaughan Official Plan for the Vaughan Planning Area. (OP.20.016, Related File Z.20.043, Part of Lot 20, Concession 3, Sharewell Investments Inc., located on the east side of Keele Street, south of Major Mackenzie Road, municipally known as 9929 Keele Street, in the City of Vaughan.) (Item 22, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 165-2022 A By-law to authorize a Stop up and Close for a portion of Huntington Road east of Highway #50 in the City of Vaughan as a public highway. (Item 30, Committee of the Whole, Report No. 30)
- BY-LAW NUMBER 166-2022 A By-law to authorize a License Agreement between The Corporation of the City of Vaughan and Mr. Art Ella for farming uses on a City-owned 23.78-acre parcel of land, located on the south side of Rutherford Road, west of Highway 27 in Block 59, which parcel of land is legal described as Part East ½ Lot 15, Concession 9, Vaughan, being Part 1, 65R-17684, except Part 2, 65R-24872, being all of PIN 03318-0120 (LT) (the “Property”). (Item 2, Committee of the Whole (Closed Session), Report No. 31)
- BY-LAW NUMBER 167-2022 A By-law to authorize a Lease Agreement between The Corporation of the City of Vaughan and York Region District School Board for the lands of the former George Bailey Public School at 9600 Keele Street. (Item 3, Committee of the Whole (Closed Session), Report No. 31)
- BY-LAW NUMBER 168-2022 A By-law to require the conveyance of land and payment-in-lieu thereof for park or other public recreational purposes in the City of Vaughan repealing and replacing By-laws 139-90, 205-2012 and 007-2018. (Item 27, Committee of the Whole, Report No. 27)

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- BY-LAW NUMBER 169-2022 A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

- BY-LAW NUMBER 170-2022 A By-law to amend City of Vaughan By-law 001-2021. (lands subject to this By-law include all lands within the City of Vaughan zoned Residential (R), Mixed-Use (MU) and Main Street Mixed-Use (MS) by Zoning By-law 001-2021.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

- BY-LAW NUMBER 171-2022 A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

- BY-LAW NUMBER 172-2022 A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

- BY-LAW NUMBER 173-2022 A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

- BY-LAW NUMBER 174-2022 A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of

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Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

BY-LAW NUMBER 175-2022

A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

BY-LAW NUMBER 176-2022

A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York,

with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

BY-LAW NUMBER 177-2022

A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

BY-LAW NUMBER 178-2022

A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

BY-LAW NUMBER 179-2022

A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole,

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- BY-LAW NUMBER 180-2022 A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

- BY-LAW NUMBER 181-2022 A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

- BY-LAW NUMBER 182-2022 A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

- BY-LAW NUMBER 183-2022 A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

- BY-LAW NUMBER 184-2022 A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

- BY-LAW NUMBER 185-2022 A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of

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Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

BY-LAW NUMBER 186-2022

A By-law to amend City of Vaughan By-law 001-2021. (located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road, Part of Lot 21, Concession 5, in the City of Vaughan.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24) (Addendum 2)

BY-LAW NUMBER 187-2022

A By-law to amend City of Vaughan By-law 001-2021. (located on the east side of Woodstream Boulevard, south of Highway 7, and are municipally known as 77 to 87 Woodstream Boulevard, in the City of Vaughan.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24) (Addendum 3)

BY-LAW NUMBER 188-2022

A By-law to amend City of Vaughan By-law 001-2021. (includes certain lands within the City of Vaughan, in the Regional Municipality of York, as shown on the Location Map attached hereto.) (Council, January 25, 2022, Item 3, Committee of the Whole, Report No. 1) (Addendum 4)

BY-LAW NUMBER 189-2022

A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24) (Addendum 5)

BY-LAW NUMBER 190-2022

A By-law to amend City of Vaughan By-law 001-2021. (located on the north side of Centre Street, south of Lawrie Road, and are municipally known as 1218 to 1252 Centre Street, in the City of Vaughan.) (Council, May 17, 2022, Item 14, Committee of the Whole,

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(Addendum 6)

BY-LAW NUMBER 191-2022 A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 017-2019. (Z.20.016, Related Files: OP.20.008 and DA.20.022, Vaughan NW RR Propco LP, located at the northeast corner of Major Mackenzie Drive West and Weston Road, being in Part of the West Half of Lot 21, Concession 5, City of Vaughan.) (Item 4, Committee of the Whole, Report No. 27)
(Addendum 7)

BY-LAW NUMBER 192-2022 A By-law to adopt Amendment Number 85 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.20.008, Related Files: Z.20.016, DA.20.022, Vaughan NW RR Propco LP, located on the northeast corner of Major Mackenzie Drive and Weston Road, being Part of the West Half of Lot 21, Concession 5, in the City of Vaughan.) (Item 4, Committee of the Whole, Report No. 27)
(Addendum 8)

BY-LAW NUMBER 193-2022 A By-law to amend City of Vaughan By-law 1-88. (Z.16.006, Related File DA.19.070, 2640174 Ontario Inc., located on the south side of Major Mackenzie Drive and directly east of the Metrolinx rail corridor, being Part of Lot 20 Concession 3 and municipally known as 2057 Major Mackenzie Drive, City of Vaughan.) (Decision of the Ontario Land Tribunal (Formerly LPAT), October 24, 2019, Case No. PL170305)
(Addendum 9)

CARRIED

88. **CONFIRMING BY-LAW**

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Rosati

THAT By-law Number 194-2022, being a by-law to confirm the proceedings of Council at its meeting on June 28, 2022, be enacted.

CARRIED

89. ADJOURNMENT

MOVED by Councillor Carella
seconded by Councillor DeFrancesca

THAT the meeting adjourn at 4:03 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk