



**CITY OF VAUGHAN  
SPECIAL COUNCIL MINUTES  
SEPTEMBER 13, 2022**

**Table of Contents**

<b><u>Minute No.</u></b>		<b><u>Page No.</u></b>
90.	CONFIRMATION OF AGENDA.....	3
91.	DISCLOSURE OF INTEREST.....	3
92.	CHABAD LUBAVITCH OF SOUTHERN ONTARIO OFFICIAL PLAN AMENDMENT FILE OP.19.016 ZONING BY-LAW AMENDMENT FILE Z.19.040 8001 BATHURST STREET SOUTHEAST CORNER OF BATHURST STREET AND FLAMINGO ROAD .....	3
93.	SAFEGUARDING AND ENHANCING STAFFING LEVELS FOR VAUGHAN FIRE AND RESCUE SERVICES COMMUNICATIONS DIVISION.....	5
94.	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 (REFERRED).....	5
95.	NOMINATION OF THE WARD 2 CIVIC HERO AWARD FOR 2022 .....	8
96.	CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-22-002104 (APPEAL NO. 002773) OLT CASE NO. OLT-22-003554 (APPEAL NO. 004792) CONDOR PROPERTIES LTD. 10390 PINE VALLEY DRIVE .....	8
97.	BY-LAWS .....	9
98.	CONFIRMING BY-LAW.....	9

99. ADJOURNMENT ..... 10

**CITY OF VAUGHAN**  
**SPECIAL COUNCIL MEETING**  
**TUESDAY, SEPTEMBER 13, 2022**

**MINUTES**

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 4:02 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

**90. CONFIRMATION OF AGENDA**

MOVED by Regional Councillor Ferri  
seconded by Councillor DeFrancesca

THAT the agenda be confirmed.

CARRIED

**91. DISCLOSURE OF INTEREST**

There was no disclosure of interest by any member.

**92. CHABAD LUBAVITCH OF SOUTHERN ONTARIO OFFICIAL PLAN AMENDMENT FILE OP.19.016 ZONING BY-LAW AMENDMENT FILE Z.19.040 8001 BATHURST STREET SOUTHEAST CORNER OF BATHURST STREET AND FLAMINGO ROAD**

(Committee of the Whole, Report 32, Item 1)

MOVED by Councillor Shefman  
seconded by Councillor DeFrancesca

## **SPECIAL COUNCIL MEETING MINUTES – SEPTEMBER 13, 2022**

---

That the following recommendation from the Committee of the Whole meeting of September 13, 2022, be approved:

1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, be approved, subject to recommendation 4b of the report be deleted; and
2. That the Communication C6 from Eric Del Favero, Jan-Sil Properties Ltd., Keele Street, Vaughan, dated September 12, 2022, be received.

CARRIED

Recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 12, 2022:

1. THAT Official Plan Amendment File OP.19.016 (Chabad Lubavitch of Southern Ontario) BE APPROVED, to amend the City of Vaughan Official Plan 2010, Volume 1, to redesignate the Subject Lands from “Low-Rise Residential” to “Mid-Rise Residential” with a maximum permitted FSI of 1.0 times the area of the lot and a maximum building height of 5-storey, together with site-specific amendments;
2. THAT Zoning By-law Amendment File Z.19.040 (Chabad Lubavitch of Southern Ontario.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “R2 Residential Zone” to “RA3 Apartment Residential Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report;
3. THAT the Holding Symbol “(H)” be placed on the Subject Lands and that the Subject Lands zoned with the Holding Symbol “(H)” shall be used only for:
  - a. The institutional use legally existing as of the date of the enactment of this By-law; and/or
  - b. Site grading, site servicing, shoring and excavation and foundations works.
4. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
  - a. A Site Plan is approved to the satisfaction of the City, addressing comments from internal City Departments and external agencies;
  - b. Through provisions under section 37 of the *Planning Act*. The Owner is to enter into an affordable housing agreement with the city that is registered on land title securing the 30 dwelling units as affordable as

## **SPECIAL COUNCIL MEETING MINUTES – SEPTEMBER 13, 2022**

---

defined by York Region Affordable Housing Measuring and Monitoring Guidelines update, CHMC and to the City's satisfaction; and,

- c. Until the future site plan application associated with files OP.19.016 and Z.19.040 are allocated servicing capacity from the York Sewage Servicing/ Water Supply System for a total of 30 residential apartments units (66 people).
5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

### **93. SAFEGUARDING AND ENHANCING STAFFING LEVELS FOR VAUGHAN FIRE AND RESCUE SERVICES COMMUNICATIONS DIVISION** (Committee of the Whole, Report 32, Item 5)

MOVED by Councillor Yeung Racco  
seconded by Councillor Shefman

That the following recommendation from the Committee of the Whole meeting of September 13, 2022, be approved:

- 1) That the recommendations contained in the report of the City Manager, dated September 12, 2022, be approved.

CARRIED

Recommendations contained in the report of the City Manager, dated September 12, 2022:

1. That Council approve the recruitment and immediate hire of four (4) FTEs to the Vaughan Fire and Rescue Services Communications Division.

### **94. 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 (REFERRED)** (Committee of the Whole, Report 32, Item 8)

MOVED by Councillor Carella  
seconded by Councillor lafrate

That the following recommendation from the Committee of the Whole meeting of September 13, 2022, be approved:

## **SPECIAL COUNCIL MEETING MINUTES – SEPTEMBER 13, 2022**

---

1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated June 21, 2022, be received;
2. That the comments of the following speakers be received;
  1. Franca Poretta, Birch Hill Road, Vaughan;
  2. John Spano, Riverside Drive, Vaughan; and
  3. Anthony Guglielmi, Riverside Drive, Vaughan;
3. That Communication C7 from Gino Ortuso, Riverside Condos, Pine Grove Road, Vaughan, dated September 12, 2022, be received.

CARRIED

### **Recommendations**

Council, at its meeting of June 28, 2022, adopted the following recommendations, (Item 19, Committee of the Whole, Report No. 30):

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.

### **Recommendations of the Committee of the Whole of June 21, 2022:**

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

## **SPECIAL COUNCIL MEETING MINUTES – SEPTEMBER 13, 2022**

---

### Report of the of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

1. THAT Official Plan Amendment File OP.20.004 (Pristine Homes (Pine Grove) Inc.) BE APPROVED, to amend the City of Vaughan Official Plan 2010, specifically the Woodbridge Centre Secondary Plan, to redesignate the subject lands from Low-Rise Residential (2) to Low-Rise Residential (3), as shown on Attachment 2, to permit a maximum permitted building height of 6-storeys and Floor Space Index of 2.42 times the area of the lot, and to permit a building setback of 3 m from Islington Avenue;
2. THAT Zoning By-law Amendment File Z.20.011 (Pristine Homes (Pine Grove) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from the “R2 Residential Zone” to the “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)”, as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report;
3. THAT the Holding Symbol “(H)” shown on Attachment 3 shall not be removed from the Subject Lands, or any portion thereof, until the following conditions are satisfied:
  - a) Water and sanitary servicing capacity shall be identified and allocated by Vaughan Council for the Development;
  - b) The Owner shall obtain an access easement with the abutting lands to the south to utilize the existing access onto Islington Avenue for the Development;
  - c) The Owner shall address all comments to the satisfaction of the Toronto and Region Conservation Authority (the “TRCA”);
  - d) The Owner shall submit and obtain approval of a Site Development Application to facilitate the Development, which shall also address all outstanding comments provided through Official Plan Amendment File OP.20.004 and Zoning By-law Amendment File Z.20.011; and
  - e) The Owner shall address all Noise Feasibility Study comments to the Satisfaction of the Development Engineering Department.
4. THAT the implementing Zoning By-law Amendment include the provision for a monetary contribution of \$144,000 pursuant to Section 37 of the Planning Act towards the following potential community benefits, to be finalized and implemented through a Section 37 Density Bonusing Agreement executed between the Owner and the City of Vaughan in return for the increase in the maximum permitted height and Floor Space Index, to the satisfaction of the City:
  - a) Public improvements within 1 km of the subject lands (e.g. Public Parks, Community Facilities);
  - b) Woodbridge Library improvements; and

## **SPECIAL COUNCIL MEETING MINUTES – SEPTEMBER 13, 2022**

---

- c) Contributions towards Hospice Vaughan.
- 5. THAT prior to the enactment of the implementing Zoning By-law, the Owner shall enter into and execute a Section 37 Bonusing Agreement with the City to secure the contribution and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications; and
- 6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

### **95. NOMINATION OF THE WARD 2 CIVIC HERO AWARD FOR 2022**

(Committee of the Whole, Report 32, Item 18)

MOVED by Councillor Carella  
seconded by Regional Councillor Ferri

That the following recommendation from the Committee of the Whole meeting of June 8, 2021, be approved:

- 1) That the recommendation contained in the confidential resolution of Councillor Carella, dated September 13, 2022, be approved.

CARRIED

### **96. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-22-002104 (APPEAL NO. 002773) OLT CASE NO. OLT-22-003554 (APPEAL NO. 004792) CONDOR PROPERTIES LTD. 10390 PINE VALLEY DRIVE**

(Committee of the Whole, Report 32, Item 22)

MOVED by Councillor DeFrancesca  
seconded by Councillor Yeung Racco

That the following recommendation from the Committee of the Whole meeting of September 13, 2022, be approved:

- 1) That the confidential recommendations contained in the report of the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 12, 2022, be approved.

CARRIED

## **SPECIAL COUNCIL MEETING MINUTES – SEPTEMBER 13, 2022**

---

### **97. BY-LAWS**

MOVED by Councillor DeFrancesca  
seconded by Regional Councillor Ferri

THAT the following by-laws be enacted, subject to the amendment to By-Law 197-2022:

BY-LAW NUMBER 197-2022      A By-law to amend City of Vaughan By-law 1-88. (Z.19.040, Related File OP.19.016, Chabad Lubavitch of Southern Ontario, located on the east side of Bathurst Street, south of Flamingo Road, municipally known as 8001 Bathurst Street, Lots 33 and 34, Concession 1, in the City of Vaughan.) (Item 1, Committee of the Whole, Report No. 32)  
(as amended)

BY-LAW NUMBER 198-2022      A By-law to adopt Amendment Number 89 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.19.016, Related File Z.19.040, Part of Lots 33 and 34, Concession 1, Chabad Lubavitch of Southern Ontario, located on the east side of Bathurst Street south of Flamingo Road in the City of Vaughan.) (Item 1, Committee of the Whole, Report No. 32)

BY-LAW NUMBER 199-2022      A By-law to Stop up and Close certain portions of the unopened road allowances between Lots 10 and 11 Concession 8 (Langstaff Road), and Concessions 7 and 8 (Kipling Avenue) as public highways. (Council, June 28, 2022, Item 17, Committee of the Whole, Report No. 27)

CARRIED

### **98. CONFIRMING BY-LAW**

MOVED by Regional Councillor Jackson  
seconded by Regional Councillor Rosati

THAT By-law Number 200-2022, being a by-law to confirm the proceedings of Council at its meeting on September 13, 2022, be enacted.

CARRIED

## **SPECIAL COUNCIL MEETING MINUTES – SEPTEMBER 13, 2022**

---

### **99. ADJOURNMENT**

MOVED by Councillor Carella  
seconded by Councillor Shefman

THAT the meeting adjourn at 4:09 p.m.

CARRIED

---

Hon. Maurizio Bevilacqua, Mayor

---

Todd Coles, City Clerk