

**CITY OF VAUGHAN
REPORT NO. 36 OF THE
COMMITTEE OF THE WHOLE**

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

The Committee of the Whole met at 1:01 p.m., on September 20, 2022.

Present:

Council Member	In-Person	Electronic Participation
Councillor Sandra Yeung Racco, Chair	X	
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati	X	
Regional Councillor Linda Jackson		X
Councillor Marilyn Iafrate	X (2:04 p.m.)	
Councillor Tony Carella		X
Councillor Rosanna DeFrancesca		X
Councillor Alan Shefman		X

The following items were dealt with:

1. 2022 MID-YEAR FISCAL HEALTH REPORT

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated September 20, 2022:

Recommendation

1. That the 2022 Mid-Year Fiscal Health Report as of June 30, 2022, be received.

2. INVESTMENT POLICY UPDATE

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated September 20, 2022:

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Recommendations

1. That the City of Vaughan's updated Investment Policy No. 12.C.14 as contained in Attachment 1, be approved; and
2. That the Investment Policy No. 12.C.14 replace the previous Investment Policy No. FPDF – 003.

3. UPDATE ON THE TRANSITION OF W-WW-SW BILLING SERVICES FROM ALECTRA

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated September 20, 2022:

Recommendations

1. That Council receive this report as the update of the City's water, wastewater and stormwater services transition from Alectra;
2. That the budget for capital project FI-0089-22 'Water and Wastewater Billing System Discovery' be increased to reflect Phase 2 and Phase 3 at an estimated \$530,000, funding: \$212,000 water reserve, \$291,500 wastewater reserve, \$26,500 stormwater reserve;
3. That Council authorize a single source procurement of consulting services to Kaihen Inc. to continue to assist with the Water, Wastewater and Stormwater Billing Project ("the Project"), pursuant to Section 3, Item 3.6 c) of the Corporate Procurement Policy (PS-003);
4. That the Director of Procurement Services be authorized to finalize and execute any necessary agreements in a form satisfactory to Legal Services;
5. That the Director of Procurement Services be authorized to execute agreements for the project, in a form satisfactory to Legal Services, subject to budget approval for additional phases of the water, wastewater and stormwater billing project as applicable; and
6. That the inclusion of the matter on a Public Committee or Council agenda for the additional funding request for the Water and Wastewater Billing System Discovery is deemed sufficient notice pursuant to section 2(1) (c) of By-law 394-2002.

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4. MEMORANDUM OF UNDERSTANDING WITH MISSISSAUGA OF CREDIT FIRST NATION

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated September 20, 2022:

Recommendation

1. That staff be directed to formally engage in discussions with the Mississauga of Credit First Nation with the intent to develop a Memorandum of Understanding and Relationship Guide.

5. YORK MAJOR HOLDINGS INC. OFFICIAL PLAN AMENDMENT FILE OP.21.010 ZONING BY-LAW AMENDMENT FILE Z.21.014 - 10000 DUFFERIN STREET VICINITY OF MCNAUGHTON ROAD EAST AND EAGLE ROCK WAY

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated September 20, 2022, be approved;
- 2) That Communication C3 from Ryan Mino-Leahan, Partner, KLM Planning Partners Inc., Jardin Drive, Concord, dated September 19, 2022, be received; and
- 3) That the following be approved in accordance with Communication C6, Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 19, 2022:

THAT Recommendation #5 e) in the Committee of the Whole (2) September 20, 2022, staff report for Official Plan and Zoning By-law Amendment staff report for Files OP.21.010 & Z.21.014 York Major Holdings Inc., be deleted and replaced as follows:

“5 e) The Owner submits a methane gas investigation for the subject lands completed to the satisfaction of the City of Vaughan.”.

Recommendations

1. THAT York Region be advised that Vaughan Council recommends Official Plan Amendment File OP.21.010 (York Major Holdings Inc.) BE APPROVED, to amend the City of Vaughan Official Plan 2010,

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Volumes 1 and 2, Section 12.3 Keele Valley Landfill Area Specific Plan, for the subject lands shown on Attachment 1, to redesignate the subject lands from “Private Open Spaces” to “High-Rise Residential” and “Parks”, as shown on Attachments to 2 to 8;

2. THAT Official Plan Amendment File OP.21.010 be forwarded to York Region for Approval and inclusion into Section 12.3 Volume 2 of Vaughan Official Plan 2010, being the Keele Valley Landfill Area Specific Plan;
3. THAT Zoning By-law Amendment File Z.21.014 (York Major Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject from “OS2 Open Space Park Zone” to “RA3(H) Apartment Residential Zone” with a Holding Symbol “(H)” and “OS2 Open Space Park Zone” along with site-specific exceptions identified in Table 1 as amended in this report, to facilitate the development of two, 28-storey and two, 12-storey apartment buildings with 1,125 units having a Floor Space Index of 4.1 times the area of the lot;
4. THAT the implementing Zoning By-law Amendment include that the site-specific parking requirement for Visitor Parking shall be 0.2 spaces/unit;
5. THAT the Holdings Symbol “(H)” shall not be removed from the subject lands zoned “RA3(H) Apartment Residential Zone” until such time that the following conditions are addressed for the subject lands, to the satisfaction of the City:
 - a. Site plan approval by Deputy City Manager of Planning and Growth Management;
 - b. An ultimate wastewater servicing solution is recommended and/or approved through the City’s ongoing Integrated Urban Water Master Plan Class Environmental Assessment for the area; or, the Owner identifies an acceptable alternate wastewater servicing solution and demonstrates its technical feasibility through analysis considering the proposed development, to the satisfaction of the City. The Owner shall confirm that the receiving sewer system has adequate capacity to accommodate sewage from the proposed development based on the City’s Design Criteria or agreed upon alternative criteria;
 - c. The Owner shall front-end finance and construct or contribute to related required water distribution system and wastewater servicing infrastructure improvements based on the conclusions and recommendations of the City’s Integrated Urban Water Master Plan Environmental Assessment, to the satisfaction of the City;

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- d. The Owner implement the accepted Remedial Action Plan ('RAP') and provide the City with a copy of a Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC'), covering the entire subject lands filed on the Environmental Site Registry, and;
 - e. The Owner submits landfill gas monitoring data a methane gas investigation for the subject lands completed to the satisfaction of the City of Vaughan; and
6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

**6. 27 DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE
OP.18.011 ZONING BY-LAW AMENDMENT FILE Z.18.018 - 8440
HIGHWAY 27 VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated September 20, 2022, be approved;
- 2) That comments from Roslyn Houser, Goodmans LLP, Bay Adelaide Centre, Bay Street, Toronto, on behalf of Costco Wholesale Canada Ltd., and Communication C2 dated September 19, 2022, be received; and
- 3) That the following be approved in accordance with Communication C5 Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 19, 2022:
 - 1. THAT Recommendation 3 of the Committee of the Whole (2) Report dated September 20, 2022, be deleted and replaced with the following:
 - “3. THAT the Hotel and ancillary uses proposed for the Subject Lands be designated as a Class 4 area pursuant to the Ministry of the Environment, Conservation, and Parks Noise Guideline NPC-300 (Stationary and Transportation Sources – Approval and Planning), and that an amendment to the City’s Noise By-law Schedule 4 include the Subject Lands upon approval of the implementing zoning by-law by Vaughan Council for Zoning By-law Amendment File Z.18.018.”

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Recommendations

1. THAT Official Plan Amendment File OP.18.011 (27 Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 to permit a hotel with ancillary uses on the Subject Lands designated “Employment Commercial Mixed-Use” that are not located within an intensification Area and to increase the maximum permitted height from 10-storeys to 14-storeys as identified in Table 1;
2. THAT Zoning By-law Amendment File Z.18.018 (27 Developments Inc.) BE APPROVED, to amend the “C6 Highway Commercial Zone” subject to site-specific exception 9(409) in Zoning By-law 1-88, as shown on Attachment 1, to permit a hotel with ancillary uses together with the site-specific zoning exceptions identified in Table 2;
3. THAT the Hotel and ancillary uses proposed for the Subject Lands be designated as a Class 4 area pursuant to the Ministry of the Environment, Conservation, and Parks Noise Guideline NPC-300 (Stationary and Transportation Sources – Approval and Planning), and that an amendment to the City’s Noise By-law Schedule 4 include the Subject Lands, conditional upon approval of the related Site Development Application (File No. DA.18.088) by Vaughan Council;
4. THAT the implementing Zoning By-law Amendment include the Holding Symbol “(H)” which shall not be removed from the Subject Lands, or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - i. The Owner implements an accepted Remedial Action Plan (“RAP”), including a Risk Assessment (“RA”) as defined under O. Reg. 153/04, and provides the City with a copy of a Ministry of the Environment, Conservation and Parks (“MECP”) Record of Site Condition filed on the Environmental Site Registry; and
 - ii. That a Site Development Application for the proposed hotel and ancillary uses be approved.
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.

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7. 1150 CENTRE STREET GP INC. ZONING BY-LAW AMENDMENT FILE Z.21.028 - 1150 CENTRE STREET VICINITY OF CENTRE STREET AND VAUGHAN BOULEVARD

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of September 28, 2022; and**
- 2) That comments from the following speakers be received:**
 - 1. Barry Crystal, MacArthur Drive, Thornhill; and**
 - 2. Yarik Zakrevsky, Vaughan Boulevard, Thornhill.**

Recommendations

THAT the Ontario Land Tribunal ('OLT') be advised that Vaughan Council ENDORSES the following Recommendations:

- 1. THAT Zoning By-law Amendment File Z.21.028 BE APPROVED, to amend Zoning By-law 1-88 and rezone the Subject Lands from "C1 Restricted Commercial Zone" subject to site-specific Exceptions 9(776) and 9(826) to "RA3(H) Apartment Residential Zone" with a Holding Symbol "(H)", in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report;**
- 2. THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:**
 - a. The Owner has successfully obtained approval of a Site Development Application, to the satisfaction of the City;**
 - b. Vaughan Council has identified and allocated water supply and sewage capacity to the Subject Lands;**
 - c. The Owner has provided Environmental Site Assessment Reports pursuant to Ontario Reg 153/04, including a Phase Two Environmental Site Assessment to the City of Vaughan for review and approval to the satisfaction of the Development Engineering Department including a Remedial Action Plan if required;**
 - d. The Owner must undertake any required Soil Remediation on the Subject Lands, or lands to be conveyed to the City, as required by the applicable regulations;**
 - e. The Owner must submit a Letter of Reliance issued by the Qualified Person and a Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC'); and**

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- f. The Owner has obtained Council approval of the MECP Class 4 noise designation on the Subject Lands;
 - 3. THAT the implementing Zoning By-law Amendment include the following provisions:
 - a. Site-specific parking requirements for Residential Parking shall be 0.7 spaces/unit;
 - b. Site-specific parking requirements for Visitor Parking shall be 0.2 spaces/unit;
 - c. Site-specific parking requirements for commercial uses shall be 3 spaces/100 m² GFA;
 - d. The minimum driveway width shall be 7.5 m; and
 - e. Eating establishments within the commercial area, cannot be greater than 20% of the commercial GFA;
 - 4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law;
 - 5. THAT should the Ontario Land Tribunal ('OLT') approve Zoning By-law Amendment File Z.21.028, either in whole or in part, that the OLT withhold its final Order on until such a time that:
 - a. The implementing Zoning By-law Amendment is prepared to the satisfaction of the City; and
 - b. the Owner has submitted a revised Urban Transportation Consideration report to the satisfaction of the City of Vaughan Development Engineering Department; and
 - 6. THAT City of Vaughan Staff be directed to attend the OLT proceedings in support of the Recommendations contained in this report for Zoning By-law Amendment File Z.21.028.
- 8. **2748355 CANADA INC. (QUADREAL BLOCK 2) DRAFT PLAN OF CONDOMINIUM FILES - 19CDM-22V001 AND 19CDM-21V008 VICINITY OF INTERCHANGE WAY AND JANE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management dated September 20, 2022.

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Recommendation

1. THAT Draft Plan of Condominium (Standard) Files 19CDM-21V008 and 19CDM-22V001 BE DRAFT APPROVED, subject to conditions, to create condominium tenure for the Development that is consistent with Site Development File DA.18.056, subject to Conditions of Draft Approval in Attachment 1.

9. FIRST VAUGHAN INVESTMENTS LIMITED AND SMARTVMC WEST INC. SITE DEVELOPMENT FILE DA.20.067 PART OF LOT 6, CONCESSION 5 VICINITY OF COMMERCE STREET AND HIGHWAY 7

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated September 20, 2022, be approved; and
- 2) That the following be approved in accordance with Communication C4, Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 19, 2022:
 1. THAT Recommendation 2. of the report be deleted and replaced as follows:

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

“THAT Site Plan Development File DA.20.067 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 1,107 residential apartment units (2,447 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months”;
 2. THAT the first paragraph on Page 1, under “Purpose” be deleted in its entirety and replaced with the following:

“To seek draft-approval from the Committee of the Whole for Site Development File DA.20.067 to permit a mixed-use development in the Vaughan Metropolitan Centre (VMC) consisting of 48 and 56-storey residential towers on a shared 2 to 3-storey podium, with at-grade

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retail, live-work units and a privately-owned courtyard, as shown on Attachments 1 to 9.”;

3. THAT all references on Pages 2, 5, 6, 8 and 9 respecting privately-owned and publicly accessible open spaces referred to as “POPS”, “POPS courtyard”, “central courtyard POPS” and “POPS (courtyard)” be deleted and replaced with the word “privately-owned courtyard”;
4. THAT the second paragraph under “c) Landscape” on Page 6 be deleted in its entirety and replaced with the following:

“A privately-owned courtyard (the ‘courtyard’) is proposed at the north-west corner of the Development. This courtyard will be animated by the future retail uses located at the podium of the Development. The courtyard includes furnishings, landscape elements, architectural elements (trellis), lighting and is adjacent and accessible to the municipal walkway along Commerce Street, thereby providing connectivity northwest of the site. An underground parking ventilation shaft is proposed at the north-west corner of the site; however, as a condition of approval, the Owner shall replace the pavers around the shaft frontage facing the public ROW with concrete and relocate the proposed concrete seat wall and top of the wall bench to the private realm as a condition of approval, as shown on Attachment 4”;
5. THAT the reference of “2,768 persons equivalent” on Page 15 under “Geotechnical and Hydrogeological Assessment be deleted and replaced with the number and words “(2,447 persons equivalent)”; and
6. THAT Attachment 9 – DA.20.067 – Conditions of Draft Approval be deleted in its entirety and be replaced with “Attachment 9 – DA.20.067 – Conditions of Draft Approval - Revised, as attached to this Communication as Appendix 1.

Recommendations

1. THAT Site Development File DA.20.067 BE DRAFT-APPROVED subject to the conditions set out in Attachment 9; and
2. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

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“THAT Site Plan Development File DA.20.067 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 1,107 residential apartment units (2,768 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

10. RP B3S HOLDINGS INC. (BLOCK 3S) SITE DEVELOPMENT FILE DA.21.031 SOUTH SIDE OF CELEBRATION DRIVE, BETWEEN COMMERCE STREET & INTERCHANGE WAY VICINITY OF INTERCHANGE WAY AND COMMERCE STREET

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated September 20, 2022.

Recommendations

1. THAT Site Development File DA.21.031 BE DRAFT-APPROVED subject to the conditions set out in Attachment 7; and
2. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:
 - a. “THAT Site Plan Development Application DA.21.031 (Phase 1) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,022 residential apartment units (2,259 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Allocation of Servicing Capacity Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”; and
 - b. “THAT Site Plan Development Application DA.21.031 (Phase 2) be reserved servicing capacity from the York Sewage Servicing / Water Supply System for a total of 535 residential apartment units (1,182 persons equivalent). At the discretion of the City, this reservation shall automatically be revoked after a period of twelve (12) months in accordance with the City’s Allocation of Servicing Capacity Policy.”

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11. NORTH MAPLE REGIONAL PARK PROGRAM UPDATE SEPTEMBER 2022

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated September 20, 2022:

Recommendations

1. That this report be received for information.

12. SNOW CLEARING BY-LAW REVIEW

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Community Services dated September 20, 2022.

Recommendations

1. That the recommendations contained in Attachment 1 to this report be approved; and
2. That a By-law be enacted giving effect to these recommendations, in a form satisfactory to the City Solicitor.

13. ADVANCING CITIZEN RELATIONSHIP MANAGEMENT WITH ACQUISITION OF VELOCITY 365 ACCELERATOR SOFTWARE LICENCE

The Committee of the Whole recommends approval of the recommendations contained in the report of the City Manager, dated September 20, 2022:

Recommendations

1. That the Single Source for acquiring the Velocity 365 Accelerator solution, valued up to \$221,000, be awarded to KPMG; and
2. That Council authorize the Director of Procurement Services to award and execute the agreements related to the acquisition of the above solution, in a form satisfactory to Legal Services.

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14. STAFF PARTICIPATION IN THE 2022 WEBSUMMIT CONFERENCE

The Committee of the Whole recommends approval of the recommendations contained in the report of the City Manager, dated September 20, 2022:

Recommendations

1. That Council authorize up to three City staff members, or designates, to participate in the 2022 WebSummit conference, including the City Manager, Director, Economic Development, and Senior Advisor, Strategic Economic Initiatives;
2. That any staff designate be determined by the City Manager, in consultation with the Director, Economic Development; and
3. That staff prepare a findings report for Committee of the Whole by Q1 2023 to report on the outcomes of conference participation.

15. UPDATE ON THE VHCP ADVISORY TASK FORCE

The Committee of the Whole recommends approval of the recommendation contained in the report of the City Manager, dated September 20, 2022:

Recommendation

1. That this report be received for information.

16. ATHABASCA COMMUNITY TRAFFIC STUDY UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Public Works, dated September 20, 2022:

Recommendation

1. That this report be received.

17. SEDGEWICK PLACE AND NEIGHBOURHOOD AREA TRAFFIC REVIEW

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Public Works, dated September 20, 2022:

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Recommendations

1. That staff be directed to conduct community consultations, as necessary, to advance the development of the neighbourhood traffic plan, and report back to a future Committee of the Whole meeting; and
2. That the City Clerk forward a copy of this report to York Region, York Regional Police, York Region District School Board, York Region Catholic School Board, and Student Transportation Services of York Region.

18. 2023 SCHEDULE OF MEETINGS

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 20, 2022:

Recommendations

1. That the 2023 schedule of meetings be adopted in accordance with the calendar as set out in Attachment 1; and
2. That the City Clerk be authorized to amend the schedule by cancelling meetings that are not required, or changing the time and/or date of a scheduled meeting, subject to posting such amendments on the City's website in accordance with the Procedure By-law.

19. PROCLAMATION REQUESTS FIRE PREVENTION WEEK, CARBON MONOXIDE (CO) AWARENESS WEEK AND NATIONAL CHILDREN'S GRIEF AWARENESS DAY

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 20, 2022:

Recommendations

1. That October 9 – 15, 2022 be proclaimed as "Fire Prevention Week", and that the week in which the date of October 9 falls in be proclaimed annually as such going forward;

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2. That November 1 – 7, 2022 be proclaimed as “Carbon Monoxide (CO) Awareness Week”, and that the first week of November be proclaimed annually as such going forward;
3. That November 17, 2022, be proclaimed as “National Children’s Grief Awareness Day”; and,
4. That the proclamations be posted on the City’s website and the Corporate and Strategic Communications department be directed to promote the above-noted proclamations through the various corporate channels.

20. 2022 ORDER OF VAUGHAN RECIPIENTS

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor dated September 20, 2022, be approved; and
- 2) That Communication C1, Confidential Memorandum from the City Clerk, dated September 20, 2022, be received.

Recommendations

1. That Council endorse the individuals recommended by the Order of Vaughan Selection Committee and set out in Confidential Attachment 1 to this report, as the 2022 recipients of the Order of Vaughan; and
2. That the names of the individual recipients be made public following notification by the Mayor.

21. CLOSED MEETING INVESTIGATION REPORT REGARDING THE COUNCIL (CLOSED SESSION) MEETING ON MARCH 22, 2022

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 20, 2022.

Recommendation

1. That the closed meeting investigation report of Cunningham, Swan, Carty, Little & Bonham LLP, dated June 28, 2022, and set out in Attachment 1 to this report, be received.

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22. HONOURING THE LEGACY OF MAX EISEN, AUTHOR, TEACHER, FRIEND

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Mayor Maurizio Bevilacqua dated September 20, 2022.

Member's Resolution

Submitted by Mayor Maurizio Bevilacqua

Whereas, on July 7, 2022, author, public speaker and Holocaust Educator Max Eisen died at the age of 93; and

Whereas, he survived the horrors of Auschwitz, Melk and Ebensee before being liberated on May 6, 1945; and

Whereas, Mr. Eisen was a dedicated contributor to the March of the Living, the Sarah and Chaim Neuberger Holocaust Education Centre, the Simon Wiesenthal Centre and the Canadian Centre for Diversity and Inclusion. His was a life dedicated to sharing his experiences with thousands of Canadians across the country; and

Whereas, he served as a teacher with the non-profit human rights organization, Friends of Simon Wiesenthal Center for Holocaust Studies, in its from compassion to action program – an educational journey for Canada's community leaders and policymakers to learn about the Holocaust, racism and intolerance; and,

Whereas, Mr. Eisen was a tireless advocate for Holocaust education, having participated in the March of the Living with thousands of students 18 times. He had a passion for speaking to young people about the importance of eliminating racism and bigotry, visiting countless schools and universities throughout Canada; and

Whereas, his memoirs, *By Chance Alone: A Remarkable True Story of Courage and Survival at Auschwitz*, won the Canada Reads Award in 2019; and

Whereas, the City of Vaughan is home to thriving, active and engaged Jewish and Israeli communities and is one of the largest Jewish populations outside of Israel that include many Holocaust survivors, for whom Mr. Eisen served as a symbol of resilience and inspiration; and

Whereas, the City bestowed both the Order of Vaughan and a Key to the City to Mr. Eisen in recognition and appreciation for his remarkable efforts to eliminate racism and bigotry; and

Whereas, the City proclaimed January 27 Holocaust Remembrance Day to commemorate the genocide of more than six million Jews and other groups by the Nazi regime and its collaborators.

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It is therefore recommended:

1. THAT staff identifies a landmark, including a city park, trail, or other suitable infrastructure to be named in recognition of Max Eisen, followed by a ceremonial unveiling event; and
2. THAT the City proclaim May 6 annually as Max Eisen Day; and
3. THAT the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation and the event on corporate communications channels.

**23. CHILD CARE WORKER & EARLY CHILDHOOD EDUCATOR
APPRECIATION DAY PROCLAMATION**

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Mayor Maurizio Bevilacqua, dated September 20, 2022.

Member's Resolution

Submitted by Mayor Maurizio Bevilacqua

Whereas, children and young people are a vital part of the City of Vaughan's future; and,

Whereas, Vaughan is a city of choice that promotes diversity, innovation and opportunity for all citizens, which includes our children and young people; and,

Whereas, quality child care and early education promote the well-being of children and respond to the needs of families and the broader community, allowing citizens to participate fully in our civic life; and,

Whereas, the proposed "Child Care Worker & Early Childhood Educator Appreciation Day" proclamation is an annual recognition of the education, dedication and commitment of child care workers to children, their families and the increased quality of life they bring to the community.

It is therefore recommended:

1. THAT the City of Vaughan proclaims Tuesday, Oct. 18, 2022, as "Child Care Worker & Early Childhood Educator Appreciation Day;" and,
2. THAT the proclamation be posted on the City of Vaughan's website; and,
3. THAT the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

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24. NAMING OF CITY HALL FOUNTAIN IN HONOUR OF HER MAJESTY QUEEN ELIZABETH II

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Councillor Sandra Yeung Racco, dated September 20, 2022.

Member's Resolution

Submitted by Councillor Sandra Yeung Racco

Whereas, Her Majesty Queen Elizabeth II is recognized as Head of State and Queen of the modern Commonwealth; and

Whereas, Canada first joined the British Commonwealth as an independent state in 1931 and is currently still a member of the modern Commonwealth of Nations; and

Whereas, Her Majesty Queen Elizabeth II, was recognized as Queen of Canada and Canada's Head of State, and was the personal embodiment of the Canadian Crown during her reign as Monarch; and

Whereas, Her Majesty Queen Elizabeth II was Canada's longest reigning Sovereign; and

Whereas, Her Majesty Queen Elizabeth II also served as Commanders-in-Chief of the Canadian Armed Forces; and

Whereas, Her Majesty Queen Elizabeth II, a dedicated public servant and inspiration to female leaders globally, died on September 8, 2022.

It is therefore recommended:

1. That the City of Vaughan rename the fountain located in the Courtyard of City Hall in honour of Her Majesty Queen Elizabeth II for her vocation to public service and leadership; and
2. That a plaque be erected in the Courtyard indicating the dedication to Her Majesty Queen Elizabeth II.

25. AMENDMENTS TO CITY OF VAUGHAN BY-LAW 005-2018 TO ADDRESS CHANGES MADE TO THE PLANNING ACT BY BILL 109, MORE HOMES FOR EVERYONE ACT, 2022

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 20, 2022:

Recommendation

1. THAT City of Vaughan By-law 005-2018 be amended to address changes to Section 51 of the *Planning Act* made through Bill 109,

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by granting delegated authority to the Deputy City Manager of Planning and Growth Management or designate, with respect to the extension of draft plan of subdivision approvals and the one-time reinstatement of lapsed draft plan of subdivision approvals.

**26. PROCLAMATION REQUESTS SHOW YOUR LOCAL LOVE DAY AND
IMAGINE A DAY WITHOUT WATER**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 20, 2022:

Recommendations

1. That September 23, 2022, be proclaimed as “Show Your Local Love Day”;
2. That October 20, 2022, be proclaimed as “Imagine a Day Without Water”;
3. That the proclamations be posted on the City’s website and the Corporate and Strategic Communications department be directed to promote the above-noted proclamations through the various corporate channels; and
4. That Council ratify Recommendation 1 at the Council meeting of September 28, 2022.

**27. PROPOSED RENOVATIONS OF EXISTING BUILDING AT 60 NAPIER
STREET IN THE KLEINBURG-NASHVILLE HERITAGE
CONSERVATION DISTRICT (TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendation contained in the report of the Heritage Vaughan Committee, dated September 20, 2022:

Recommendations

The Heritage Vaughan Committee forwards the following recommendation from its meeting of September 14, 2022 (Item 1, Report No. 4), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 14, 2022, be approved.

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Recommendation of the Deputy City Manager, Planning and Growth Management, dated September 14, 2022:

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

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

28. RENOVATIONS TO EXISTING NON-CONTRIBUTING BUILDING AT 130 CLARENCE STREET, IN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendation contained in the report of the Heritage Vaughan Committee, dated September 20, 2022:

Recommendations

The Heritage Vaughan Committee forwards the following recommendation from its meeting of September 14, 2022 (Item 2, Report No. 4), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 14, 2022, be approved.

Recommendation of the Deputy City Manager, Planning and Growth Management, dated September 14, 2022:

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

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

29. ALTERNATIVE LOCATION FOR A LOCAL OFF-LEASH DOG AREA IN WARD 3

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Councillor Rosanna DeFrancesca, dated September 20, 2022.

Member's Resolution

Submitted by Councillor Rosanna DeFrancesca

Whereas, on June 22, 2021 Council approved the Local Off-Leash Dog Area Strategy to guide the creation of new off-leash dog areas at select locations city-wide;

Whereas, on June 22, 2021 Council approved an implementation plan and associated funding for development of a second primary off-leash dog park at Major Mackenzie Drive/Hwy 27 and six (6) local off-leash areas at the following locations: Chancellor District Park, Mackenzie Glen District Park, Matthew District Park, Legion Park, Sugar Bush Heritage Park, and one site in Ward 5 to be located east of Bathurst Street;

Whereas, staff has engaged a contractor and commenced the implementation of the first five (5) local off-leash areas at the following

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locations: Chancellor District Park, Mackenzie Glen District Park, Matthew District Park, Legion Park, and Sugar Bush Heritage Park;

Whereas, additional consultation with local residents adjacent to Chancellor District Park was conducted in August 2022 with many expressing concerns for locating an off-leash dog area at Chancellor District Park;

It is therefore recommended:

1. That Staff review alternative locations to implement a local-off-leash dog area in Block 37, including a review of Giovanni Caboto Park, and engage the local community to seek input on a final proposed location; and
2. That Staff report back with a final proposed location for an off-leash dog area for Council's consideration in Q1 2023.

30. TRIGEMINAL NEURALGIA DAY

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Mayor Maurizio Bevilacqua, dated September 20, 2022.

Member's Resolution

Submitted by Mayor Maurizio Bevilacqua

Whereas, Trigeminal Neuralgia is a painful disorder of the fifth cranial nerve (trigeminal nerve) that supplies sensation to the face; and

Whereas, while remissions are common, Trigeminal Neuralgia is generally a long-term condition that can be triggered by stimuli such as heat or cold, wind hitting the face, chewing, yawning or talking; and

Whereas, October 7th marks International Trigeminal Neuralgia Awareness Day, which will see landmarks throughout the world illuminated in teal to support awareness; and

Whereas, Trigeminal Neuralgia and Me and the Facial Pain Research Foundation are undertaking an initiative to increase awareness by asking the World Health Organization to add Trigeminal Neuralgia to their "Health Topic List" of illnesses.

It is therefore recommended:

1. THAT Vaughan Council proclaim October 7th International Trigeminal Neuralgia Awareness Day in Vaughan; and,
2. THAT Vaughan City Hall be illuminated in teal on October 7th; and

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3. THAT the proclamation be posted on the City of Vaughan's website and the Corporate and Strategic Communications department be directed to promote the proclamation and the event across corporate communications channels.

31. UNIVERSAL CARE STRIDES FOR SENIORS

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Regional Councillor Linda Jackson, dated September 20, 2022.

Member's Resolution

Submitted by Regional Councillor Linda Jackson

Whereas, the City of Vaughan is one of Canada's fastest growing municipalities, expected to reach a population of nearly 500,000 by 2041. It is projected that adults 55 years and older will represent the largest portion of Vaughan's population by 2031 – at more than 30 per cent; and

Whereas, the City of Vaughan has proclaimed October 1 as National Seniors Day and United Nations International Day of Older Persons; and

Whereas, Vaughan joins in solidarity with communities across Ontario, Canada and around the world to recognize, support and celebrate older adult populations; and

Whereas, Universalcare, a local Long Term Care and Retirement Home operator is organizing its 2nd Annual Stride for Seniors 2.5 km walk and 5 km run at the North Maple Regional Park on October 1;

It is therefore recommended:

1. That the City's Corporate and Strategic Communications department promote the passage of this resolution on the appropriate corporate communications channels.
2. That Council approve and ratify these recommendations at the Committee of the Whole meeting of September 20, 2022.

32. INTERGOVERNMENTAL RELATIONS ADVOCACY EFFORTS

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Regional Councillor Linda Jackson, dated September 20, 2022.

Member's Resolution

Submitted by Regional Councillor Linda Jackson

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Whereas, Vaughan is one of Ontario and Canada's fastest growing municipalities, home and in close proximity to infrastructure that is critically important such as Cortellucci Vaughan Hospital, Highways 400, 407, 427, subway stations including Vaughan Metropolitan Centre, Highway 407 Station and the planned Yonge North Subway Extension, the Maple and Rutherford GO stations, CN's MacMillan Yard, CP's Vaughan Intermodal Terminal and the Vaughan Metropolitan Centre; and

Whereas, the City of Vaughan is a two-tier municipality and works in close collaboration with York Region. From every tax dollar collected in Vaughan, twenty-eight cents remain with the City, whereas 49 cents are allocated to York Region to provide critically important city-building projects; and

Whereas, the City must also work in close collaboration with the provincial and federal governments and stakeholder organizations, including the Federation of Canadian Municipalities (FCM), to identify grants and apply for funding opportunities that will go toward budgeting and funding Council-approved initiatives. Throughout the 2018-2022 Term of Council, the City has received more than \$ \$93.2 million in grants and payments-in-lieu from the provincial and federal governments. This funding reduces pressure on the property tax base and taxpayers; and

Whereas, annual municipal-stakeholder conferences organized by FCM and the Association of Municipalities of Ontario (AMO) are an opportunity for locally elected officials to meet with provincial and federal counterparts to directly engage, discuss, inform and advocate for city-building projects. It is critically important for the City of Vaughan to be present and active during these intergovernmental conferences; and

Whereas, intergovernmental relations continues to emerge as a growing corporate service offering in municipalities across Ontario to support both Council and members of the administration to implement Council-approved priorities. Government relations activities can help advance critical city-building initiatives through strategic advocacy efforts; and

Whereas, Vaughan City staff are active members in the Municipal Government Relations Network (MGRN), a working group of local government staff from across Ontario who share professional best practices in intergovernmental relations and advocacy. In 2019, Vaughan hosted an in-person meeting of representatives from the MGRN to discuss ways municipalities can strengthen their advocacy efforts; and

Whereas, intergovernmental relations is an opportunity for the City and for Council to be responsive to constituent needs, including matters beyond municipal jurisdiction for which Council has identified a position, such as auto insurance relief.

It is therefore recommended:

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1. THAT staff from the Office of Communications and Economic Development be directed to prepare a report outlining an intergovernmental relations strategy to advocate and advance Council-approved initiatives; and
2. THAT the report be completed and submitted to a future meeting of the Committee of the Whole in Q1 2023.

33. CEREMONIAL PRESENTATION – THE NATIONAL PROCUREMENT INSTITUTE INC. (NPI’S) 27TH ANNUAL “ACHIEVEMENT OF EXCELLENCE IN PROCUREMENT (AEP)” AWARD FOR 2022

The City of Vaughan has been awarded, for the fifth consecutive year, the prestigious 2022 annual Achievement of Excellence in Procurement (AEP) award from the National Procurement Institute (NPI) for demonstrating a commitment for excellence in procurement.

34. PRESENTATION – MS. ANGELA ORSINI

The Committee of the Whole recommends:

- 1) That the comments from Ms. Orsini be received and referred to staff for a report back for consideration at a future Committee of the Whole meeting.

35. OTHER MATTERS CONSIDERED BY THE COMMITTEE

35.1 CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee reports be received:
 1. Heritage Vaughan Committee meeting of May 18, 2022 (Report No.2); and
 2. Consideration and adoption of Recommendations from the Audit Committee meeting of September 19, 2022 (Report No.4).

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35.2 STAFF COMMUNICATIONS

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

- SC1. Memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor and the Director of Procurement Services, dated September 16, 2022, regarding Procurement Activity Report, Quarter 2 – 2022; and**
- SC2. Memorandum from the Deputy City Manager, Infrastructure Development, dated September 15, 2022, regarding Pickleball update.**

**36. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
SEPTEMBER 20, 2022**

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

- 1. PROPERTY MATTER VERBAL UPDATE - VMC URBAN PARK PROPOSAL**
(acquisition or disposition of land)
- 2. ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO.OLT-21-001221 – 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.013**
(litigation or potential litigation)
- 3. ONTARIO LAND TRIBUNAL APPEAL OLT CASE NO. OLT-22-002231 RIZMI HOLDINGS LIMITED 11333 DUFFERIN STREET FILE: 19T-18V004**
(litigation or potential litigation)
- 4. VAUGHAN HEALTHCARE CENTRE PRECINCT ENABLING NEXT STEPS TRANSFER OF LANDS TO YORK UNIVERSITY**
(acquisition or disposition of land)
- 5. VAUGHAN INITIATIVES FOR PUBLIC PROTECTION IN RESTAURANTS & NIGHT CLUBS**
(solicitor-client privilege)

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6. **ONTARIO LAND TRIBUNAL CASE NO. OLT-21-001787
VAUGHAN OFFICIAL PLAN 2010 YONGE STEELES CORRIDOR
SECONDARY PLAN APPEALS YONGE & STEELES
DEVELOPMENTS INC. CASE NO. OLT-22-002335
DEVELOPMENT GROUP (100 SAW) INC. CASE NO. OLT-22-
002358 MIZRAHI CONSTANTINE (180 SAW) INC. ET AL. CASE
NO. OLT-22-002340 72 STEELES HOLDINGS LIMITED AND
7040 YONGE HOLDINGS LIMITED CASE NO. OLT-21- 001218**

(litigation or potential litigation)

7. **FERRARO V. THE CORPORATION OF THE CITY OF VAUGHAN**

(litigation or potential litigation)

The meeting adjourned at 2:39 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair