

**COUNCIL MEETING – SEPTEMBER 28, 2022
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed September 23, 2022</u>				
C1.	Memorandum from the Deputy City Manager, Infrastructure Development, dated September 12, 2022.			By-Law 203-2022
C2.	Memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 28, 2022.			By-Law 208-2022
C3.	Nadia Zuccaro, EMC Group Limited, Keele Street, Vaughan, dated September 12, 2022.	33	1	Committee of the Whole (Public Meeting)
C4.	Memorandum from the Deputy City Manager, Community Services, dated September 28, 2022.			By-Law 222-2022
C5.	Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, dated September 13, 2022.	33	6	Committee of the Whole (Public Meeting)
C6.	Katrina Fiore, The Women's Support Network of York Region, Stellar Drive, Newmarket, dated September 15, 2022.	32	27	Committee of the Whole
C7.	Ed Mancinelli, Sema Construction Co. Ltd., dated September 19, 2022.	35	1	Committee of the Whole (Public Meeting)
C8.	Carol-Ann and Trevor, dated September 19, 2022.	35	3	Committee of the Whole (Public Meeting)
C9.	Claudia and Francisco Fernando, Treelawn Blvd., Vaughan, dated September 17, 2022.	35	3	Committee of the Whole (Public Meeting)
C10.	J. Fierro, dated September 19, 2022.	35	3	Committee of the Whole (Public Meeting)
C11.	Steven Zanette, Treelawn Blvd., Kleinburg, dated September 19, 2022.	35	3	Committee of the Whole (Public Meeting)
C12.	Roy Chiarotto, Marel Contractors, Weaver Court, Vaughan, dated September 19, 2022.	35	3	Committee of the Whole (Public Meeting)
C13.	Mario G. Racco, Brownridge Ratepayers Association, dated September 20, 2022.	36	7	Committee of the Whole

Disclaimer Respecting External Communications

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COUNCIL MEETING – SEPTEMBER 28, 2022 COMMUNICATIONS

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C14.	Donna Rotondo, Treelawn Blvd., Kleinburg, dated September 21, 2022.	35	3	Committee of the Whole (Public Meeting)
C15.	Presentation material.			Ceremonial Presentation #1
C16.	Memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 28, 2022.	32	27	Committee of the Whole
C17.	Confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor and the Deputy City Manager, Planning and Growth Management, dated September 23, 2022.			Addendum 2

Distributed September 27, 2022

C18.	Memorandum from the Deputy City Manager Corporate Services, City Treasurer and Chief Financial Officer and the Chief Human Resources Officer, dated September 28, 2022.	34	1	Committee of the Whole (Working Session)
C19.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 27, 2022.			By-Law 224-2022
C20.	Joe Hoffman, Goodmans LLP, Bay Street Toronto, dated September 27, 2022.			By-Law 224-2022
C21.	James B. Bujak, Sorbara Group of Companies, Steeles Avenue West, Vaughan, dated September 27, 2022.	36	7	Committee of the Whole
C22.	Confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 28, 2022.	37	4	Committee of the Whole (Closed Session)

Distributed September 28, 2022

C23.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 27, 2022.			By-Law 216-2022
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**COUNCIL MEETING – SEPTEMBER 28, 2022
COMMUNICATIONS**

	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C24. Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 27, 2022.			By-Law 217-2022
C25. Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 27, 2022.			By-Law 225-2022
C26. Mario G. Racco, Brownridge Ratepayers Association, dated September 20, 2022.	36	7	Committee of the Whole

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memorandum

C1
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
By-Law 203-2022

DATE: September 12, 2022

TO: Mayor and Members of Council

FROM: **Vince Musacchio**
Deputy City Manager, Infrastructure Development

RE: **COMMUNICATION - Council Meeting September 28, 2022**
BY-LAW NUMBER 203-2022

Recommendation

That the following amendments to the original assumption By-law #086-2022 be approved:

1. Remove and delete Registered Plan number 65M-4877
2. Replace Registered Plan number 65M-4877 with the correct Registered Plan number 65M-4487

Background

The construction of roads and municipal services associated with the Belmont Properties Residential Subdivision, Plan of Subdivision 65M-4487 have been completed in accordance with the subdivision agreement. Clearances have been received from all relative City departments. The Assumption By-law for this subdivision was enacted by council on **May 17th, 2022**.

We are proposing an amendment to the original assumption By-law # 086-2022. The amendment to this assumption by-law is tentatively scheduled for the **September 28th, 2022**, Council Meeting. For more information or if you have any questions or comments, please do not hesitate to contact Eric Vonk, Manager of Inspection and Grading at ext. 8054.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'V. Musacchio'.

Vince Musacchio
Deputy City Manager,
Infrastructure Development



C2
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
By-Law 208-2022

DATE: September 28, 2022

TO: Mayor and Members of Council

FROM: Wendy Law, Deputy City Manager, Legal and Administrative Services & City Solicitor

RE: COMMUNICATION, BY-LAW NUMBER 208-2022 – Council Meeting, September 28, 2022

Recommendation

That the administrative correction to the Fees and Charges By-law 158-2021, as amended, be approved.

Background

The Fees and Charges By-law 158-2021 was approved by Council on December 9, 2021. Staff has since identified that one by-law was inadvertently included in the repeal section. An amending by-law is required to correct this error by removing By-law 079-2019 from section 10 of By-law 158-2021, as amended. There are no changes to any approved fees and charges.

For more information, contact Todd Coles, City Clerk, ext. 8281.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Wendy Law'.

Wendy Law
Deputy City Manager, Legal and Administrative Services &
City Solicitor



GROUP LIMITED

Engineers
Planners
Project Managers

File: 200169-PL
September 12, 2022

**C3
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
CW (PM) - Report No. 33, Item 1**

Email: Clerks@vaughan.ca

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive,
Vaughan, ON, L6A 1T1

Attention: Todd Coles
City Clerk

Dear Sir,

Re: Avenue 7 Developments Ltd.- Public Meeting Sept 13, 2022
2267 Highway No 7 & 7700 Keele St. (OP.22.008, Z.22.015, DPS 19T-22V002)
Nadmarc Group & Keeleview Centre Holdings Ltd.
7689 and 7577, 7575 Keele Street
City of Vaughan, Region of York

EMC Group Limited acts as the planning consultant for Nadmarc Group Inc. property owners of 7689 Keele Street, located on the east side of Keele Street opposite the proposed development; and Keeleview Centre Holdings owners of the plaza at 7577 and 7575 Keele Street, at the southeast corner Keele and Jardin Drive.

We have had the opportunity to briefly review the Avenue 7 Developments proposal and would like to advise that we do not have any concerns with the application at the moment. Nonetheless, we feel that it would be beneficial if a comprehensive plan of the immediate area be undertaken to address any common development or access concerns that may arise, and to avoid any future fragmented development in the surrounding area.

Also, we would appreciate being added to the circulation list to be kept informed of this application as it moves through the development process.

Should you have any questions or concerns, please do not hesitate to contact our office.

Yours Truly,
EMC GROUP LIMITED

Nadia Zuccaro, MCIP, RPP
Planner



C4
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
By-Law 222-2022

DATE: September 28, 2022

TO: Mayor and Members of Council

FROM: Gus Michaels, Deputy City Manager, Community Services

RE: **COMMUNICATION - Council Meeting September 28, 2022**
BY-LAW NUMBER 222-2022
(as it relates to Item No. 9, Report No. 24, CW(2), May 10, 2022 –
BY-LAW NUMBER 122-2022)

Recommendation

That the additional technical amendments to the Business Licensing By-law 122-2022 be adopted, for the purpose of correcting the omissions of a number of amendments approved in 2020 and 2021 during the recent consolidation.

Background

The new consolidated Business Licensing By-law No. 122-2022 was approved by Council in June of 2022. The consolidation successfully incorporated a large number of amendments going back to 2005 and staff continue to undertake its review in stages. Since the new by-law was approved, staff have identified certain additional amendments not incorporated during the initial consolidation process. These amendments include the towing regulations introduced in late 2020; provisions respecting the requirements for clothing drop box operators; licensing and requirements respecting dog walkers adopted in 2020; and amended requirements respecting kennels, pet groomers and pet shops. The proposed amending by-law will correct these omissions and is in line with the staff report considered and adopted by Council (Item No. 9 of Report No. 24 of the Committee of the Whole (2), adopted by Vaughan City Council on May 17, 2022).

For more information, contact Susan Kelly, Director and Chief Licensing Officer, By-law & Compliance, Licensing & Permit Services, ext. 8952.

Respectfully submitted by,

A handwritten signature in blue ink, appearing to read 'Gus Michaels'.

Gus Michaels, CMM III, MLE Executive, Property Stds. Prof. GDPA
Deputy City Manager, Community Services

**C5
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
CW (PM) - Report No. 33, Item 6**

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Sept 13 - Committee of the Whole Public Hearing - Item 6 File FILE 25.7 - Amendment to VOP2010
Date: September-14-22 9:23:15 AM
Attachments: [image001.png](#)

From: Aaron Hershoff <ahershoff@tacc.com>
Sent: Tuesday, September 13, 2022 8:00 PM
To: Clerks@vaughan.ca; Todd Coles <Todd.Coles@vaughan.ca>
Cc: Julian De Gasperis <jmdegasperis@tacc.com>; Ira Kagan - Kagan Shastri (ikagan@ksllp.ca) <ikagan@ksllp.ca>
Subject: [External] Sept 13 - Committee of the Whole Public Hearing - Item 6 File FILE 25.7 - Amendment to VOP2010

I am writing on behalf of the TACC Group of Companies and the various projects we manage and / or are partners in. This include but are not limited to: Copper Kirby Developments Inc, Eat Kleinburg Developments Inc., Nashville Developments Inc. TACC Developments(Block 41) Inc. Block 41-28E Developments, Block 41 28 West Developments, Block 41 Landowners Group, Argo Kleinburg Limited and many other related companies.

The purpose of this email to express our opposition to the draft OPA as presented. Examples of items that we specifically oppose relate to the restriction of processing OPA/ZBL and SPA applications concurrently, the potential requirement for mandatory pre application public consultation meetings, the requirement to have agreement from the City and TRCA with respect to development limits and the potential requirement for Design Review panel meetings prior to an application being deemed complete. We reserve the right to add to this list at a future date as we review the OPA in greater detail.

We also request to be notified of all future meetings where this file is to be considered or discussed by Council and/or Committee of the Whole.

Aaron Hershoff
MBA, M.C.I.P., R.P.P.
Senior Development Manager



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Vaughan, ON L4K 4B4

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This email has been scanned for viruses and malware.

C6
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
CW (1) - Report No. 32, Item 27

From: [Katrina Fiore](#)
To: [Adelina Bellisario](#)
Cc: [Jackie Benn-John](#)
Subject: [External] Revised Backgrounder
Date: September-15-22 11:44:11 AM
Attachments: [Vaughan revised.pdf](#)

Good morning Adelina,

This is Katrina from The Women's Support Network of York Region. I'd like to thank you for all your support through the deputation process.

We have made a revision to our backgrounder due to resolutions signed by The Town of Whitchurch-Stouffville and the Town of Aurora, therefore we are submitting a revised backgrounder reflecting the change to pg 2, last bullet.

Thank you!

--

Warm Regards,

Katrina Fiore (She/Her)
Administration and Finance Coordinator
The Women's Support Network of York Region

T: 905 895 3646 ext 101
24/7 Crisis Line: 905 895 7313/1800 263 6734
F: 905 895 6542
Email: kfiore@womenssupportnetwork.ca

www.womensupportnetwork.ca
1110 Stellar Drive, Unit/Bureau 109
Newmarket, Ontario L3Y 7B7
Tel/Tél. : 905.895.3646
Fax/Téléc. : 905.895.6542

Crisis Line/Ligne d'aide :
905.895.7313
1.800.263.6734



women's support network
of york region

Réseau de soutien pour les femmes
de la région de York

The Women's Support Network of York Region

Speakers: Jacqueline Benn-John, Ph.D., Executive Director

Shannon Seeraj, Program Manager

September 15th, 2022

Request to The City of Vaughan
to Endorse a Resolution for
Increased and Sustainable Funding for
Community-Based Sexual Assault Support Centres

Prepared by: Jacqueline Benn-John, Ph.D., Executive Director

Women's Support Network of York Region

***Table of Contents – WSN Advocating with The City of Vaughan to endorse a resolution calling upon the Province of Ontario to provide increased and sustainable funding for community-based Sexual Assault Support Centres
Fall 2022***

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**Backgrounder – WSN Advocating with The City of Vaughan to endorse a resolution calling upon the Province of Ontario to provide increased and sustainable funding for community-based Sexual Assault Support Centres
Fall 2022**

**Women's Support Network of York Region:
Request to The City of Vaughan
to endorse a resolution calling upon the Province of Ontario to
provide increased and sustainable funding for
community-based Sexual Assault Support Centres**

Prepared by Jacqueline Benn-John, Executive Director
Women's Support Network of York Region (WSN)

Some facts:

- 1 in 3 women experience sexual assault in their lifetime.
- 1 in 6 men experience sexual assault in their lifetime.
- Trans-individuals (trans women and trans men) are at higher risk of sexual violence¹. Existing societal attitudes justify, tolerate, normalize and minimize sexual violence against women, girls², as well as trans and non-binary persons³.
- Sexual crimes are by far the most common offence against girls⁴. For boys, being under 12 years old heightens their vulnerability to being targeted for sexual offences⁵.
- Indigenous and people of color in Canada are at increased risk of violence: for example, a Canadian national inquiry found that Indigenous women and girls are 16 times more likely to be killed or to disappear than white women⁶.

Crime statistics, however, only reflect a small minority of the gender-based violence (GBV) that occurs. Most sexual violence cases do not engage the criminal justice system⁷. This means that the prevalence of sexual violence in Ontario is in fact much higher than the numbers shown here.

History of our services and increasing resource challenge

- Women's Support Network of York Region has been operating in the region since 1992.
- Since that time, we have provided many years of support and advocacy for survivors in the region, and offered prevention education to the community.
- During this time, the number of survivors wanting to access our counselling programs has increased substantially, without the provincial funds increasing to meet this demand.
- Our centre supports survivors of recent sexual violence, as well as survivors of historical sexual violence: for example, child sexual abuse, or adult sexual assault that occurred many weeks, months or years before.
- In the sexual and gender-based violence sector, under resourced agencies like ours must compete for project-based funding, spending scarce resources to repeatedly write grants, rather than having basic costs of operation increases to our base budgets.

¹ Factor & Rothblum, (2007).

² World Health Organization. *Understanding and addressing violence against women*. Online: http://apps.who.int/iris/bitstream/10665/77433/1/WHO_RHR_12.35_eng.pdf

³ TransPulse Ontario

⁴ Canadian Centre for Justice Statistics. Released on February 25, 2013. *Measuring violence against women: Statistical trends*. p. 15

⁵ Measuring Violence Against Women: Statistical Trends 2006, Statistics Canada

⁶ National Inquiry into Missing and Murdered Indigenous Women and Girls (MMIWG). Report released June 2019. Online: <https://www.mmiwg-ffada.ca/>

⁷ Patel, A. October 30, 2014. for Huffington Post Canada. 460,000 Sexual Assaults In Canada Every Year: YWCA Canada. Online: http://www.huffingtonpost.ca/2014/10/30/sexual-assault-canada_n_6074994.html

Backgrounder – WSN Advocating with The City of Vaughan to endorse a resolution calling upon the Province of Ontario to provide increased and sustainable funding for community-based Sexual Assault Support Centres
Fall 2022

- Training and recruiting staff is difficult in our sector, with highly specialized skills and low wages and benefits relative to other mental health funded positions.

No increased funding from provincial government again this year despite increased service demand from pandemic

- Awareness of sexual violence is increasing—a significant and positive achievement. More and more, survivors of violence are reaching out for support. Since 2014, sexual assault centres across Ontario have seen a significant influx of new referrals, crisis line calls and intake for counselling services.
- Most existing Ontario sexual assault centres have been operating in Ontario since the 1990s. During this time, the number of survivors accessing crisis counselling and long term counselling or therapy programs has multiplied—in some regions by up to 4 times⁸; yet funding has simply not kept pace.
- Instead, Ontario sexual assault centres have seen cuts, (5% 1995) nominal increases (2004-2005, an annualized 5% increase to re-instate the previous government's cutback; 3% 2007-2008) and some small increases connected to provincial action plans (2011, 2015) that were not always continued.
- In 2018, the then-Ontario government announced an approximately 30% increase to the sexual violence sector in Ontario. The 2018 announcement would have realized a significant increase for Ontario's community-based sexual assault centres. Despite this commitment, under the current provincial government, the [funding increase never became reality](#).
- In its 2021 budget, Ontario allocated some positive investments to address gender-based violence. The budget also saw some investment in victim services – 2.1 million over 3 years to improve victim and new sexual assault services in three underserved Ontario locations
- Of these dollars, however, none find their way directly to Ontario's existing sexual assault centres such as Women's Support Network of York Region.
- Other arms of government have recognized the need for a better-resourced sexual violence response. For example, in December 2021, The Town of Bracebridge, in June 2022, The Region of Waterloo; in August 2022, The City of Kingston; and in September 2022, your colleagues in The Town of Whitchurch-Stouffville and the Town of Aurora, each passed a resolution recognizing this need, and asking the province to provide increased and sustainable funding for sexual assault services. **Will The City of Vaughan do the same?**

Legal barriers to sexual assault are not getting better

- In August 2022, Statistics Canada released its findings of *Police-reported crime statistics in Canada, 2021*. There were more than 34,200 reports of sexual assault in Canada in 2021, an 18 per cent increase from 2020,⁹ and in September 2019, Statistics Canada released its findings of *Incident-based crime statistics*¹⁰ in Canada. These statistics – aligning with our experiences – reveal that sexual assault in Ontario rose from 7,434 police-reported incidences in 2016 and 8,782 in 2017 to 10,634 in 2018 — a year over year increase of almost 19%. The *Incident-based crime statistics* draws on data¹¹ on police reported crimes.

⁸ Provided by Muskoka Parry Sound Sexual Assault Services in December 2021.

⁹ Statistics Canada. *Police-reported crime statistics in Canada, 2021*. Data release – August 3, 2022. Online: <https://www150.statcan.gc.ca/n1/pub/85-002-x/2022001/article/00013-eng.htm>.

¹⁰ Statistics Canada. *Incident-based crime statistics, by detailed violations, Canada, provinces, territories and Census Metropolitan Areas*. Data release - July 22, 2019. Online: <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3510017701&pickMembers%5B0%5D=1.16&pickMembers%5B1%5D=2.16>

¹¹ The Canadian Centre for Justice Statistics (CCJS), in co-operation with the policing community, collects police-reported crime statistics through the Uniform Crime Reporting Survey (UCR). The UCR Survey was designed to measure the incidence of crime in Canadian society and its characteristics. See [this link](#) for more information on the data collected in the survey.

Backgrounder – WSN Advocating with The City of Vaughan to endorse a resolution calling upon the Province of Ontario to provide increased and sustainable funding for community-based Sexual Assault Support Centres

Fall 2022

- As many sexual violence survivors choose not to engage the criminal justice system¹², this means that the prevalence of sexual violence in Ontario is in fact far higher.
- The majority of all reported sexual assault cases are simply not resolved through the criminal justice system. According to Canadian research¹³, 33 out of every 1,000 sexual assault cases are reported to the police, and just 29 are actually recorded as a crime. These numbers speak volumes about how many are not held accountable, as well as why survivors may be afraid to report.
- In 2020, the York Regional Police Service received 691 reports of Sexual Assault violations¹⁴. This represents a minority of survivors we work with, year over year. WSN Research and experience tell us this represents about 5% of the sexual assaults happening in our community each year.
- WSN has always provided support to survivors of sexual violence who are reporting to the police, as well as those who choose *not to report* (or who do not see their case proceed through the system). In this, WSN is seeing far many more sexual violence cases than is apparent to the local criminal justice system in our region, or apparent to the public.
- We encourage municipalities to consult with sexual and gender-based violence agencies regarding community wellness and safety planning, not simply with police, for these reasons.

Impact of the pandemic

- The economic fallout from business closures, job loss and other impacts can also lead to increased risk for intimate partner violence, risky coping strategies including survival sex, and increased risk of sexual exploitation and abuse¹⁵.
- Crisis events such as pandemics tend to worsen pre-existing social and economic vulnerabilities. Racialized communities, those living in poverty “and other groups that have traditionally been marginalized, tend to be harmed by a disaster more” than others¹⁶.
- The Learning Network on Violence Against Women notes that “recommended public health measures to stop the spread of COVID-19 such as social/physical distancing and the closure of non-essential services may increase exposure to violence (e.g. intimate partner violence, sexual violence, child maltreatment), in addition to changing the landscape of support-seeking”¹⁷.
- With the pandemic, the Women's Support Network of York Region saw:
 - 39% increase of participants in its individual sexual violence trauma counselling service
 - 68% increase in calls on our 24/7 crisis line and messages on the online chat service
 - 72% increase in Public Education participants

¹² Patel, A. October 30, 2014. for Huffington Post Canada. 460,000 Sexual Assaults In Canada Every Year: YWCA Canada. Online: http://www.huffingtonpost.ca/2014/10/30/sexual-assault-canada_n_6074994.html

¹³ Patel, A. October 30, 2014. for Huffington Post Canada. 460,000 Sexual Assaults In Canada Every Year: YWCA Canada. Online: http://www.huffingtonpost.ca/2014/10/30/sexual-assault-canada_n_6074994.html.

¹⁴ York Regional Police Annual Statistics Report, January-December 2021. Online: https://www.yrp.ca/en/about/resources/2020_Annual_Statistics_Report.pdf.

¹⁵ Global Protection Cluster GBV Protection and Response and Inter-Agency Standing Committee. Last updated: 6 April 2020. *Identifying & Mitigating Gender-based Violence Risks within the COVID-19 Response*. Online: <https://gbvguidelines.org/wp/wp-content/uploads/2020/04/Interagency-GBV-risk-mitigation-and-Covid-tipsheet.pdf>: 10.

¹⁶ International Federation of Red Cross and Red Crescent Societies, Geneva, 2015. Unseen, unheard: Gender-based violence in disasters. Online: https://www.ifrc.org/Global/Documents/Secretariat/201511/1297700_GBV_in_Disasters_EN_LR2.pdf: 16

¹⁷ The Learning Network on Violence Against Women. *Resources on Gender-Based Violence and the COVID-19 Pandemic*. Online: <http://www.vawlearningnetwork.ca/our-work/Resources%20on%20Gender-Based%20Violence%20and%20the%20COVID-19%20Pandemic.html>

***Backgrounder – WSN Advocating with The City of Vaughan to endorse a resolution calling upon the Province of Ontario to provide increased and sustainable funding for community-based Sexual Assault Support Centres
Fall 2022***

- 82 survivors of human trafficking or at-risk of human trafficking seeking virtual group support

Advocacy by towns/municipalities

- The advocacy of our municipality and others for our centre and other Sexual Assault Centres in the province is greatly needed and appreciated.
- We hope that **The City of Vaughan** can take leadership by recognizing the need for increased community-based sexual assault centre funding and encouraging the province to provide increased and sustainable funding for sexual assault centres like The Women's Support Network of York Region.
- We hope that **The City of Vaughan** can take leadership with towns across York Region in urging other communities to advocate for increased resources and much-needed change on sexual violence supports.
- Increased resources make a tangible difference in our community: it means more support options for people experiencing sexual violence, less time waiting for counselling, and faster prevention education, so that young people know their rights and where to get help.

Further information and reading

Ontario Sexual Assault Centres and funding:

- For past work of efforts to ensure financial stability of the sector see:
<https://sexualassaultsupport.ca/tag/survivorscantwait/>
- <https://sexualassaultsupport.ca/ontario-budget-2021-and-gender-based-violence-spending-ontario-coalition-of-rape-crisis-centres-ocrcc-responds/>

Gender-based violence and sexual violence in Canada:

- <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3510017701&pickMembers%5B0%5D=1.16&pickMembers%5B1%5D=2.16> (Ontario)
- <https://www150.statcan.gc.ca/n1/pub/85-002-x/2019001/article/00017-eng.htm>

For More Information:

Jacqueline Benn-John, Ph.D.

Executive Director

Women's Support Network of York Region

T: 905 895 3646 ext 104

Email: jbennjohn@womenssupportnetwork.ca

*Women's Support Network of York Region:
Request to The City of Vaughan*
**Resolution
2022**

1. *Item for Discussion – Support for Women's Support Network of York Region to Receive Increased and Sustainable Provincial Funding*

WHEREAS Women's Support Network of York Region has provided support and advocacy for survivors of recent or historical sexual violence, and prevention education in York Region since 1992;

AND WHEREAS the number of survivors needing access to crisis counselling and long-term counselling programs has increased since 1992;

AND WHEREAS ongoing underfunding of Women's Support Network of York Region has reduced the number of resources available to provide these services due to highly specialized skill requirements that are unmatched by low wages and benefits relative to other mental health funded positions;

AND WHEREAS the current COVID-19 pandemic has resulted in increased people in the community requiring the services of Women's Support Network of York Region;

AND WHEREAS sexual violence disproportionately impacts our community's most vulnerable members including women and girls, trans, and non-binary people, people with disabilities, and people who identify as Black, First Nations, Metis, Indigenous, racialized, and/or 2SLGBTQIA+¹;

NOW THEREFORE BE IT RESOLVED THAT increased and sustainable provincial funding for Women's Support Network of York Region funding and other community-based sexual assault centres be supported for priority consideration by the Provincial Government and its agencies.

¹ 2SLGBTQIA+ is an acronym that stands for Two-Spirit, Lesbian, Gay, Bisexual, Transgender, Queer or Questioning, Intersex, Asexual, and additional sexual orientations and gender identities.



SEXUAL VIOLENCE IN ONTARIO: SURVIVORS SEEKING SUPPORT



During the COVID-19 pandemic, incidents of sexual and gender-based violence increased worldwide (Canadian Red Cross, 2021). Ontario sexual assault centres have been providing *more* support, yet with the same resources with which they've operated for years.

IN 2021, ONTARIO SEXUAL ASSAULT CENTRES...

**Responded to
over 37,500
crisis calls:**

**phone, texting and online
crisis chat**

**IN 2019, THIS
NUMBER WAS
23,000**



**Saw over 6400
people in
counselling**

**individual and group
supports**

**IN 2019, THIS
NUMBER WAS
5400**



Sexual assault centres have been supporting survivors of violence in Ontario since the 1970s.

The number of people accessing crisis support and counselling has multiplied in that time—in some regions **by up to 4 times.**



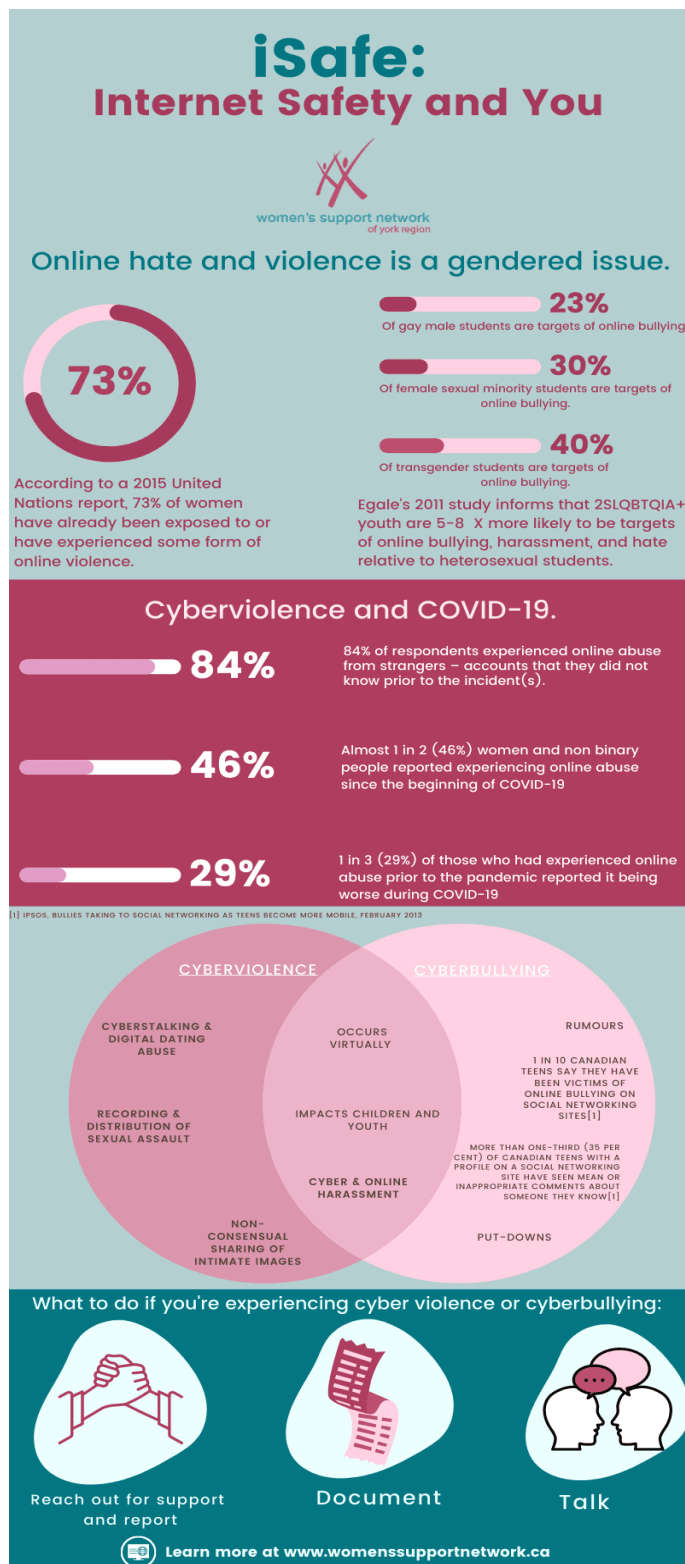
Yet funding for these services has not kept pace.

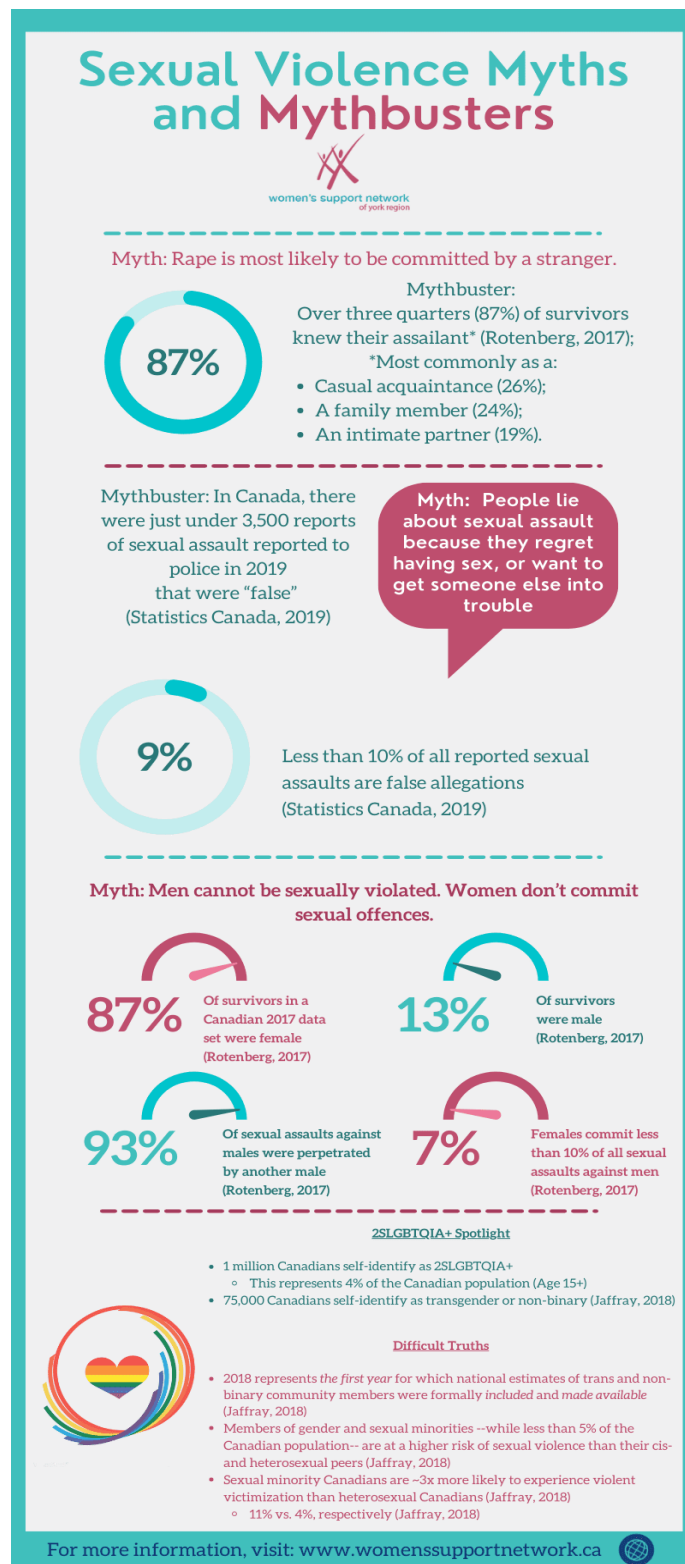
#SurvivorsFirst

Ontario Coalition of Rape Crisis Centres (OCRCC) includes over 30 community-based sexual assault centres in Ontario. This infographic was compiled in 2022, using data collected over a nine-month period in both 2019 and in 2021, and provided by a sample of 18 OCRCC member centres. If you or someone you know has been affected by sexual violence, go to: www.sexualassaultsupport.ca/support.









C7
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
CW (PM) - Report No. 35, Item 1

From: [Edward Mancinelli](#)
To: Clerks@vaughan.ca
Cc: [Edward Mancinelli](#)
Subject: [External] Z.22.017 - 227 Bowes Rd
Date: September-19-22 1:21:47 PM

I am writing on behalf of 245 Bowes Road (adjacent property).

Q: How will the inevitable spill-over parking be handled by the applicant (Church of Jesus Christ) so that there is no parking at 245 Bowes Road?

Thank you.

Regards,

SEMA CONSTRUCTION CO. LTD.

Ed Mancinelli

From: [Carol-Ann DaSilva](#)
To: Clerks@vaughan.ca
Cc: [Michael Torres](#); [Trevor DaSilva](#)
Subject: [External] File: Z.22.022 100 Treelawn blvd, Kleinburg
Date: September-19-22 12:47:34 PM

To whom it may concern,

We are writing to oppose the subdividing of 100 Treelawn blvd in Kleinburg. We live close to this property, and we have concerns due to the noise and pollution that will be caused by the demolition and construction of multiple buildings on a single lot. We also have concerns about the increased density especially at the back of the property where the lot currently comes to approximately an 80 degree angle, with what is being proposed 2 lots will come to a 40 degree angle each. This will result in the doubling of noise pollution and activity at a single point in the neighbourhood which is unacceptable. Furthermore, it sets a negative precedent allowing homeowners to subdivide their lots.

Regards,

Carol-Ann and Trevor

C9
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
CW (PM) - Report No. 35, Item 3

From: [Claudia Fernando](#)
To: [Michael Torres](#); Clerks@vaughan.ca
Cc: [Francisco Fernando](#)
Subject: [External] Zoning By-law Amendment File Z.22.022 (100 Treelawn Blvd.)
Date: September-17-22 8:20:43 PM

Hi,

We are the homeowners at [REDACTED] Treelawn Blvd., directly next to 100 Treelawn Blvd. We are currently out of the country and unable to attend the September 19, 2022 public meeting.

We have concerns of the proposed severance and construction of two detached dwellings. We selected our lot and had additional windows installed for the beautiful landscape view of the neighbourhood. With the proposed dwelling construction, our view will be obstructed by the new home including the natural lighting entering our home. The proposed view from the side of our home will be a brick wall and our privacy will be lost.

We previously had our land regraded and fully landscaped. We are concerned of the potential water issues that may arise from the new construction, including damages to our existing infrastructure and landscape.

Currently our home is adjacent to an estate home. With the severance of the lot, the construction of the proposed two homes could potentially change. We are concerned that the proposed changes may ultimately negatively impact the property value of our existing home.

No doubt the construction of the two new homes will take years to complete and will be disruptive to the neighbourhood.

As this meeting is only to address the severance of the proposed lot, concerns of what may actually be constructed may differ significantly from the current proposal.

Thank you for the opportunity to submit our concerns. We definitely plan to attend future meetings.

Claudia and Francisco Fernando
[REDACTED] Treelawn Blvd.

Sent from my iPhone

**C10
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
CW (PM) - Report No. 35, Item 3**

From: [JOSEPH FIERRO](#)
To: Clerks@vaughan.ca
Cc: [Michael Torres](#)
Subject: [External] Z.22.022 - 100 treelawn
Date: September-19-22 12:42:46 PM


Good Afternoon,

I am a resident on Weaver and I would like to notify the City we do not support the proposed by law / zoning change for this property.

The proposal changes the character of the neighbourhood. Changing the zoning would set a precedence. Large lots with respective setbacks are the reason people chose to purchase and reside in this pocket. The current zoning protects these interests and the character of the subdivision.

I hope the City acts on behalf of the community's best interests.

Thank you

J. FIERRO


**C11
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
CW (PM) - Report No. 35, Item 3**

From: [Steven Zanette](#)
To: Clerks@vaughan.ca
Cc: [lara zanette](#)
Subject: [External] FileZ.22.022 100 Treelawn Blvd.
Date: September-19-22 1:24:23 PM

Hello, we'd like to make a notice that this proposed zoning changes the character of the neighbourhood - Zoning needs to remain unchanged. For the record, I nor my wife Lara Zanette do not support this application. Thank you for your consideration.

Regards,
Steven Zanette
[REDACTED] Treelawn Blvd Klienburg

Sent from my iPhone

C12
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
CW (PM) - Report No. 35, Item 3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Zoning By-law file Z.22.022
Date: September-20-22 9:09:59 AM

-----Original Message-----

From: Roy Chiarotto [REDACTED]
Sent: Monday, September 19, 2022 6:44 PM
To: Clerks@vaughan.ca
Subject: [External] Zoning By-law file Z.22.022

I am in disagreement over severing 100 Treelawn into two lots

No where else in the subdivision has that been allowed.

Roy Chiarotto
[REDACTED] Weaver Court

Roy Chiarotto
Marel Contractors

Brownridge Ratepayers Association
CW – 20 September 2022
Item # 7 - Z 21.028 – The Sorbara Property - 1,150 Centre St. – Thornhill

20 September 2022

To the Mayor & Member of Council

I intend to speak on item #7 – The Sorbara application.

Since it is #7 & cannot be certain at what time I can speak on the item, plus there could be potential technical issues with deputations, I am sending this letter to put on record the position of the Brownridge Ratepayers Association.

We disagree with the recommendation presented by staff.

We ask that Committee of the Whole defer the item to the 1st meeting of the new Council so that the people elected by the people will be able to evaluate the issues raised by the 6 correspondence received by the City & the 10 people that took petitions and/or expressed interest to speak on the item.

This item will be at the Tribunal, for a pre-hearing on the 5 December 2022. The Hearing will be 1 May 2023. Therefore, there will be time to allow the new Council to supply direction.

Our issues are not the density nor the height, because that has already been decided by the Tribunal/Board, but the exceptions that are been asked to the City's existing by-laws.

The proponent has gone against what this Council & prior Councils have done & that is to have at least a meeting with the community, prior to going to Council. That is what was said, the last time, by more than one Council member, but it did not happen. We, the residents, have had NO meeting with the property owner. None of the ratepayers has been contacted by the proponent.

The behaviour of the proponent is unacceptable & Council should make it clear with a motion to defer a decision to the new Council that will be taking over on the 15 November 2022.

If that is unacceptable to the majority of M of C, then a motion refusing any request to eliminate or reduce the existing by-laws should be approved.

In Thornhill we have been more then reasonable. Look the Promenade Mall area; The Di Sera area; The Steeles & Bathurst area & more.

Enough is enough.

Sincerely,

Mario G. Racco

President – Brownridge Ratepayers Association

416-419-3017 LegalSPC@RaccoGroup.cpm

C14
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
CW (PM) - Report No. 35, Item 3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Zoning By-Law Amendment Z.22.022 Notice of Public Hearing Committee of the Whole
Date: September-21-22 11:46:21 AM

-----Original Message-----

From: DONNA/JOE ROTONDO [REDACTED]
Sent: Wednesday, September 21, 2022 11:35 AM
To: Clerks@vaughan.ca
Cc: Michael Torres <Michael.Torres@vaughan.ca>
Subject: [External] Zoning By-Law Amendment Z.22.022 Notice of Public Hearing Committee of the Whole

Hello,

My name is Donna Rotondo, residing at [REDACTED] Treelawn Blvd., Kleinburg, Ontario [REDACTED].

Unfortunately I was unable to attend or send in my comments by the required date regarding the above-noted Public Meeting for 100 Treelawn Blvd.

However, I have been told that I may still send in my comments as such.

Firstly, I am opposed to this lot severance as it may set a precedent in the area. There are a number of homes that have been demolished, rebuilt and future consideration to sever lots may arise in the near future. When this subdivision was initially built, #1 Treelawn was refused an application to subdivide the lot. This subdivision was also built with a site-specific by law with only one house per lot. We built according to all specifications and this by law should be upheld.

Secondly, Treelawn Blvd. has become a street of unrestricted chaos! With many pools, large cabanas, etc., we are seeing many homes host parties of 50-plus visitors. Our street can no longer accommodate or sustain the amount of traffic and parking on our road. Over the course of this summer, this street has seen construction vehicles, landscaping services, visitors, etc. on a regular basis. In fact, I can barely back out of our driveway due to vehicle obstruction on both sides, creating a very dangerous situation for both cars, pedestrians and kids on bicycles, skateboards, etc.

By adding another home to our street, and potentially another 2-3 vehicles, along with visitors, services, pools, etc., we are continuing to compound the street with traffic and parking issues that are making our neighbourhood unsafe with such a proliferation of constant vehicles. This subdivision was not built to withstand these volumes on such a continuous basis and additional homes would add to the existing problem. The curves in the roadway also add to unsafe sight lines while driving on Treelawn. With cars/cement trucks/large construction vehicles parked on both sides of the road, you can often not see oncoming cars.

Hopefully you will take our concerns into consideration when reviewing this application. Treelawn Blvd. now exceeds capacity.

Thank you.

Yours truly,

Donna Rotondo
[REDACTED]

C15
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
Ceremonial Presentation #1



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ISO 37122 Global Early Adopter
Certification
City of Vaughan**

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Patricia McCarney
President and CEO

James Patava
Vice President

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ISO 37120



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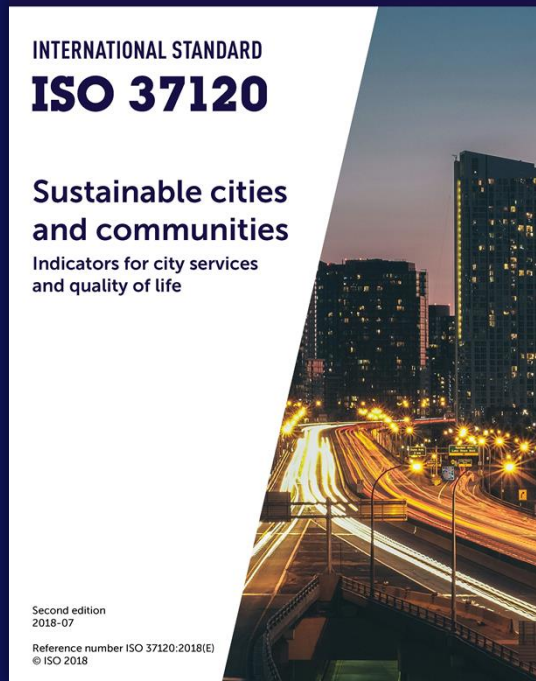
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ISO 37122



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The ISO 37120 SERIES

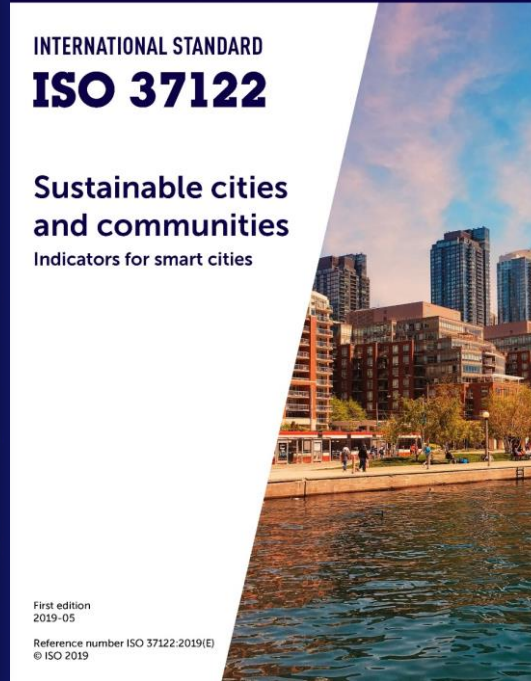


ISO 37120

Indicators for City Services and Quality of Life

The **1st** ISO Standard for cities

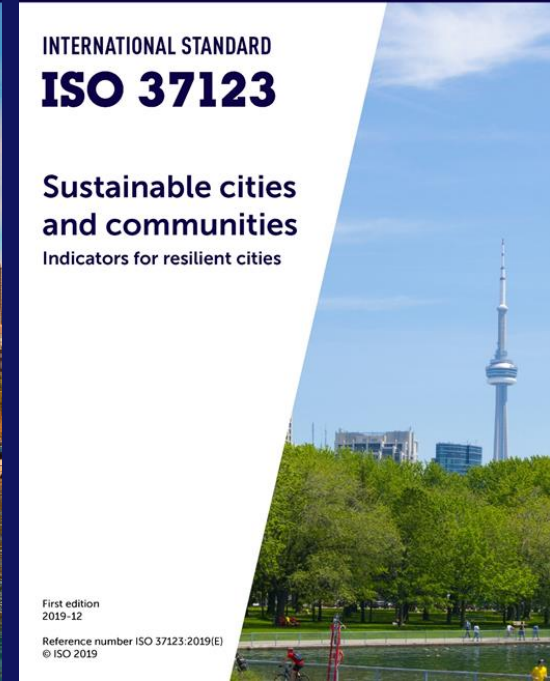
WCCD is implementing this global first in over **100 cities** across **35 countries**



ISO 37122

Indicators for Smart Cities

Cities globally are becoming early Adopters and demonstrating that **data is the essential starting point for Smart Cities**
Tracking Data that is Citizen Focussed



ISO 37123

Indicators for Resilient Cities

Cities globally are becoming Early Adopters and demonstrating that data is instrumental in building more Resilient Cities to plan for, and recover from, shocks and stresses



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The ISO 37120 SERIES - ISO 37120 & ISO 37122 & ISO 37123 –
252 KPIs with globally standardized definitions and methodologies across 19 themes

19^{themes}

252^{indicators}



Economy



Education



Energy



Environment &
climate change



Finance



Governance



Health



Housing



Population &
social conditions



Recreation



Safety



Solid Waste



Sport & Culture



Telecommunication



Transportation



Urban/local agriculture
& food security



Urban Planning



Wastewater



Water



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ON CITY DATA

How can WCCD-certified ISO data now be put to work in Vaughan?

Data applications for globally standardized data



Internal Benchmarking



Global Benchmarking



Strategic Planning



Economic Development



Infrastructure Investment



Localizing Global Agendas



WCCD INVESTMENT ATTRACTION TOOL



HUMAN CAPITAL & INNOVATION

Knowledge Economy

Quality Education

A Global Talent Pool



ECONOMIC VIBRANCY

Employment Outlook

Growth Trajectory

Land, Property, and Housing



LIVABILITY

Commitment to a Healthy Community

Citizen Well-being

Sustainable & Resilient Environment



STATE OF THE CITY

Commitment to Safety

Sound Financial Management and Good Governance



MOBILITY & CONNECTIVITY

ICT Infrastructure

Efficient Transportation



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WORLD COUNCIL
ON CITY DATA



HUMAN CAPITAL & INNOVATION

Knowledge Economy

Number of new patents per 100 000 population per year

Percentage of the labour force employed in occupations in the education and research and development sectors

Percentage of the labour force employed in occupations in the information and communications technology (ICT) sector

Percentage of city population with professional proficiency in more than one language

Number of science, technology, engineering and mathematics (STEM) higher education degrees per 100 000 population

Number of higher education degrees per 100 000 population

Quality Education

A Global Talent Pool

Employment Outlook

Growth Trajectory

Land, Property, and Housing

Commitment to a Healthy Community

Citizen Well-being

Sustainable & Resilient Environment

Commitment to Safety

Sound Financial Management and Good Governance

ICT Infrastructure

Efficient Transportation



ECONOMIC VIBRANCY



LIVABILITY



STATE OF THE CITY



MOBILITY & CONNECTIVITY



WCCD

WORLD COUNCIL
ON CITY DATA

DATA DRIVEN INSIGHTS SUPPORTING THE CITY OF VAUGHAN'S TERM OF COUNCIL STRATEGIC PRIORITIES 2018-2022



WCCD

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ON CITY DATA

A DEMOGRAPHIC SNAPSHOT: SHOWCASING A YOUTHFUL POPULATION

Vaughan Demographic Profile

ISO 37120

Age Cohort

Senior Population Aged 65+



Child Population Aged 0-14

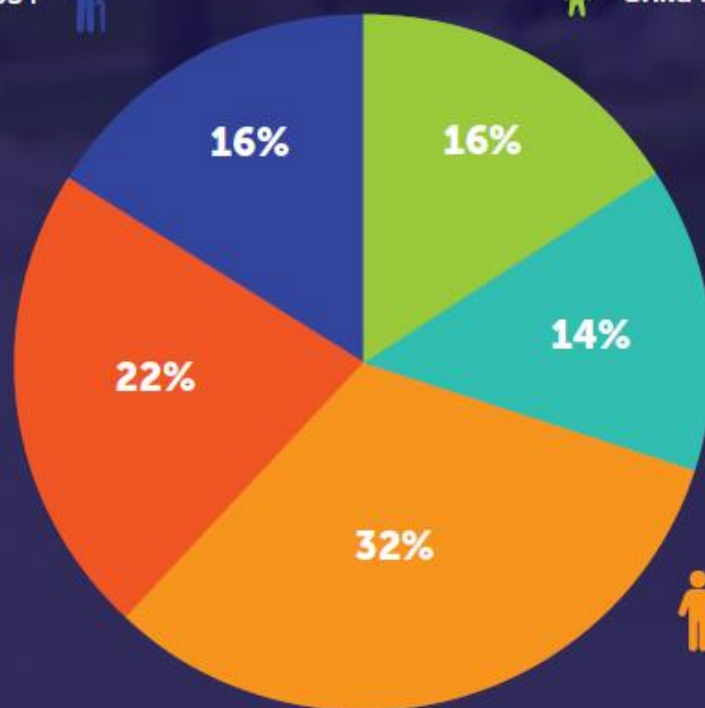


Youth Population Aged 15-24

Adult Population (Late Career)
Aged 50-64



Adult Population (Early Career)
Aged 25-49



TERM OF COUNCIL STRATEGIC PRIORITY: TRANSPORTATION AND MOBILITY

Strategic Goal Statement: To be a fully connected and integrated community, the City will undertake initiatives to improve the municipal road network, support the development of transit and increase cycling and pedestrian infrastructure.

Sustainable Development Goals



A CONNECTED CITY

Kilometres of Public Transport System per 100 000 Population

ISO 37120 Indicator 19.1

(/100 000)



TERM OF COUNCIL STRATEGIC PRIORITY:
CITY BUILDING

Strategic Goal Statement: To build a world-class city, the City will continue its planning and development in support of key city-wide developments and initiatives that encompass good urban design and public spaces that foster community well-being.

Sustainable Development Goals



PRIORITIZING EFFICIENT AND EQUAL INFRASTRUCTURE

Percentage of Street Lighting that has been Refurbished and Newly Installed

ISO 37122 Indicator 7.7



TERM OF COUNCIL STRATEGIC PRIORITY:
CITY BUILDING

Strategic Goal Statement: To build a world-class city, the City will continue its planning and development in support of key city-wide developments and initiatives that encompass good urban design and public spaces that foster community well-being.

Sustainable Development Goals



PRIORITIZING EFFICIENT AND EQUAL INFRASTRUCTURE

Percentage of Public Buildings that are Accessible by Persons with Special Needs

ISO 37122 Indicator 13.1



100%

TERM OF COUNCIL STRATEGIC PRIORITY:
ENVIRONMENTAL STEWARDSHIP

Strategic Goal Statement: To protect the environment and foster a sustainable future, the City will act as a steward to preserve the natural environment by encompassing principles of environmental protection into our social and economic initiatives.

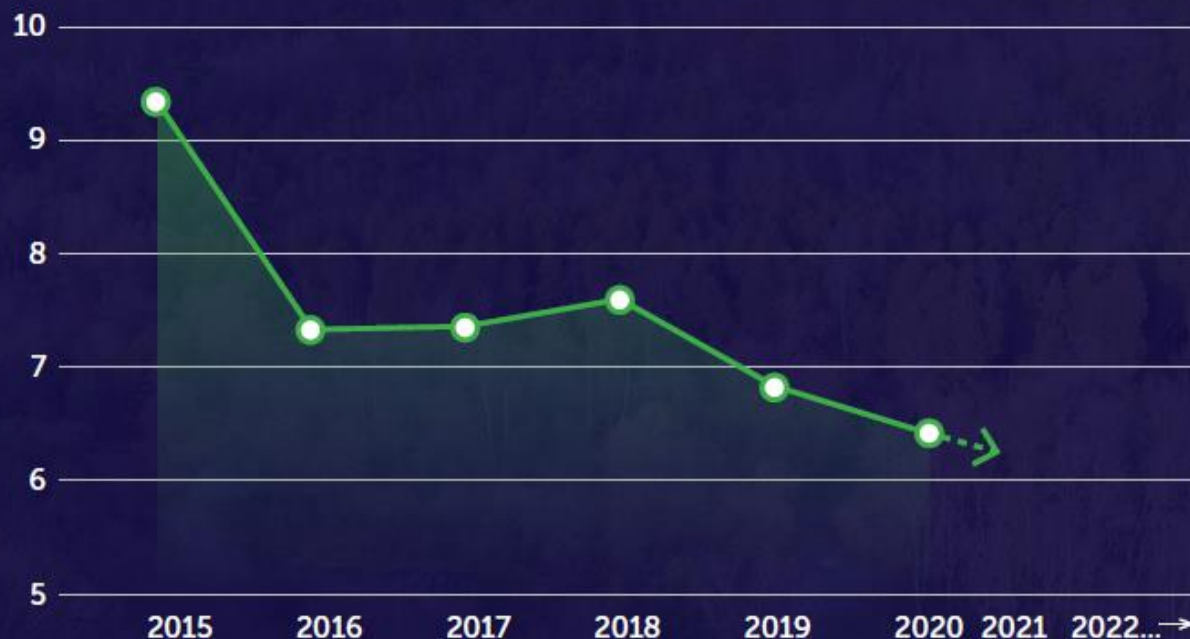
Sustainable Development Goals



SHOWCASING ANNUAL AIR QUALITY IMPROVEMENT

Fine Particulate Matter (PM2.5) Concentration

ISO 37120 Indicator 8.1



PM2.5 measures levels of fine particulate matter in the air, such as fine dust and soil particles, acids, metals and allergens. Health effects from high concentrations of particulate matter in the air are predominantly associated with respiratory and cardiovascular issues.

TERM OF COUNCIL STRATEGIC PRIORITY:
ACTIVE, SAFE AND DIVERSE COMMUNITIES

Strategic Goal Statement: To ensure the safety and well-being of citizens, the City will commit to engagement and cohesiveness by supporting and promoting community events, arts, culture, heritage, sports and fire prevention awareness.

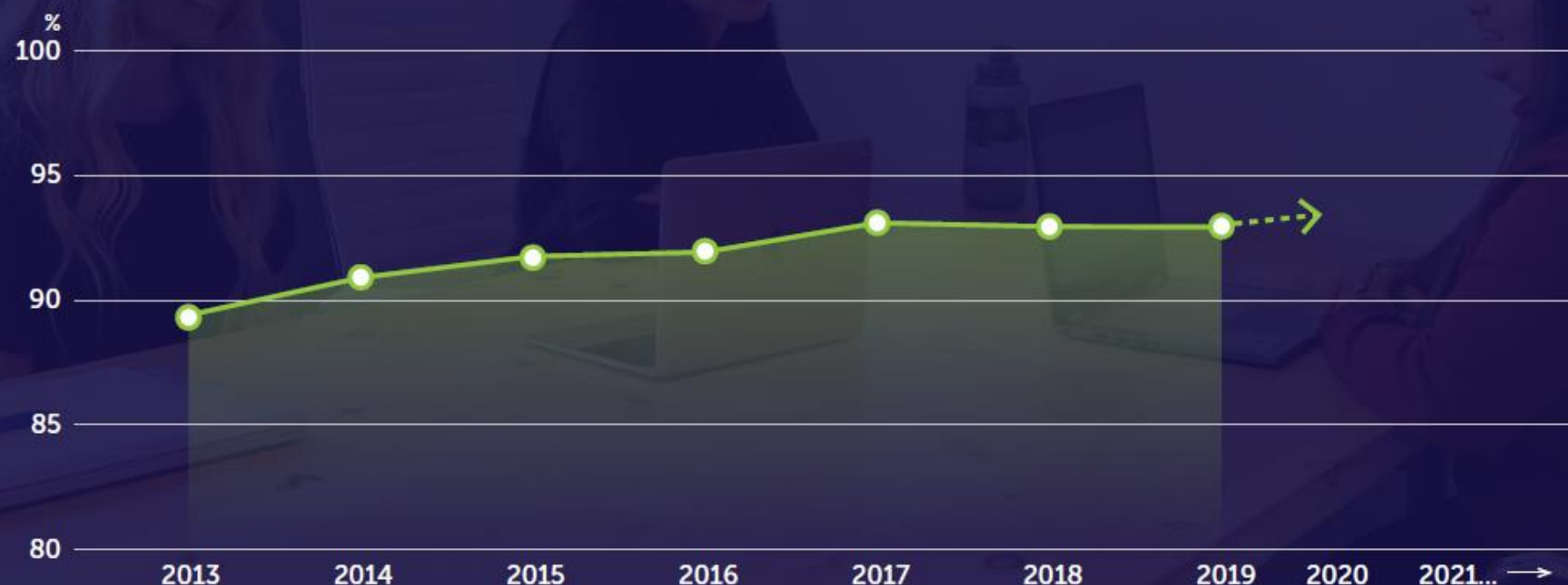
Sustainable Development Goals



SUPPORTING STUDENT SUCCESS

Percentage of Students Completing Secondary Education

ISO 37120 Indicator 6.3



TERM OF COUNCIL STRATEGIC PRIORITY: ECONOMIC PROSPERITY, INVESTMENT AND SOCIAL CAPITAL

Strategic Goal Statement: To ensure Vaughan continues to be the place to be, the City will undertake initiatives to ignite economic prosperity and social capital, and celebrate Vaughan as an entrepreneurial city and the gateway to economic activity in the Greater Toronto Area, Ontario and Canada.

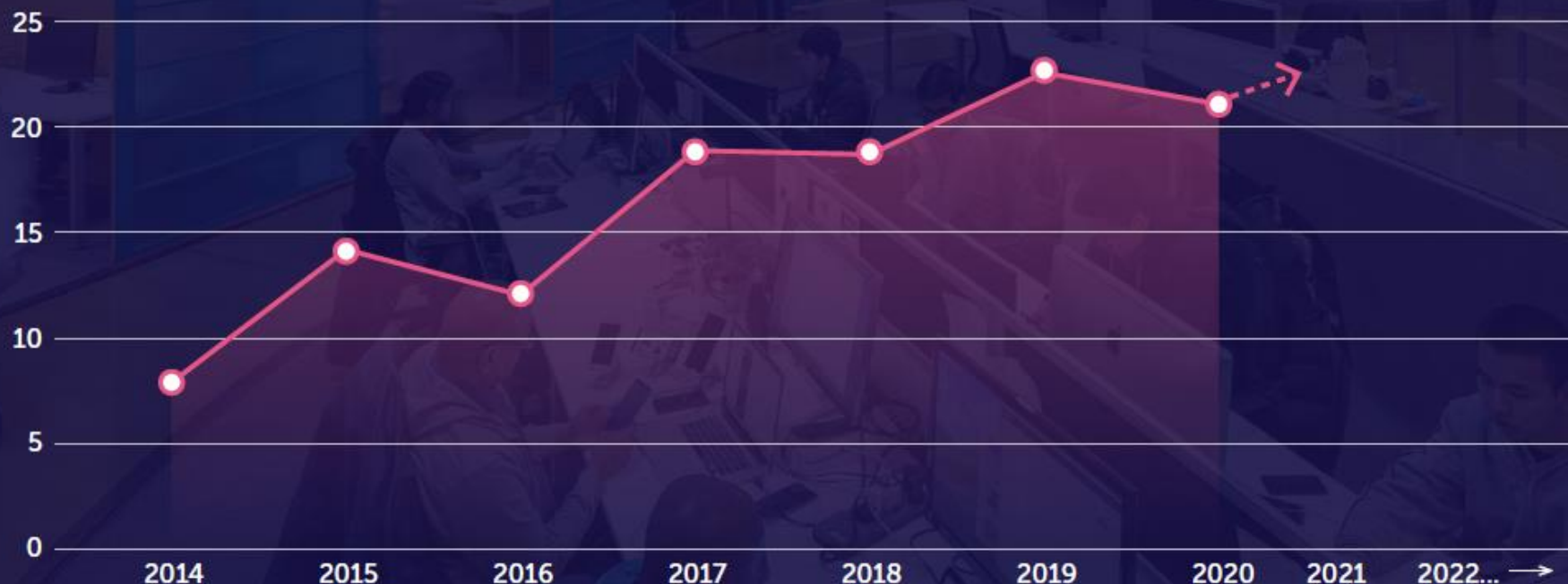
Sustainable Development Goals



AN INNOVATIVE CITY

Number of New Patents per 100 000 Population

ISO 37120 Indicator 5.6



TERM OF COUNCIL STRATEGIC PRIORITY:
CITIZEN EXPERIENCE

To ensure citizens receive the best experience in person, by telephone and electronically, the City will provide exceptional end-to-end citizen-centred services, enhance access and streamline services with the use of technology.

Sustainable Development Goals



FACILITATING STREAMLINED SERVICES

Percentage of Building Permits Submitted through an Electronic Submission System

ISO 37122 Indicator 21.2



CITY OF VAUGHAN
WCCD ISO 37120
PLATINUM CERTIFICATIONS
THE HIGHEST LEVEL OF CERTIFICATION



WCCD

ISO 37120

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Certificate Of Registration

ISO 37120 Sustainable Development of Communities:
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Certificate Registration Number: **2020-P-0209**

Certificate Expiry Date: **September 30, 2023**


Patricia McCarney
President and CEO
World Council on City Data



ISO 37120



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Certificate Of Registration

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Indicators for City Services and Quality of Life

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Certificate Expiry Date: **September 30, 2023**


Patricia McCarney
President and CEO
World Council on City Data





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CITY OF VAUGHAN WCCD ISO 37122 GLOBAL EARLY ADOPTER CERTIFICATION



ISO 37122



**WORLD COUNCIL
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Certificate Of Registration

**ISO 37122 Sustainable Cities and Communities -
Indicators for Smart Cities**

The World Council on City Data certifies that:

VAUGHAN

**Has reported indicators in conformity
with ISO 37122 as an**

Early Adopter - ISO 37122

And has been added to the WCCD Global Cities Registry™

Reporting Year: 2020

Certificate Registration Number: S22-2020-E-0010

Certificate Expiry Date: August 31 2023

A handwritten signature in dark ink, appearing to read 'P. McCarney', is positioned above a horizontal line.

Patricia McCarney
President and CEO
World Council on City Data



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Certification**

City of Vaughan

<http://www.dataforcities.org/>

Twitter: @WCCityData

Facebook: WCCityData

Patricia McCarney
President and CEO

James Patava
Vice President

DATE: September 28, 2022

TO: Mayor and Members of Council

FROM: Wendy Law, Deputy City Manager, Administrative Services & City Solicitor

RE: **COMMUNICATION – Committee of the Whole (1), September 13, 2022)**

Item No. 27, Report No. 32

PRESENTATION – THE WOMEN’S SUPPORT NETWORK OF YORK REGION

At the Committee of the Whole meeting on September 13, 2022, the Committee referred the proposed resolution from the Women’s Support Network of York Region to Legal Services to review as to form and to report back to Council on September 28, 2022. In our review, Legal Services is suggesting a couple of minor revisions to put the resolution into the City’s format for resolutions, add a recital noting that the presentation was provided to the Committee of the Whole, and propose that a copy of the resolution to the Province and municipalities within York Region.

Recommendation

That the proposed resolution provided by the Women’s Support Network of York Region presentation delivered to Committee of Whole on September 13th, 2022 be altered to the following:

Whereas, Women’s Support Network of York Region has provided support and advocacy for survivors of recent or historical sexual violence, and prevention education in York Region since 1992;

And Whereas, the number of survivors needing access to crisis counselling and long-term counselling programs has increased since 1992;

And Whereas, ongoing underfunding of Women’s Support Network of York Region has reduced the number of resources available to provide these services due to highly specialized skill requirements that are unmatched by low wages and benefits relative to other mental health funded positions;

And Whereas, the current COVID-19 pandemic has resulted in increased people in the community requiring the services of Women’s Support Network of York Region;

And Whereas, sexual violence disproportionately impacts our community’s most vulnerable members including women and girls, trans, and non-binary people, people

with disabilities, and people who identify as Black, First Nations, Metis, Indigenous, racialized, and/or 2SLGBTQIA+1;

And Whereas, the Women's Support Network of York Region presented to Committee of the Whole on September 13, 2022 to request the City of Vaughan to endorse a resolution calling upon the Province of Ontario to provide increased and sustainable funding for community-based Sexual Assault Support Centres.

It is therefore recommended:

1. That City of Vaughan Council request the Province of Ontario to consider supporting increased and sustainable provincial funding for the Women's Support Network of York Region and other community-based sexual assault centres; and
2. That the City Clerk forward a copy of this resolution to the Province and other municipalities within York Region.

For more information, contact Taylor Frank, Legal Counsel, ext. 8537

Respectfully submitted by



Wendy Law
Deputy City Manager
Legal and Administrative Services & City Solicitor

Attachments

1. Women's Support Network of York Region Presentation to the City of Vaughan, September 13, 2022.

www.womensupportnetwork.ca
1110 Stellar Drive, Unit/Bureau 109
Newmarket, Ontario L3Y 7B7
Tel/Tél. : 905.895.3646
Fax/Téléc. : 905.895.6542

Crisis Line/Ligne d'aide :
905.895.7313
1.800.263.6734

Communication: C9
Committee of the Whole (1)
September 13, 2022
Item - Presentation #4



women's support network
of york region

Réseau de soutien pour les femmes
de la région de York

The Women's Support Network of York Region

Speaker: Lindsay Carbonero, Board Member

Shannon Seeraj, Program Manager

September 13th, 2022

Request to The City of Vaughan
to Endorse a Resolution for
Increased and Sustainable Funding for
Community-Based Sexual Assault Support Centres

Prepared by: Jacqueline Benn-John, Ph.D., Executive Director
Women's Support Network of York Region

***Table of Contents – WSN Advocating with The City of Vaughan to endorse a resolution calling upon the Province of Ontario to provide increased and sustainable funding for community-based Sexual Assault Support Centres
Fall 2022***

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**Backgrounder – WSN Advocating with The City of Vaughan to endorse a resolution calling upon the Province of Ontario to provide increased and sustainable funding for community-based Sexual Assault Support Centres
Fall 2022**

**Women's Support Network of York Region:
Request to The City of Vaughan
to endorse a resolution calling upon the Province of Ontario to
provide increased and sustainable funding for
community-based Sexual Assault Support Centres**

Prepared by Jacqueline Benn-John, Executive Director
Women's Support Network of York Region (WSN)

Some facts:

- 1 in 3 women experience sexual assault in their lifetime.
- 1 in 6 men experience sexual assault in their lifetime.
- Trans-individuals (trans women and trans men) are at higher risk of sexual violence¹. Existing societal attitudes justify, tolerate, normalize and minimize sexual violence against women, girls², as well as trans and non-binary persons³.
- Sexual crimes are by far the most common offence against girls⁴. For boys, being under 12 years old heightens their vulnerability to being targeted for sexual offences⁵.
- Indigenous and people of color in Canada are at increased risk of violence: for example, a Canadian national inquiry found that Indigenous women and girls are 16 times more likely to be killed or to disappear than white women⁶.

Crime statistics, however, only reflect a small minority of the gender-based violence (GBV) that occurs. Most sexual violence cases do not engage the criminal justice system⁷. This means that the prevalence of sexual violence in Ontario is in fact much higher than the numbers shown here.

History of our services and increasing resource challenge

- Women's Support Network of York Region has been operating in the region since 1992.
- Since that time, we have provided many years of support and advocacy for survivors in the region, and offered prevention education to the community.
- During this time, the number of survivors wanting to access our counselling programs has increased substantially, without the provincial funds increasing to meet this demand.
- Our centre supports survivors of recent sexual violence, as well as survivors of historical sexual violence: for example, child sexual abuse, or adult sexual assault that occurred many weeks, months or years before.
- In the sexual and gender-based violence sector, under resourced agencies like ours must compete for project-based funding, spending scarce resources to repeatedly write grants, rather than having basic costs of operation increases to our base budgets.

¹ Factor & Rothblum, (2007).

² World Health Organization. *Understanding and addressing violence against women*. Online: http://apps.who.int/iris/bitstream/10665/77433/1/WHO_RHR_12.35_eng.pdf

³ TransPulse Ontario

⁴ Canadian Centre for Justice Statistics. Released on February 25, 2013. *Measuring violence against women: Statistical trends*. p. 15

⁵ Measuring Violence Against Women: Statistical Trends 2006, Statistics Canada

⁶ National Inquiry into Missing and Murdered Indigenous Women and Girls (MMIWG). Report released June 2019. Online: <https://www.mmiwg-ffada.ca/>

⁷ Patel, A. October 30, 2014, for Huffington Post Canada. 460,000 Sexual Assaults In Canada Every Year: YWCA Canada. Online: http://www.huffingtonpost.ca/2014/10/30/sexual-assault-canada_n_6074994.html

**Backgrounder – WSN Advocating with The City of Vaughan to endorse a resolution calling upon the Province of Ontario to provide increased and sustainable funding for community-based Sexual Assault Support Centres
Fall 2022**

- Training and recruiting staff is difficult in our sector, with highly specialized skills and low wages and benefits relative to other mental health funded positions.

No increased funding from provincial government again this year despite increased service demand from pandemic

- Awareness of sexual violence is increasing—a significant and positive achievement. More and more, survivors of violence are reaching out for support. Since 2014, sexual assault centres across Ontario have seen a significant influx of new referrals, crisis line calls and intake for counselling services.
- Most existing Ontario sexual assault centres have been operating in Ontario since the 1990s. During this time, the number of survivors accessing crisis counselling and long term counselling or therapy programs has multiplied—in some regions by up to 4 times⁸; yet funding has simply not kept pace.
- Instead, Ontario sexual assault centres have seen cuts, (5% 1995) nominal increases (2004-2005, an annualized 5% increase to re-instate the previous government's cutback; 3% 2007-2008) and some small increases connected to provincial action plans (2011, 2015) that were not always continued.
- In 2018, the then-Ontario government announced an approximately 30% increase to the sexual violence sector in Ontario. The 2018 announcement would have realized a significant increase for Ontario's community-based sexual assault centres. Despite this commitment, under the current provincial government, the [funding increase never became reality](#).
- In its 2021 budget, Ontario allocated some positive investments to address gender-based violence. The budget also saw some investment in victim services – 2.1 million over 3 years to improve victim and new sexual assault services in three underserved Ontario locations
- Of these dollars, however, none find their way directly to Ontario's existing sexual assault centres such as Women's Support Network of York Region.
- Other arms of government have recognized the need for a better-resourced violence response. For example, in August 2022, The City of Kingston; June 2022, The Region of Waterloo, and in December 2021, The Town of Bracebridge passed a resolution recognizing the need for increased community-based sexual assault centre funding, and encouraging the province to provide increased and sustainable funding for sexual assault services⁹. **Will The City of Vaughan do the same?**

Legal barriers to sexual assault are not getting better

- In August 2022, Statistics Canada released its findings of *Police-reported crime statistics in Canada, 2021*. There were more than 34,200 reports of sexual assault in Canada in 2021, an 18 per cent increase from 2020,¹⁰ and in September 2019, Statistics Canada released its findings of *Incident-based crime statistics*¹¹ in Canada. These statistics – aligning with our experiences – reveal that sexual assault in Ontario rose from 7,434 police-reported incidences

⁸ Provided by Muskoka Parry Sound Sexual Assault Services in December 2021.

⁹ Hartill, Mary Beth, for The Bracebridge Examiner/Toronto Star, January 7, 2022. *Say it in numbers: Bracebridge council backing victims of sexual assault A look at the numbers behind sexual assault services in Parry Sound-Muskoka*. Online: <https://www.thestar.com/local-bracebridge/news/council/2022/01/07/say-it-in-numbers-bracebridge-council-backing-victims-of-sexual-assault.html>

¹⁰ Statistics Canada. *Police-reported crime statistics in Canada, 2021*. Data release – August 3, 2022. Online: <https://www150.statcan.gc.ca/n1/pub/85-002-x/2022001/article/00013-eng.htm>.

¹¹ Statistics Canada. *Incident-based crime statistics, by detailed violations, Canada, provinces, territories and Census Metropolitan Areas*. Data release - July 22, 2019. Online: <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3510017701&pickMembers%5B0%5D=1.16&pickMembers%5B1%5D=2.16>

**Backgrounder – WSN Advocating with The City of Vaughan to endorse a resolution calling upon the Province of Ontario to provide increased and sustainable funding for community-based Sexual Assault Support Centres
Fall 2022**

in 2016 and 8,782 in 2017 to 10,634 in 2018 — a year over year increase of almost 19%. The *Incident-based crime statistics* draws on data¹² on police reported crimes.

- As many sexual violence survivors choose not to engage the criminal justice system¹³, this means that the prevalence of sexual violence in Ontario is in fact far higher.
- The majority of all reported sexual assault cases are simply not resolved through the criminal justice system. According to Canadian research¹⁴, 33 out of every 1,000 sexual assault cases are reported to the police, and just 29 are actually recorded as a crime. These numbers speak volumes about how many are not held accountable, as well as why survivors may be afraid to report.
- In 2020, the York Regional Police Service received 691 reports of Sexual Assault violations¹⁵. This represents a minority of survivors we work with, year over year. WSN Research and experience tell us this represents about 5% of the sexual assaults happening in our community each year.
- WSN has always provided support to survivors of sexual violence who are reporting to the police, as well as those who choose *not to report* (or who do not see their case proceed through the system). In this, WSN is seeing far many more sexual violence cases than is apparent to the local criminal justice system in our region, or apparent to the public.
- We encourage municipalities to consult with sexual and gender-based violence agencies regarding community wellness and safety planning, not simply with police, for these reasons.

Impact of the pandemic

- The economic fallout from business closures, job loss and other impacts can also lead to increased risk for intimate partner violence, risky coping strategies including survival sex, and increased risk of sexual exploitation and abuse¹⁶.
- Crisis events such as pandemics tend to worsen pre-existing social and economic vulnerabilities. Racialized communities, those living in poverty “and other groups that have traditionally been marginalized, tend to be harmed by a disaster more” than others¹⁷.
- The Learning Network on Violence Against Women notes that “recommended public health measures to stop the spread of COVID-19 such as social/physical distancing and the closure of non-essential services may increase exposure to violence (e.g. intimate partner violence, sexual violence, child maltreatment), in addition to changing the landscape of support-seeking”¹⁸.

¹² The Canadian Centre for Justice Statistics (CCJS), in co-operation with the policing community, collects police-reported crime statistics through the Uniform Crime Reporting Survey (UCR). The UCR Survey was designed to measure the incidence of crime in Canadian society and its characteristics. See [this link](#) for more information on the data collected in the survey.

¹³ Patel, A. October 30, 2014, for Huffington Post Canada. 460,000 Sexual Assaults In Canada Every Year: YWCA Canada. Online: http://www.huffingtonpost.ca/2014/10/30/sexual-assault-canada_n_6074994.html

¹⁴ Patel, A. October 30, 2014, for Huffington Post Canada. 460,000 Sexual Assaults In Canada Every Year: YWCA Canada. Online: http://www.huffingtonpost.ca/2014/10/30/sexual-assault-canada_n_6074994.html

¹⁵ York Regional Police Annual Statistics Report, January-December 2021. Online: https://www.yrp.ca/en/about/resources/2020_Annual_Statistics_Report.pdf

¹⁶ Global Protection Cluster GBV Protection and Response and Inter-Agency Standing Committee. Last updated: 6 April 2020. *Identifying & Mitigating Gender-based Violence Risks within the COVID-19 Response*. Online: <https://gbvguidelines.org/wp/wp-content/uploads/2020/04/Interagency-GBV-risk-mitigation-and-Covid-tipsheet.pdf>: 10.

¹⁷ International Federation of Red Cross and Red Crescent Societies, Geneva, 2015. Unseen, unheard: Gender-based violence in disasters. Online: https://www.ifrc.org/Global/Documents/Secretariat/201511/1297700_GBv_in_Disasters_EN_LR2.pdf: 16

¹⁸ The Learning Network on Violence Against Women. *Resources on Gender-Based Violence and the COVID-19 Pandemic*. Online: <http://www.vawlearningnetwork.ca/our-work/Resources%20on%20Gender-Based%20Violence%20and%20the%20COVID-19%20Pandemic.html>

Backgrounder – WSN Advocating with The City of Vaughan to endorse a resolution calling upon the Province of Ontario to provide increased and sustainable funding for community-based Sexual Assault Support Centres

Fall 2022

- With the pandemic, the Women's Support Network of York Region saw:
 - 39% increase of participants in its individual sexual violence trauma counselling service
 - 68% increase in calls on our 24/7 crisis line and messages on the online chat service
 - 72% increase in Public Education participants
 - 82 survivors of human trafficking or at-risk of human trafficking seeking virtual group support

Advocacy by towns/municipalities

- The advocacy of our municipality and others for our centre and other Sexual Assault Centres in the province is greatly needed and appreciated.
- We hope that **The City of Vaughan** can take leadership by recognizing the need for increased community-based sexual assault centre funding and encouraging the province to provide increased and sustainable funding for sexual assault centres like The Women's Support Network of York Region.
- We hope that **The City of Vaughan** can take leadership with towns across York Region in urging other communities to advocate for increased resources and much-needed change on sexual violence supports.
- Increased resources make a tangible difference in our community: it means more support options for people experiencing sexual violence, less time waiting for counselling, and faster prevention education, so that young people know their rights and where to get help.

Further information and reading

Ontario Sexual Assault Centres and funding:

- For past work of efforts to ensure financial stability of the sector see:
<https://sexualassaultsupport.ca/tag/survivorscantwait/>
- <https://sexualassaultsupport.ca/ontario-budget-2021-and-gender-based-violence-spending-ontario-coalition-of-rape-crisis-centres-ocrcc-responds/>

Gender-based violence and sexual violence in Canada:

- <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3510017701&pickMembers%5B0%5D=1.16&pickMembers%5B1%5D=2.16> (Ontario)
- <https://www150.statcan.gc.ca/n1/pub/85-002-x/2019001/article/00017-eng.htm>

For More Information:

Jacqueline Benn-John, Ph.D.
Executive Director
Women's Support Network of York Region
T: 905 895 3646 ext 104
Email: jbennjohn@womenssupportnetwork.ca

*Women's Support Network of York Region:
Request to The City of Vaughan
Resolution
2022*

1. *Item for Discussion – Support for Women's Support Network of York Region to Receive Increased and Sustainable Provincial Funding*

WHEREAS Women's Support Network of York Region has provided support and advocacy for survivors of recent or historical sexual violence, and prevention education in York Region since 1992;

AND WHEREAS the number of survivors needing access to crisis counselling and long-term counselling programs has increased since 1992;

AND WHEREAS ongoing underfunding of Women's Support Network of York Region has reduced the number of resources available to provide these services due to highly specialized skill requirements that are unmatched by low wages and benefits relative to other mental health funded positions;

AND WHEREAS the current COVID-19 pandemic has resulted in increased people in the community requiring the services of Women's Support Network of York Region;

AND WHEREAS sexual violence disproportionately impacts our community's most vulnerable members including women and girls, trans, and non-binary people, people with disabilities, and people who identify as Black, First Nations, Metis, Indigenous, racialized, and/or 2SLGBTQIA+¹;

NOW THEREFORE BE IT RESOLVED THAT increased and sustainable provincial funding for Women's Support Network of York Region funding and other community-based sexual assault centres be supported for priority consideration by the Provincial Government and its agencies.

¹ 2SLGBTQIA+ is an acronym that stands for Two-Spirit, Lesbian, Gay, Bisexual, Transgender, Queer or Questioning, Intersex, Asexual, and additional sexual orientations and gender identities.

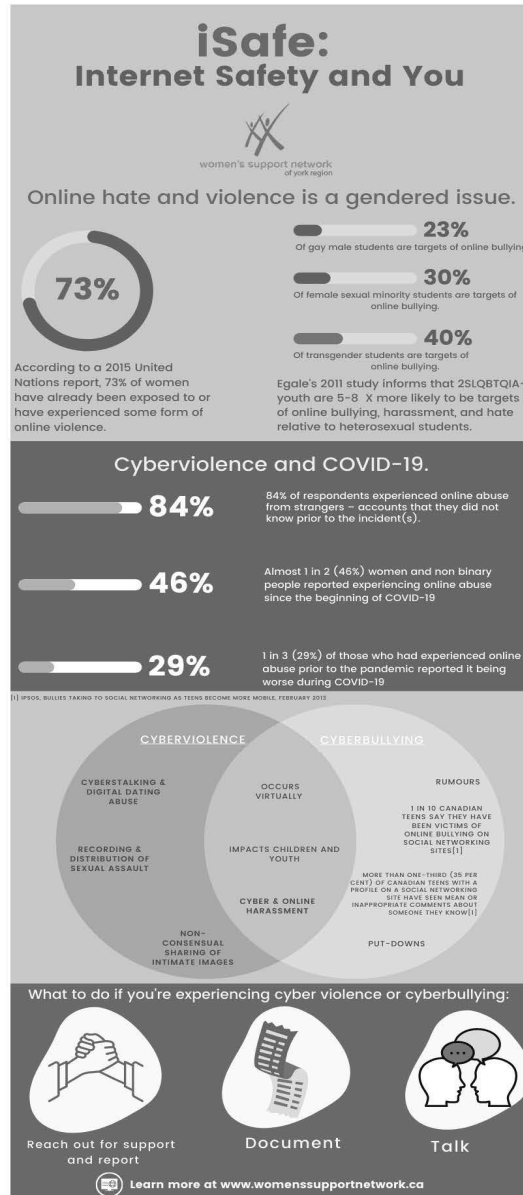


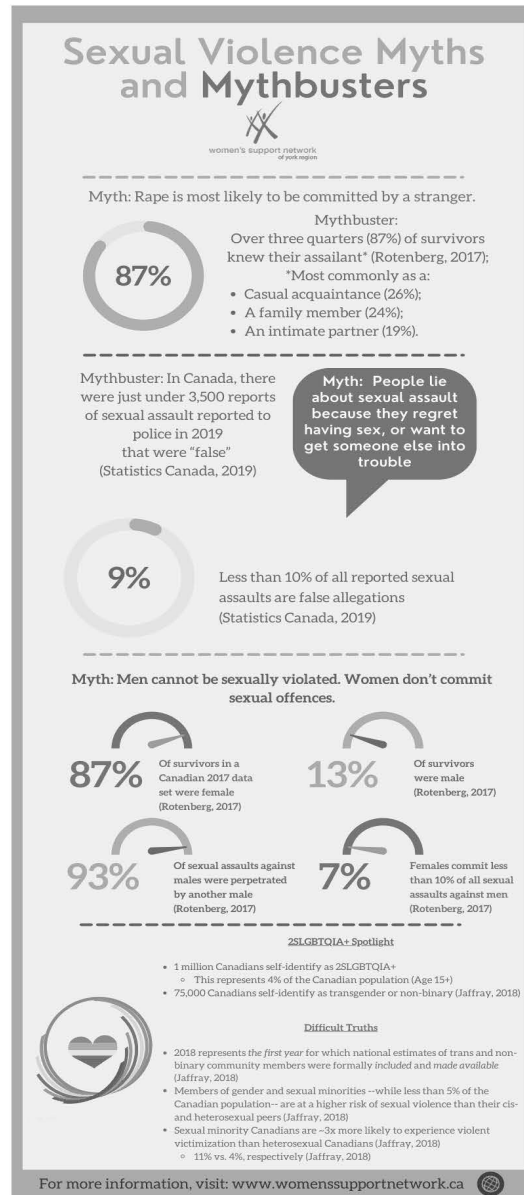


Women's Support Network of York
 Region: Request to The City of
 Vaughan
 Infographic



Women's Support Network of York
Region: Request to The City of
Vaughan
Infographic





DATE: September 28, 2022

TO: Mayor and Members of Council

FROM: Michael Coroneos, Deputy City Manager Corporate Services, City Treasurer and Chief Financial Officer
Mark Bond, Chief Human Resources Officer

RE: **COMMUNICATION – Committee of the Whole (Working Session)**
September 14, 2022, Item 1, Report 34, COUNCIL ADMINISTRATIVE
SUPPORT REVIEW

Purpose

An analysis was conducted as per the recommendations from the Committee of the Whole (Working Session) on September 14, 2022, that referred staff to report back to the Council meeting of September 28, 2022, on the alignment of pay between part-time administrative staff employed in Council offices to that of comparable City of Vaughan positions.

The purpose of this Staff Communication is to provide Mayor and Members of Council information with respect to this analysis.

Background

In November 2017 the part-time Council Administrative Assistant wages were reviewed to maximize staff and service excellence, which includes valuing and encouraging a highly motivated workforce, and by attracting, retaining, and promoting skilled staff. As a result of this internal wage review, the part-time non-union employees serving in administrative positions in the office of the Mayor and Members of Council were adjusted from \$18.00 per hour to \$25.00 per hour effective January 1, 2018.

Analysis

The Office of the Chief Human Resources, in partnership with the Office of the City Clerk, reviewed and updated the existing part time Council Administrative Assistant job description. To ensure internal equity with other comparable positions across the City, the updated job description was evaluated using the City's job evaluation tool. The evaluation resulted in the position being evaluated at a Grade 1. This represents a wage of \$29.43 per hour (Grade 1 step 1) on the non-union employee salary schedule. In addition, the Office of the Chief Human Resources Officer reviewed comparable part-time positions, both unionized and non-unionized to ensure internal pay equity.

The part time Council Administrative Assistant will be eligible for economic adjustments made to the non-union employee salary schedule, and the new rate will be effective at the start of the new Term of Council on November 15, 2022.

Conclusion

As part of ensuring that the City continues to attract and retain qualified employees, the implementation of the adjusted rate above will assist the City in achieving its Service Excellence goals and objectives in ensuring a highly motivated and skilled workforce.

For more information, contact Mark Bond, Chief Human Resources Officer, ext. 8327.

Respectfully submitted by



Michael Coroneos,
Deputy City Manager,
Corporate Services, City Treasurer and
Chief Financial Officer



Mark Bond
Chief Human Resources Officer



DATE: September 27, 2022

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: COMMUNICATION – Council – September 28, 2022

BY-LAW NUMBER 224-2022
(Council, June 28, 2022, Item 20, Committee of the Whole, Report No. 30)

Promenade Centre Secondary Plan File No. 26.7 Vicinity – Southwest
Corner of Centre Street and Bathurst Street

Recommendations

The Deputy City Manager, Planning and Growth Management recommends:

That the Promenade Centre Secondary Plan File No.26.7 (By-law Number 224-2022) be amended as follows:

1. THAT Section 3.0 High-Rise Mixed-Use be modified to include a new policy, inserted as policy 3.2.5, as follows:

“To achieve greater variation in built form, additional building height than the maximums identified on Schedule D may be permitted in the High-Rise Mixed-Use designation, on a site-specific basis subject to the City’s review and approval. A one-time transfer of a maximum of five *storeys* may be permitted from one proposed building to another building within a specific *development* block, provided that the average density across the block is not exceeded as shown on Schedule D. *Development Applications* that request building height variation must demonstrate that the average maximum density on the subject block is maintained and that the proposed *development* has acceptable impacts on surrounding land uses. The submission of a Zoning By-law Amendment will be required to address the variation in building height within the subject *development* block. An Official Plan Amendment will not be required for such transfers of five *storeys* within a specific *development* block in accordance with the provisions of this section.”

2. THAT policy 11.4.4 of Section 4.0 Phasing be modified (**shown in bold**) as follows:

“The publicly accessible private linkages identified on Schedule F as NS-2B, NS-

2C and NS-2D shall be constructed as per the requirements set out for a Local Street in policy 5.2.b.iii so as to protect and not preclude the City securing and establishing them as **an unencumbered** public Local Street(s). **No underground parking and path connections are permitted thereon, notwithstanding policy 11.7.4.** The timing of their securement, conveyance and establishment as a public Local Street(s) may occur incrementally and shall coincide with the *development* of block(s) and or phase(s) thereof through a *development* application approved by Council. **The City at its discretion and satisfaction, through the *development* application process, may consider an underground encumbrance(s) and strata title(s) to the Local Street(s) right-of-way permitting parking including access to parking under NS-2B, NS-2C and NS-2D, subject to enactment of a Holding Symbol “H” in the By-law setting out conditions including the required strata agreement to be registered on title, prior to lifting the Holding Symbol “H”.**

Background

The June 21, 2022, Committee of the Whole recommendations, as ratified by Council June 28, 2022, included several requested modifications to the Promenade Centre Secondary Plan. The recommended modifications, including administrative and minor technical modifications, are reflected in the current Secondary Plan (OPA #90 - By-law 224-2022) before Council. Additional modifications, as noted in the recommendations above, have also been included in the Secondary Plan.

The introduction of policy 3.2.5 in the High-Rise Mixed-Use designation provides for greater flexibility with respect to maximum building heights identified on Schedule D of the Secondary Plan. The intent of this policy is to provide for limited height transfers within a specific development block to assist in achieving a varied skyline, a significant urban design objective outlined in policy 4.2.a. Development Applications that request greater flexibility in building height must demonstrate minimal impacts on adjacent development and maintain the overall maximum density assigned to a specific development block. City Staff are supportive of the inclusion of this policy given the alignment with urban design objectives and the overall population and jobs numbers on a Plan-wide basis.

Policy 11.4.4. has been modified to include and further clarify the implementing framework setting out the City’s consideration of an underground encumbrance(s) and strata title(s) to the local streets right of way permitting parking, including access to parking, specific to NS-2B, NS-2C and NS-2D, as identified on Schedule F (consistent with policy 11.7.4). Consideration of underground encumbrance(s) and strata title(s) are subject to enactment of a Holding By-Law “H” setting out conditions including the required strata agreement to be registered on title, prior to lifting the Holding Symbol “H”.

Conclusion

City Staff are supportive of the above noted modifications and will forward the Promenade Centre Secondary Plan and associated documentation comprising the Municipal Record to York Region for approval, upon passing of this By-law by Vaughan Council.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', with a stylized, cursive script.

Haiqing Xu
Deputy City Manager, Planning and Growth Management



C20
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
By-Law 224-2022

Barristers & Solicitors
Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7
Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: (416) 597-5168
jhoffman@goodmans.ca

September 27, 2022

Our File No.: 171939

Via Email

City Council
Vaughan City Hall, 2nd Floor
2141 Major Mackenzie Drive
Vaughan, Ontario

Attention: City Clerk

Dear Sirs/Mesdames:

Re: Promenade Centre Secondary Plan
By-law No. 224-2022

We are solicitors for Promenade Limited Partnership (“PLP”), the owner of the Promenade Shopping Centre, municipally known as 1 and 180 Promenade Circle. As the owner of the Shopping Centre and the owner of the majority of lands within the Promenade Centre Secondary Plan area, PLP has been actively participating in the Secondary Plan Study since it began in 2019.

PLP is in receipt of the version of the Secondary Plan proposed to be enacted by City Council through By-law No. 224-2022. This version of the Secondary Plan is the product of a comprehensive planning process, taking place over the course of many years, where PLP has engaged City staff and provided its input.

After years of engagement, PLP is pleased to provide its general support for the Secondary Plan now before City Council. Although not all of PLP’s comments have been incorporated into this version of the Secondary Plan, PLP is of the view that the Secondary Plan, if approved and brought into effect in its current form, will introduce a planning framework that will guide the future development of Promenade Centre, a key strategic location in the City’s Urban Structure, to better ensure that this area evolves into a complete community compatible with the Shopping Centre and other surrounding land uses.

PLP will continue to monitor the Secondary Plan approval process, including the consideration of the Secondary Plan by the Region of York, and any modifications that may arise prior to final approval of the Secondary Plan. In the meantime, PLP thanks City staff for their engagement and their long-standing effort over the years to arrive at the version of the Secondary Plan now before City Council.

Yours very truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "Joe Hoffman", with a large, stylized loop at the beginning.

Joe Hoffman

JBH/

cc. Michael Uster and Jim Baird, PLP

7306734

C21
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
CW (2) - Report No. 36, Item 7

From: [James Bujak](#)
To: [Adelina Bellisario](#)
Cc: [Clerks@vaughan.ca](#); [Todd Coles](#)
Subject: RE: [External] NEW Request to Speak Form submitted
Date: September-27-22 12:44:38 PM
Attachments: [image003.png](#)
Importance: High

Yes, these are the documents we would like to have processed as public Communication to Item 7, as well as be made available for presentation.

Thank you,

James B. Bujak, P.Eng., M.Fin.
Executive Vice President
Sorbara Group of Companies
905 850 6154 x244
3700 Steeles Avenue West, Suite 800
Vaughan, Ontario L4L 8M9
jbujak@sorbara.com



From: Adelina Bellisario <Adelina.Bellisario@vaughan.ca>
Sent: September 27, 2022 12:41 PM
To: James Bujak <JBujak@sorbara.com>
Cc: Clerks@vaughan.ca; Todd Coles <Todd.Coles@vaughan.ca>
Subject: FW: [External] NEW Request to Speak Form submitted

Hello Mr. Bujak,

As per the email below advising that speakers and presenters are not permitted at Council meetings as per the Procedure By-law 7-2011, but you may submit a communication to this item. Attached you have submitted the agenda documents (OTL Decision – PL111184-JUN-03-2021, City of Vaughan Special Council Minutes from May 4, 2021 and City of Vaughan Special Council Agenda from May 4, 2021), *are these the documents you would like to submit and have processed as public Communications to Item 7 (1150 CENTRE STREET GP INC. ZONING BY-LAW AMENDMENT FILE Z.21.028 - 1150 CENTRE STREET VICINITY OF CENTRE STREET AND VAUGHAN BOULEVARD).*

Please advise asap, in order for your request to be processed.

Thank you.

Adelina Bellisario
Council / Committee Administrator
905-832-8585, ext. 8698 | Adelina.Bellisario@vaughan.ca

City of Vaughan | City Clerk's Office

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: James Bujak <JBujak@sorbara.com>
Sent: Tuesday, September 27, 2022 11:56 AM
To: Clerks@vaughan.ca
Subject: RE: [External] NEW Request to Speak Form submitted

Attached are documents for delivery to Council and presentation.

Thank you,

James B. Bujak, P.Eng., M.Fin.
Executive Vice President
Sorbara Group of Companies
905 850 6154 x244
3700 Steeles Avenue West, Suite 800
Vaughan, Ontario L4L 8M9
jbujak@sorbara.com

-----Original Message-----

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: September 26, 2022 1:39 PM
To: James Bujak <JBujak@sorbara.com>
Subject: RE: [External] NEW Request to Speak Form submitted

Good afternoon,

Speakers and presenters are not permitted at Council meetings as per the Procedure By-law 7-2011.

You may submit a communication to this item. The deadline to submit is the last business day before the meeting.

For more information regarding Speaking to Council, please see the link below:
<https://www.vaughan.ca/council/Pages/Speaking-to-Council.aspx>

Thank you,

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1 vaughan.ca

-----Original Message-----

From: Microsoft Power Apps and Power Automate <microsoft@powerapps.com>
Sent: Monday, September 26, 2022 1:34 PM
To: Isabel Leung <Isabel.Leung@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] NEW Request to Speak Form submitted

Meeting Date: 2022-09-28

Meeting Type: Committee of the Whole (2)

Is this an item on the agenda? Yes - I wish to address Committee on a matter on the Agenda.

Subject: 1150 CENTRE STREET GP INC. ZONING BY-LAW AMENDMENT FILE Z.21.028

Item No.: 7

Presentation Details (for items NOT on the Agenda):

Name: James Bujak

Email: jbujak@sorbara.com

Phone: 647-535-0992

Address: 3700 Steeles Ave West, Suite 800, Vaughan ON, L4L 8M9

Company/ Organization: 1150 CENTRE STREET GP INC

Name of Organizaiton / Group being represented: 1150 CENTRE STREET GP INC

Do you wish to speak on this matter? Yes

Connection method: Computer via Microsoft Teams

Any PowerPoint or other visual aids while you speak? Yes

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Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: June 03, 2021

CASE NO(S): PL111184

The Ontario Municipal Board (the “OMB”) and the Local Planning Appeal Tribunal (the “LPAT”) is continued under the name Ontario Land Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board or Local Planning Appeal Tribunal in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	1042710 Ontario Limited (aka Royal Centre)
Appellant:	1096818 Ontario Inc.
Appellant:	11333 Dufferin St et al
Appellant:	1191621 Ontario Inc.; and others
Subject:	Failure to announce a decision respecting Proposed New Official Plan
Municipality:	City of Vaughan
OMB Case No.:	PL111184
OMB File No.:	PL111184
OMB Case Name:	Duca v. Vaughan (City)

Heard: May 3 to 12, 2021 by video hearing

APPEARANCES:

Parties

Regional Municipality of York

City of Vaughan

Counsel

B. Ogunmefun (in *absentia*)

B. Engell

E. Lidakis

L. Dyer (student-at-law)

J. Fisch, R. Fisch, B. Fisch and
1096818 Ontario Inc.
("Appeal 61" or "Fisch")

M. Flowers
Z. Fleisher

Centre Street Properties Inc.
Vogue Investments Ltd.
("Appeals 78 and 79" or "Vogue")

RioCan Holdings Inc.
("Appeal 82" or "RioCan")

J. Farber

1150 Centre Street GP Inc.
("Appeal 105" or "Sorbara")

C. Tanzola

DECISION DELIVERED BY S. TOUSAW AND ORDER OF THE TRIBUNAL

INTRODUCTION

[1] Among the numerous appeals filed against the City of Vaughan 2010 Official Plan ("VOP"), Appeals 61, 78, 79, 82 and 105 pertain to policies affecting the Centre Street Corridor. A lengthy hearing was scheduled for these appeals, but at the Parties' request to continue settlement discussions, the hearing did not commence until day seven, at which time settlements involving revised draft policies and map schedules were presented for all five appeals.

[2] The City has kept the Region of York ("Region") apprised of the status of appeals to the VOP and the Region did not appear at the settlement hearing.

[3] The Tribunal withheld its Decision to enable a full review of the proposed modified policies and maps against the substantial volume of oral and written evidence received. As set out below, the Tribunal allows the appeals in part, approves the modifications to relevant policies and maps as settled among the Parties, and approves those sections of the VOP as modified.

[4] Underlining the Parties' settlement and the Tribunal's findings here are the evolution of provincial and regional policies and the City's approach to accommodating growth with appropriate height, density and mixed uses along transit corridors while protecting adjacent low-rise neighbourhoods, all in pursuit of complete communities. The planning witnesses who testified here agree that the characteristics of the Centre Street Corridor and the resulting settled policies are a "model example" of these planning principles.

[5] The Tribunal compliments the Parties in their resolution of substantial appeals that precluded a lengthy hearing and more importantly, result in a well-planned and favourable approach to city-building.

PARTY STATUS

[6] At the outset of the hearing, the Tribunal denied a request for Party status from the Brownridge Ratepayers Association ("BRA").

[7] Mario Racco, representative of BRA, filed the request for Party status on May 5, 2021 and spoke to the request at the hearing. BRA covers an area to the south of Centre Street and, having only recently become aware that this hearing was scheduled, wished to provide comments or concerns to the Tribunal if such arose from the proposed settlements.

[8] All Appellants opposed the request, as led by detailed submissions on behalf of Appellants Fisch and Vogue (Exhibit 2), resulting in the Tribunal's reasons for denial of Party status below. The City took no position on the request.

[9] The request of the BRA was addressed at three separate Case Management Conferences ("CMC") in 2013, resulting in BRA being granted Participant status with direction to file a motion should it continue to seek Party status. No such motion was

ever filed during the subsequent seven years. As a registered Participant, BRA was sent correspondence as proceedings continued, including notice for the most recent CMC of November 24, 2020 and the Tribunal's Decision therefrom approving the Procedural Order ("PO") for this hearing. BRA failed to file a Participant Statement as directed by the PO.

[10] The Tribunal denied the request for Party status given BRA's admitted absence in these proceedings for a considerable time, its failure to comply with the directions of the (then) Ontario Municipal Board, and the unacceptably late timing of the request today.

CENTRE STREET CORRIDOR APPEALS

[11] The area known as the Centre Street Corridor ("Corridor") under s. 12.9 of the VOP, consists of lands on the north side of Centre Street, from New Westminster Drive in the east to Concord Road in the west. To the east of the Corridor are substantial commercial and residential developments of a Primary Centre (Thornhill). To the north, south and west of the Corridor are low-rise residential neighbourhoods.

[12] The Appellants' properties account for most of the Corridor's area. Starting at the east side, RioCan owns 5.17 hectares ("ha") containing large retail stores. Abutting next, Vogue owns 2.49 ha containing commercial plazas, and abutting it, Sorbara owns a vacant site of 0.81 ha. On the most westerly site, Fisch owns 1.21 ha of formerly occupied low-density residential lots.

[13] Written, visual and oral evidence was received from three Registered Professional Planners ("RPP") whom the Tribunal qualified to provide opinion evidence in land use planning: Antonio Volpentesta retained by Fisch and Sorbara; Murray Evans retained by Vogue; and Timothy Smith retained by RioCan. The City concurred with the evidence heard and did not call a RPP.

FINDINGS

[14] On the uncontested planning evidence in support of the settlement achieved by the Parties, the Tribunal makes the following findings.

[15] The Corridor is highly suitable for redevelopment of its existing low-rise, commercial plazas to greater height, density and a mix of uses given its location adjacent to a Primary Centre with taller high-rise towers, situated along an Intensification Corridor served by Bus Rapid Transit and planned for eventual Light Rail Transit, and containing deep lots capable of achieving desirable transition to adjacent low-rise areas. Centre Street's wide right-of-way provides ample setbacks from the back-lots of the low-rise subdivision to its south, and also accommodates a bicycle lane, pedestrian way and landscaped areas between the transit/vehicular lanes and the proposed mixed-use buildings.

[16] The policies presented here evolve from the City's position developed in 2013 after further study of the area following the 2010 adoption of the VOP. The City agreed then that this commercial area should transition to a mixed-use neighbourhood and proposed that modest mid-rise building heights be allowed. After further study, the City agreed that somewhat taller buildings are appropriate, and with the Appellants continuing to advance taller buildings, the Parties found middle ground which, necessarily, also meets the various statutory requirements. The Parties settled on a gradation of building heights and densities suitable for both the entire area and individual sites, in recognition of current provincial, regional and local policies and guidelines.

[17] Overall, the modified policies allow for an increase in building heights from the City's 2013 version. Although a substantial change in certain sections of the Corridor, heights and uses are specifically prescribed for various locations, including low-rise

residential as an intervening land use between the tallest buildings and the neighbourhood to the north. Permitted development is clearly articulated through specific land use designations, maximum height and density notations and instructive policies.

[18] The tallest mixed-use buildings (up to 22 storeys) are permitted at the east end of the Corridor and transition down in height and land use (to 3 storeys, residential use) to the north. Along Centre Street, an east-west height transition also results from the High-Rise Mixed Use designation beginning at the Centre Street – New Westminster Drive intersection through a central Mid-Rise Mixed Use ‘A’ designation (up to 12 storeys) and finally a Mid-Rise Mixed Use ‘B’ designation (up to 9 storeys) to Concord Road in the west. The resulting permitted densities achieve rates supportive of the Region and City’s policies for housing and mixed-uses along Corridors.

[19] The proposed Urban Design policies reflect the principles and directions of the City-Wide Urban Design Guidelines, 2018. The policies address grade-level setbacks, podium heights, stepbacks and other requirements for an enhanced and active streetscape in pursuit of the area’s transition from an automobile-dominated commercial environment to a complete community and urban main street supporting social interaction, active transportation, and reliant on and supportive of public transit. The height and massing of mid-rise and high-rise buildings are subject to a 45-degree angular plane from the property line of adjacent low-rise uses outside of the Corridor, to ensure compatibility of visual, privacy and shadow impacts. The plan includes a new public street alignment and policies for parkland dedication, size and location.

[20] The settled policies are consistent with the Provincial Policy Statement, 2020 directions for the efficient use of land, intensification along a priority corridor and support for transit while ensuring suitable transition to adjacent uses. Similarly, the policies conform with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 directions for optimizing intensification within strategic growth areas including a

major transit station area. As a result, the policies also have due regard to matters of provincial interest in s. 2 of the *Planning Act* (“Act”). The policies conform with the Region’s Official Plan for lands within a Regional Corridor with appropriate consideration of nearby established neighbourhoods. The policies are also consistent with the structure of the VOP related to appropriate intensification along a Regional Intensification Corridor while ensuring lower heights adjacent to Low-Rise Residential neighbourhoods.

[21] To assist with the settlement discussions, the Appellants developed site plans for proposed development which were reviewed by the City. Although some of the plans are more advanced, while others are at the early conceptual stage, all of the plans assist in demonstrating the proposed policies’ continuity progressing westward from the Primary Centre and compatibility with adjacent stable neighbourhoods.

[22] The policies and designations also apply to certain lands within the Corridor that are not represented in these proceedings. Those lots have similar characteristics to the Appellants’ lands, and given their location within the Corridor, are properly included in the gradation of height, density and land use, and the design requirements of new development.

[23] The Tribunal finds that the modified policies satisfy all statutory tests and represent good planning in the public interest. **The Parties’ settlement is implemented by allowing the appeals in part and approving the modified policies.**

ORDER

[24] The Tribunal Orders, pursuant to s. 17(50) of the *Planning Act*, in respect of the City of Vaughan Official Plan 2010 as adopted by the City of Vaughan on September 7, 2010, subject to Council modifications on September 27, 2011,

March 20, 2012, and April 17, 2012, and modified and endorsed by the Regional Municipality of York on June 28, 2012, that:

- a. Appeals 61, 78, 79, 82 and 105 of the City of Vaughan Official Plan are allowed in part;
- b. The City of Vaughan Official Plan Volume 2, Centre Street Corridor Area Specific Policy 12.9, is hereby modified and approved as modified in accordance with Attachment 1 forming part of this Order;
- c. The City of Vaughan Official Plan Volume 1, Schedules 13 and 14B, are hereby modified and approved as modified to reflect the approval of modified Policy 12.9 in accordance with Attachments 2 and 3 forming part of this Order; and
- d. The balance of Appeals 61, 78, 79, 82 and 105 of the City of Vaughan Official Plan are hereby dismissed.

“S. Tousaw”

S. TOUSAW
MEMBER

Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal.

PL111184 – Attachment 1

12.9 Centre Street Corridor

12.9.1 Goals & Vision

12.9.1.1 The goal of this Area Specific Policy is to enable and guide the transformation of the Centre Street Corridor, shown on Map 12.9.A, as an attractive, connected, pedestrian-friendly and transit-supportive mixed use corridor through the application of a comprehensive, co-ordinated and integrated approach to planning, transportation, and environmental sustainability and implementing this goal with a vision of high quality urban design pursuant to the City-Wide Urban Design Guidelines (2018) tailored to the circumstances of this area.

12.9.2 Urban Design

12.9.2.1 Future development in the Centre Street Corridor shall be in general conformity with the following urban design policies as they apply to the public realm and private lands, in order to create an attractive, safe and pedestrian-friendly environment, with appropriate relationships to adjacent existing low-rise neighbourhoods:

- a. Buildings fronting on public streets shall be designed to have active facades including primary windows and entrances facing the street;
- b. Buildings fronting on public or private streets shall not be separated from the street by either parking areas or drive aisles;
- c. All development shall respect and protect the existing scale and character of adjacent low-rise residential neighbourhoods by adequately limiting visual, noise, light, privacy and shadow impacts, and shall be subject to the following policies:
 - i. A minimum rear yard setback of 7.5 metres, including a Landscaped Buffer in accordance with Policy 12.9.8.4, is required for any development abutting an existing low-rise residential property;
 - ii. The height and massing of all mid-rise and high-rise buildings are subject to a 45-degree angular plane originating from the nearest property line of any existing low-rise residential properties not located within the Centre Street Corridor;
 - iii. Minor encroachments into the 45-degree angular plane for non-habitable space such as parapets or balconies may be permitted where the compatibility intent of the spatial separation regarding visual, privacy and

- shadow impacts is maintained and appropriate transition in heights is achieved;
- iv. Access to parking, loading and servicing areas should be integrated within buildings, and oriented to minimize visual, noise and light impacts on abutting existing low-rise residential properties;
 - v. Uses or functions that generate traffic and noise at late hours shall be directed away from locations that abut existing low-rise residential properties; and
 - vi. Lighting plans, designs and fixtures shall be sensitive to ensuring minimal environmental light pollution and no adverse impact on abutting existing low-rise residential properties;
- d. Further reverse lot development (residential and/or commercial) will not be permitted along Centre Street. Where parking access is located off the street by way of an internal driveway circulation system, the units will be designed to maintain a functional prominent pedestrian entrance that relates to Centre Street;
 - e. The area between the building wall and the street shall contribute to a positive social and visual environment on the street;
 - f. Buildings shall be designed with high quality architectural materials;
 - g. Large, blank walls and repetitive facades shall be avoided. Variation in certain elements of façade treatment should be provided;
 - h. Architectural variation and animation shall be encouraged and include building elements such as balconies, windows, porches, railings, entrances and awnings and attractive signage where appropriate;
 - i. Landowners shall consolidate driveways and shall provide interconnected rear laneways, where appropriate, as sites develop or redevelop over time;
 - j. Surface parking shall have minimal impact on the public realm and large surface parking areas are discouraged;
 - k. Surface parking, if required, shall be located in the interior of a development block, and screened by buildings. Off-street parking shall not be located between the building and the street;
 - l. Parking areas shall be landscaped with trees in accordance with the City-Wide Urban Design Guidelines (2018);

- m. Where the grade changes over the length or width of the site, adequate grade relationships should be retained and ground floor *retail* entrances shall be flush with the public sidewalk;
- n. Individual front-accessed garages for grade related residential units such as detached, semi-detached or townhouses should not protrude beyond the main front building wall, and should occupy no more than 40% of the width of the building or unit frontage;
- o. Service and loading areas are prohibited adjacent to public streets and must, at all times, be effectively screened and generally fully enclosed;
- p. Access to underground parking shall be appropriately integrated into the buildings it serves and located so as to minimize physical and visual impact on public sidewalks and open spaces;
- q. Garbage will be stored within a building;
- r. Roof heating, ventilation, air conditioning and mechanical equipment for new buildings shall be enclosed within a mechanical penthouse, screened by durable materials in keeping with the design of the building or located behind a parapet wall to screen noise and visibility from abutting existing low-rise residential properties and the public realm;
- s. When locating and massing a building on a lot, the following additional policies shall apply:
 - i. Buildings along the north frontage of Centre Street between New Westminster Drive and Concord Road shall be setback a minimum of 7.0 metres from the lot line fronting Centre Street, with the exception of the base building or podium of buildings as identified in Policies 12.9.2.1.s.iv, v and vi below which may project into the 7.0 metre setback to a minimum setback of 3.5 metres starting 7.5 metres above grade and in accordance with the City-Wide Urban Design Guidelines (2018);
 - ii. The City shall work with landowners to develop a coordinated strategy for achieving an enhanced streetscape design along the north frontage of Centre Street between New Westminster Drive and Concord Road to facilitate on-street parking and provide an expanded pedestrian realm;
 - iii. Aside from the projection permitted in Policy 12.9.2.1.s.i above, the amount of any permitted at grade encroachment of buildings into the 7.0 metre setback shall be established by the City on a site-by-site basis and in

accordance with the City-Wide Urban Design Guidelines (2018) and having regard to the particular context of this area, the transit station, and anticipated pedestrian traffic;

- iv. Buildings up to 9 storeys or 30 metres in height, whichever is less, are subject to:
- a minimum base building height of 3 storeys;
 - a maximum base building height of 7 storeys or 25 metres, whichever is less, for buildings on Centre Street; and, 4 storeys or 16.5 metres, whichever is less, on all other streets;
 - a minimum front setback above the base building of 3.5 metres from the face of the base building;
 - a minimum exterior side setback above the base building of 3.0 metres from the face of the base building; and
 - a minimum rear yard setback of 7.5 metres.
- v. Buildings 10 to 12 storeys or 40 metres in height, whichever is less, are subject to:
- a minimum base building height of 3 storeys;
 - a maximum base building height of 8 storeys or 28 metres, whichever is less;
 - for buildings fronting on Centre Street, an appropriate front yard setback above the base building shall be determined through site-specific zoning by-law amendments, having regard to the surrounding built form context and the City-Wide Urban Design Guidelines (2018); and
 - above the base building, a minimum exterior side setback shall be determined through site-specific zoning by-law amendments, having regard to the surrounding built form context and the City-Wide Urban Design Guidelines (2018).
- vi. Buildings greater than 12 storeys or 40 metres in height, whichever is less, are subject to:
- a minimum podium height of 3 storeys;
 - a maximum podium height of 8 storeys or 28 metres, whichever is less;
 - for buildings fronting on Centre Street, an appropriate front yard setback above the podium shall be determined through site-specific zoning by-

law amendments, having regard to the surrounding built form context and the City-Wide Urban Design Guidelines (2018);

- a minimum exterior side stepback above the podium of 3.0 metres from the face of the podium;
- a maximum gross residential floorplate size of 850 square metres for levels of the buildings above the podium;
- a maximum gross office/commercial floorplate size of 1,600 square metres for levels of the buildings above the podium; and
- a separation distance generally of at least 25 metres for adjacent buildings taller than 12 storeys.

12.9.2.2 Any variations from Policy 12.9.2.1 above, shall, to the satisfaction of the City, be minor and shall respond to the unique conditions or context of a site. Such variations, with the exception of variations to height and/or density, will not require an amendment to this Area Specific Policy provided that they are supported through an Urban Design Brief that has been prepared to the satisfaction of the City. Detailed development standards to implement the policies set out in Policy 12.9.2.1 will be provided through the City's Zoning By-law, including site-specific amendments, if appropriate.

12.9.2.3 In addition to the policies of this Area Specific Policy, the implementing zoning by-law shall establish specific requirements related to building height and massing, including angular planes, setbacks and stepbacks.

12.9.2.4 All proposed developments within the Centre Street Corridor may be subject to review by a Design Review Panel to ensure consistency with the policies in this section as well as the City-Wide Urban Design Guidelines (2018).

12.9.3 Land Use: Low-Rise Residential

12.9.3.1 Notwithstanding Policy 9.2.2.1, the following policies shall apply to the lands identified as **Low-Rise Residential** on Map 12.9.A.

12.9.3.2 In **Low-Rise Residential** areas, the permitted uses shall include:

- a. Residential units;
- b. *Retail* or commercial uses in a stand-alone or multi-unit format which existed as of the date of approval of this Area Specific Policy;

- c. Public and/or private open space, including Parks and Urban Squares, pursuant to the policies in Section 12.9.8; and
- d. Public and/or private utilities.

12.9.3.3 Notwithstanding Policy 9.2.2.1.c, in **Low-Rise Residential** areas the permitted building types shall be Townhouses and Stacked Townhouses (including back-to-back Stacked Townhouses).

12.9.3.4 Notwithstanding Policies 9.2.3.2 and 9.2.3.3, Townhouses and Stacked Townhouses (including back-to-back Stacked Townhouses) may front onto a private street and are subject to the following:

- i. Notwithstanding Policies 9.2.3.2.d and 9.2.3.3.d, Townhouse and Stacked Townhouse units may have front entrances oriented onto a private street, laneway and/or pedestrian mews;
- ii. Notwithstanding Policies 9.2.3.2.e and 9.2.3.3.e., the facing distance between blocks of Townhouses and Stacked Townhouses (including back-to-back Stacked Townhouses) that are not separated by a public or private street or laneway shall be a minimum of 12 metres; and
- iii. An enclosed structure that includes a stairwell, and may or may not include a mechanical penthouse, that provides access to a rooftop area is not considered a storey.

12.9.3.5 Notwithstanding Policies 9.2.3.2.a and 9.2.3.3.b, maximum building heights within **Low-Rise Residential** areas shall be regulated as shown on Map 12.9.B. Despite the maximum building height shown on Map 12.9.B for **Low-Rise Residential** areas, where buildings are separated from existing low-rise residential properties located outside of this Area Specific Policy by one or more intervening buildings, the maximum height shall be 4 storeys.

12.9.3.6 Where detached rear garages are provided and accessed by a rear laneway, the minimum rear yard setback of the dwelling unit shall be 13.5 metres from the laneway.

12.9.3.7 The maximum net density within **Low-Rise Residential** areas shall be regulated as shown on Map 12.9.B.

12.9.4 Land Use: Mid-Rise Mixed-Use A

12.9.4.1 Notwithstanding Policy 9.2.1.1, the following policies apply to the lands identified as **Mid-Rise Mixed-Use A** on Map 12.9.A.

12.9.4.2 Permitted uses in the **Mid-Rise Mixed-Use A** area include:

- a. Residential units;
- b. *Home occupations*;
- c. *Community facilities*;
- d. *Day cares*;
- e. Cultural uses, including commercial galleries and performing arts theatres;
- f. *Retail* uses, including restaurants, up to a maximum permitted gross floor area of 2,500 square metres per individual establishment, subject to the policies of Section 5.2.3;
- g. *Retail* or commercial uses in a stand-alone or multi-unit format which existed as of the date of approval of this Area Specific Policy;
- h. Grocery stores, which shall not exceed a maximum permitted gross floor area of 7,000 square metres;
- i. Office uses;
- j. Parking structures, pursuant to Policies 12.9.7.5 and 12.9.7.6;
- k. *Hotel*;
- l. Public and/or private open space, including Parks and Urban Squares, pursuant to the policies in Section 12.9.8;
- m. Public and/or private utilities; and,
- n. Institutional uses.

12.9.4.3 In areas designated as **Mid-Rise Mixed-Use A**, with the exception of new buildings that do not have frontage on a public street or public park, mixed-use buildings shall be required, including a mix of office, *retail*, residential and/or other permitted non-residential uses. Existing buildings with commercial and *retail* uses can continue to be used, without the requirement to contain a mix of uses.

12.9.4.4 In areas designated as **Mid-Rise Mixed-Use A**, *retail* uses or cultural/*community facilities* shall be required at-grade in all buildings fronting Centre Street, and non-

residential uses are encouraged at other levels above grade. Floor-to-floor grade level heights for non-residential uses shall be no less than 4.5 metres.

12.9.4.5 New stand-alone *retail* uses are not permitted in areas designated as **Mid-Rise Mixed-Use A**.

12.9.4.6 Permitted building types in **Mid-Rise Mixed-Use A** areas shall include:

- a. Low and mid-rise buildings; and
- b. Public or private institutional buildings.

12.9.4.7 Notwithstanding Policy 9.2.3.5, maximum building heights permitted within the **Mid-Rise Mixed-Use A** designation shall be regulated as shown on Map 12.9.B.

12.9.4.8 The maximum net density within the **Mid-Rise Mixed-Use A** designation shall be regulated as shown on Map 12.9.B.

12.9.5 Land Use: Mid-Rise Mixed-Use B

12.9.5.1 Notwithstanding Policy 9.2.1.1, the following policies apply to the lands identified as **Mid-Rise Mixed-Use B** on Map 12.9.A.

12.9.5.2 Permitted uses in the **Mid-Rise Mixed-Use B** area shall include:

- a. Residential units;
- b. *Home occupations*;
- c. *Community facilities*;
- d. *Day cares*;
- e. Cultural uses, including commercial galleries and performing arts theatres;
- f. *Retail* or commercial uses in a stand-alone or multi-unit format which existed as of the date of approval of this Area Specific Policy;
- g. *Retail* uses fronting on Centre Street, including restaurants, up to a maximum permitted gross floor area of 1,250 square metres per individual establishment, subject to the policies of Section 5.2.3;
- h. Office uses;
- i. Public and/or private open space, including Parks and Urban Squares, pursuant to the policies in Section 12.9.8;

- j. Public and/or private utilities; and,
- k. Institutional uses.

12.9.5.3 In areas designated as **Mid-Rise Mixed-Use B**, with the exception of new buildings that do not have frontage on a public street or public park, mixed-use buildings shall be required, including a mix of office, *retail*, residential and/or other permitted non-residential uses. Existing buildings with commercial and *retail* uses can continue to be used, without the requirement to contain a mix of uses.

12.9.5.4 In areas designated as **Mid-Rise Mixed-Use B**, *retail* uses or cultural/community facilities shall be required at-grade in all buildings fronting Centre Street, and non-residential uses are encouraged at other levels above grade. Floor-to-floor grade level heights for non-residential uses shall be no less than 4.5 metres.

12.9.5.5 Stand-alone *retail* uses are not permitted in areas designated as **Mid-Rise Mixed-Use B**, except as an interim use, where the stand-alone *retail* uses existed as of the date of approval of this Area Specific Policy.

12.9.5.6 Permitted building types in the **Mid-Rise Mixed-Use B** area shall include:

- a. Low and mid-rise buildings; and,
- b. Public or private institutional buildings.

12.9.5.7 Notwithstanding Policy 9.2.3.5, maximum building heights within the **Mid-Rise Mixed-Use B** designation shall be regulated as shown on Map 12.9.B.

12.9.5.8 The maximum net density within the **Mid-Rise Mixed-Use B** designation shall be regulated as shown on Map 12.9.B.

12.9.5.9 Recognizing that the bus rapid transitway will limit in-bound turns from the west, and out-bound easterly turns on the north side of Centre Street, a minimum 7 metre rear yard laneway/access driveway shall be provided, or other such alternative measures deemed satisfactory by the City, to connect all properties to Concord Road and/or Vaughan Boulevard.

12.9.5.10 Comprehensive planning and development of land parcels shall be required within the **Mid-Rise Mixed-Use B** designation; where feasible and appropriate, development parcels shall be assembled in order to minimize access points to Centre Street, and to facilitate the development of a rear yard laneway/access driveway. Appropriate easements shall be granted by all participating owners to permit right-of-

ways over access laneways to Centre Street and over a rear yard laneway/access driveway.

12.9.5.11 To augment outdoor open space within the **Mid-Rise Mixed-Use B** designation, required amenity space to serve private developments shall be provided in the form of high quality outdoor spaces, generally located to the rear of future buildings. In order to optimize the size and design of these outdoor amenity areas, where appropriate they shall be planned and developed in co-ordination with adjoining lots included in the assembled development parcel.

12.9.6 Land Use: High-Rise Mixed-Use

12.9.6.1 Notwithstanding Policy 9.2.2.6, the following policies apply to the lands identified as **High-Rise Mixed-Use** on Map 12.9.A.

12.9.6.2 Permitted uses in **High-Rise Mixed-Use** areas include:

- a. Residential units;
- b. *Home Occupations*;
- c. *Community Facilities*;
- d. *Day Cares*;
- e. Cultural uses, including commercial galleries and performing arts theatres;
- f. *Retail* or commercial uses in a stand-alone or multi-unit format which existed as of the date of approval of this Area Specific Policy;
- g. *Retail uses*, including restaurants, up to a maximum permitted gross floor area of 3,500 square metres per individual establishment, subject to the policies of Section 5.2.3;
- h. Grocery stores, which shall not exceed a maximum permitted gross floor area of 7,000 square metres;
- i. Office uses;
- j. Parking structures, pursuant to Policies 12.9.7.5 and 12.9.7.6;
- k. *Hotel*;

- l. Public and/or private open space, including Parks and Urban Squares, pursuant to the policies in Section 12.9.8;
 - m. Public and/or private utilities; and
 - n. Institutional uses.
- 12.9.6.3 In areas designated as **High-Rise Mixed-Use**, mixed-use buildings shall be required, including a mix of office, *retail*, residential and/or other permitted non-residential uses.
- 12.9.6.4 In areas designated as **High-Rise Mixed-Use**, *retail* uses or cultural/*community facilities* shall be required at grade in all buildings fronting Centre Street, and non-residential uses are encouraged at other levels above grade. Floor-to-floor grade level heights for non-residential units shall be no less than 4.5 metres.
- 12.9.6.5 New stand-alone *retail* uses are not permitted in areas designated as **High-Rise Mixed-Use**.
- 12.9.6.6 Permitted building types in **High-Rise Mixed-Use** areas shall include:
- a. Mid and high-rise building forms;
 - b. Public or private institutional buildings.
- 12.9.6.7 Notwithstanding Policy 9.2.3.6, maximum building heights within **High-Rise Mixed-Use** areas shall be regulated as shown on Map 12.9.B.
- 12.9.6.8 Notwithstanding Policy 9.2.1.5, the maximum net density within **High-Rise Mixed-Use** areas shall be regulated as shown on Map 12.9.B.

12.9.7 Transportation and Street Network

- 12.9.7.1 That the Region of York recognize the importance of maintaining full movement access to the existing commercial centres, and the future redevelopment of those commercial centres, on the north side of Centre Street between Vaughan Boulevard and New Westminster Drive, and reflect this in the planning for any transit facilities in the Centre Street Corridor between Bathurst Street and Dufferin Street.

- 12.9.7.2 Comprehensive development plans shall ensure the establishment of a highly connected and permeable network of local streets that accommodate pedestrians and cyclists and promote pedestrian connectivity to planned transit facilities.
- 12.9.7.3 Sharing of parking will be encouraged within the Centre Street Corridor, subject to evaluation by the City.
- 12.9.7.4 Within the Centre Street Corridor, parking underground and in structures shall be encouraged.
- 12.9.7.5 Where parking structures are permitted, the frontages shall predominately consist of *retail* uses or other active uses that animate the street.
- 12.9.7.6 The design and materiality of parking structures shall be of a high quality and in keeping with adjacent buildings and be consistent with the City of Vaughan's Parking Design Guidelines and City-Wide Urban Design Guidelines (2018).
- 12.9.7.7 Pursuant to Policy 4.3.2.2, reduced parking requirements shall be promoted within the Centre Street Corridor.
- 12.9.7.8 Map 12.9.A identifies the potential alignment of a public street with a minimum 18.0 metre right-of-way within the Centre Street Corridor. It is intended to optimize connectivity while providing flexibility for a range of development scenarios. Minor modifications to the location and alignment of the planned public street are permitted without amendment to this Area Specific Policy.

12.9.8 Open Spaces

- 12.9.8.1 The City shall promote open space features as key aesthetic and functional components that complement adjacent developments.
- 12.9.8.2 The open space system within the Centre Street Corridor should be focused on an interconnected system of Parks, Landscaped Buffers and Urban Squares that are safe, inviting and interactive spaces. A high standard of hard and soft landscaping shall be required and shall be maintained in a healthy condition. Parks are open spaces that are generally landscaped areas for both passive and active recreational activities. They serve as important amenities for the new residential population as well as the surrounding neighbourhoods. The potential locations of new Parks are conceptual and generally correspond to central sites within major development blocks. The scale and

programming will hinge on a variety of factors such as adjacent land uses, densities and local needs.

12.9.8.3 Parks, as described in Policy 7.3.1.2.c, shall be provided generally as identified on Map 12.9.A, and shall be designed in accordance with Section 7.3.2. While the City's parkland dedication requirements are not changed for this Area Specific Policy, within the Centre Street Corridor it is the intention of the City to achieve parkland of 0.3 hectares per 1000 residents, with a minimum of 0.75 hectares of parkland.

12.9.8.4 Landscaped Buffers are linear green open spaces that serve to provide an appealing and "soft" transitional interface between new development areas and the backyards of existing low-rise homes in adjacent neighbourhoods. They can also assist in mitigating any potential visual impacts associated with headlights, loading and parking areas. The scale and extent of these open spaces will vary but shall not be less than 4.0 metres wide, and may consist of trees, shrubs, planting beds, drainage swales and pedestrian pathways. Landscaped Buffers are required in all cases, except where it is within a private rear yard of a new low-rise residential property abutting the rear yard of a low-rise residential property outside of this Area Specific Policy area.

12.9.8.5 Map 12.9.A identifies the planned location for the Parks within the Centre Street Corridor. The final location, size and configuration of Parks will be determined through the development application process. Modifications to the location of the planned Parks, subject to City approval, are permitted without amendment to this Area Specific Policy.

12.9.9 Community Sustainability

12.9.9.1 All development in the Centre Street Corridor shall have regard for the goals and objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan) and consider the action items within the Don River Watershed Plan – Implementation Guide (TRCA 2009) with respect to the regeneration plan for the Upper West Don River subwatershed and specifically the Fisherville Creek.

12.9.9.2 Consistent with Policy 9.1.3.3, applications for development in the Centre Street Corridor shall include a Sustainable Development Report that describes how the proposed development supports this plan's objectives regarding environmental sustainability and the requirements of any subsequently approved Community Energy Plan. Sustainable Development Reports shall address at a minimum the following:

- a. energy efficiency;

- b. water conservation;
- c. renewable energy use;
- d. heat island mitigation;
- e. stormwater management; and,
- f. solid waste management.

12.9.10 Implementation and Transition

12.9.10.1 This Area Specific Policy shall be implemented using some or all of the following, as provided for under the *Planning Act*:

- a. the approval of individual draft plans of subdivision/condominium and part lot control exemptions;
- b. the enactment of zoning by-laws;
- c. the use of density and height bonusing provisions in exchange for community benefits as identified in **Appendix I – Priority Community Benefits** or as determined by the City;
- d. the execution of Letters of Undertaking and/or registration of site plan agreements;
- e. the use of the Holding Symbol "H";
- f. the dedication of parkland or cash-in-lieu of parkland;
- g. the use of powers and incentives enabled by a Community Improvement Plan; and
- h. the use of development agreements registered on title.

12.9.10.2 To facilitate a coordinated phasing approach to development within the Centre Street Corridor, the requirement for a Development Concept Report as outlined in Policy 10.1.1.7 shall apply to the lands identified on Map 12.9.A.

12.9.10.3 For all designations in this Area Specific Policy, net density is the ratio of gross floor area to net developable area of the site, which excludes lands to be conveyed for public purposes such as streets and open spaces, and shall include the area of private lanes and streets whether or not subject to a public easement.

12.9.10.4 In recognition of the need to stage the transition of the Centre Street Corridor from the existing low-rise built form to the more intense form of development envisioned

over the long term by this Area Specific Policy, interim development consisting of expansions and renovations to existing buildings shall continue to be permitted in accordance with Policy 10.2.1.4.

Appendix I – Priority Community Benefits

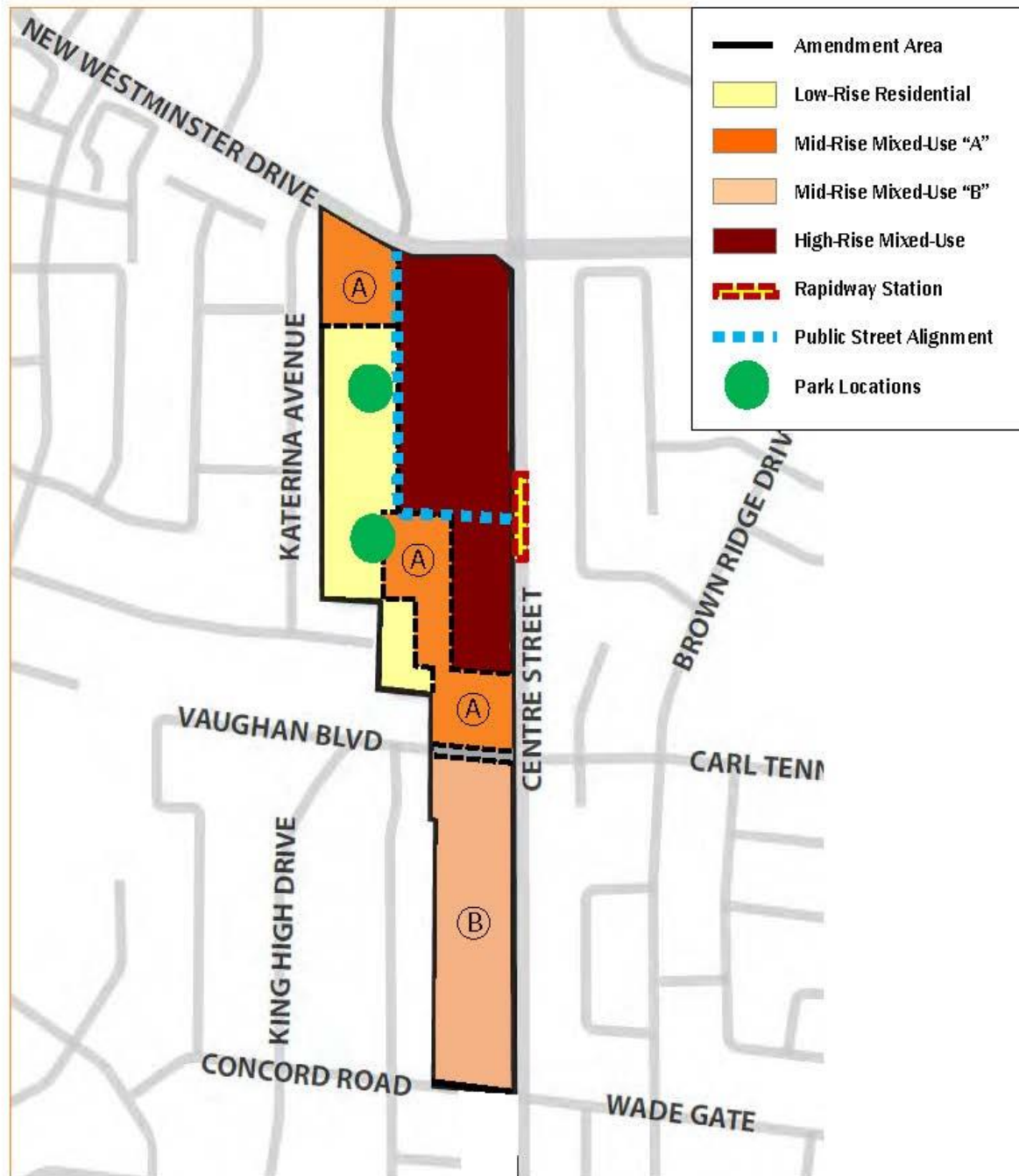
Monetary contributions secured through Section 37 of the *Planning Act* should be prioritized towards funding enhanced streetscaping along Centre Street.

In addition, second to the priority of funding for enhanced streetscaping above City established service levels along Centre Street, the following have been identified as Community Service/Facility needs in the Centre Street Corridor and broader Community Planning Area #9 – Thornhill. They should be considered (according to the priority in which they are listed); in addition to the community benefits identified for Section 37 use in the VOP 2010, Volume 1, Section 10.1.2.9:

1. Cultural amenities, including public art and outdoor cultural event space within the boundaries of the subject lands.
2. The provision of community facilities identified by the City as desirable for the planning area, but which are not accommodated in the City's standard levels of service.
3. The following community services/facilities within the broader Community Planning Area #9 – Thornhill:
 - Renewal of existing community centre facilities, library space, and indoor skating arenas as necessary.

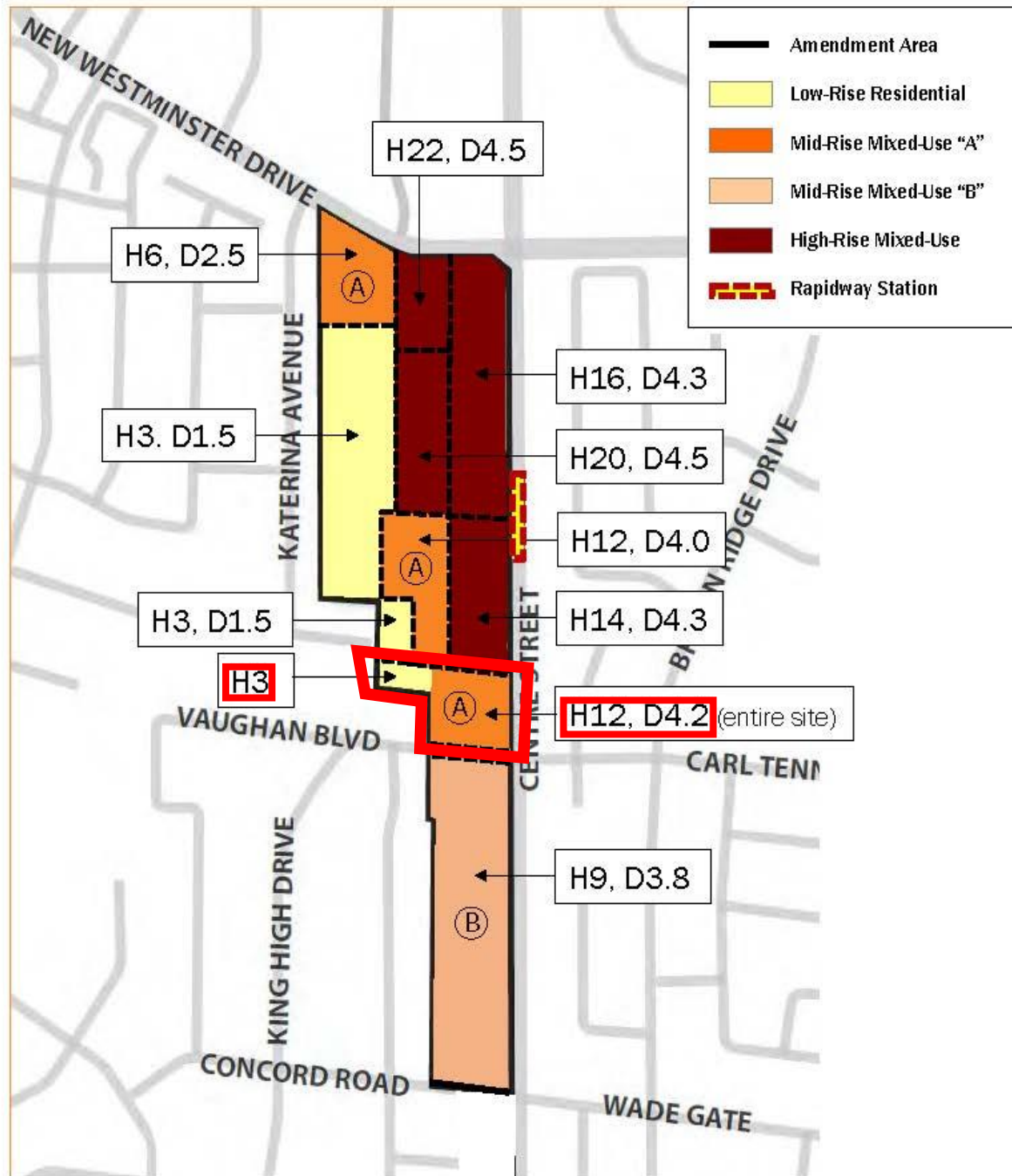
MAP 12.9.A:

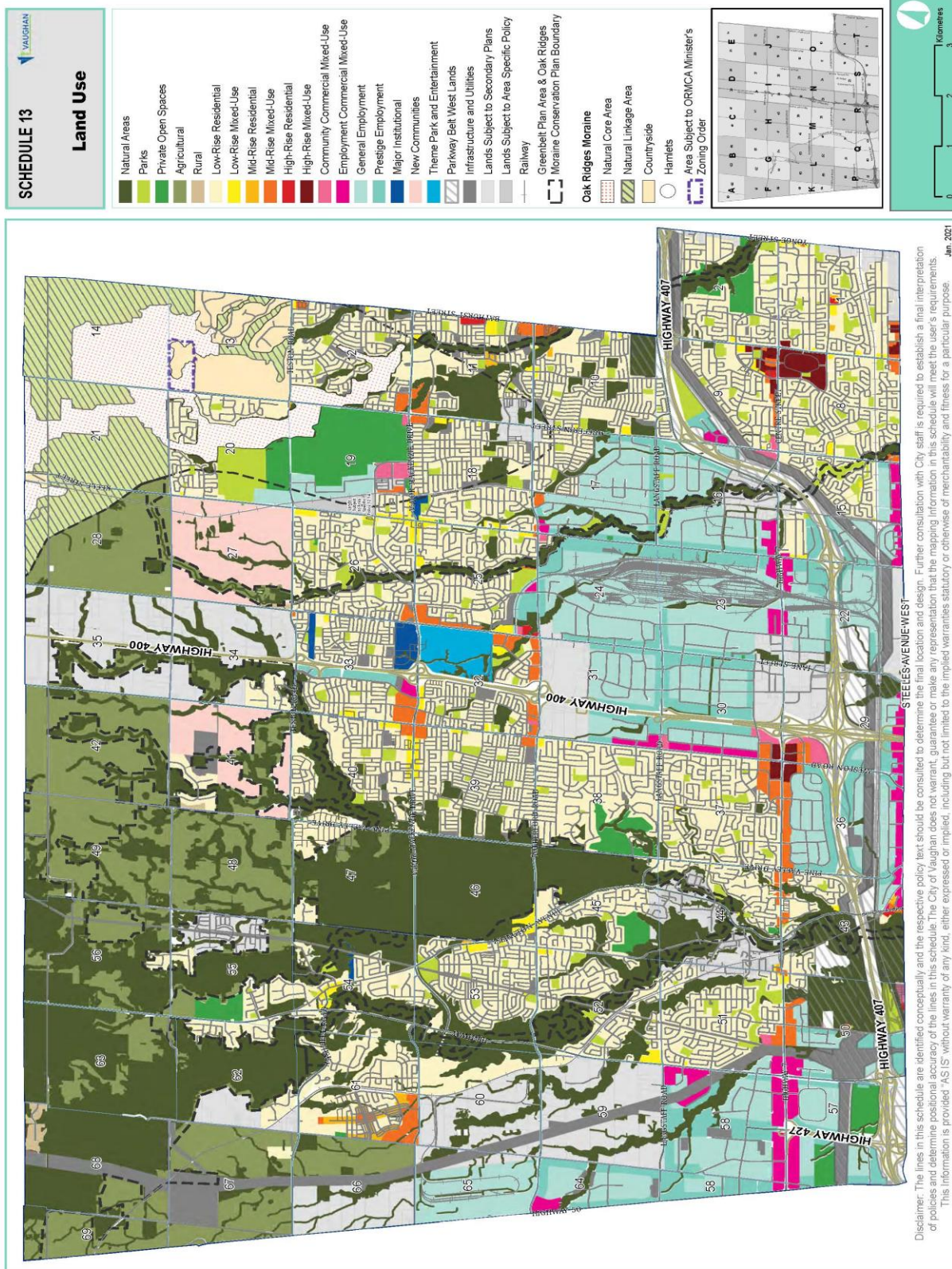
Centre Street Corridor Land Use Plan



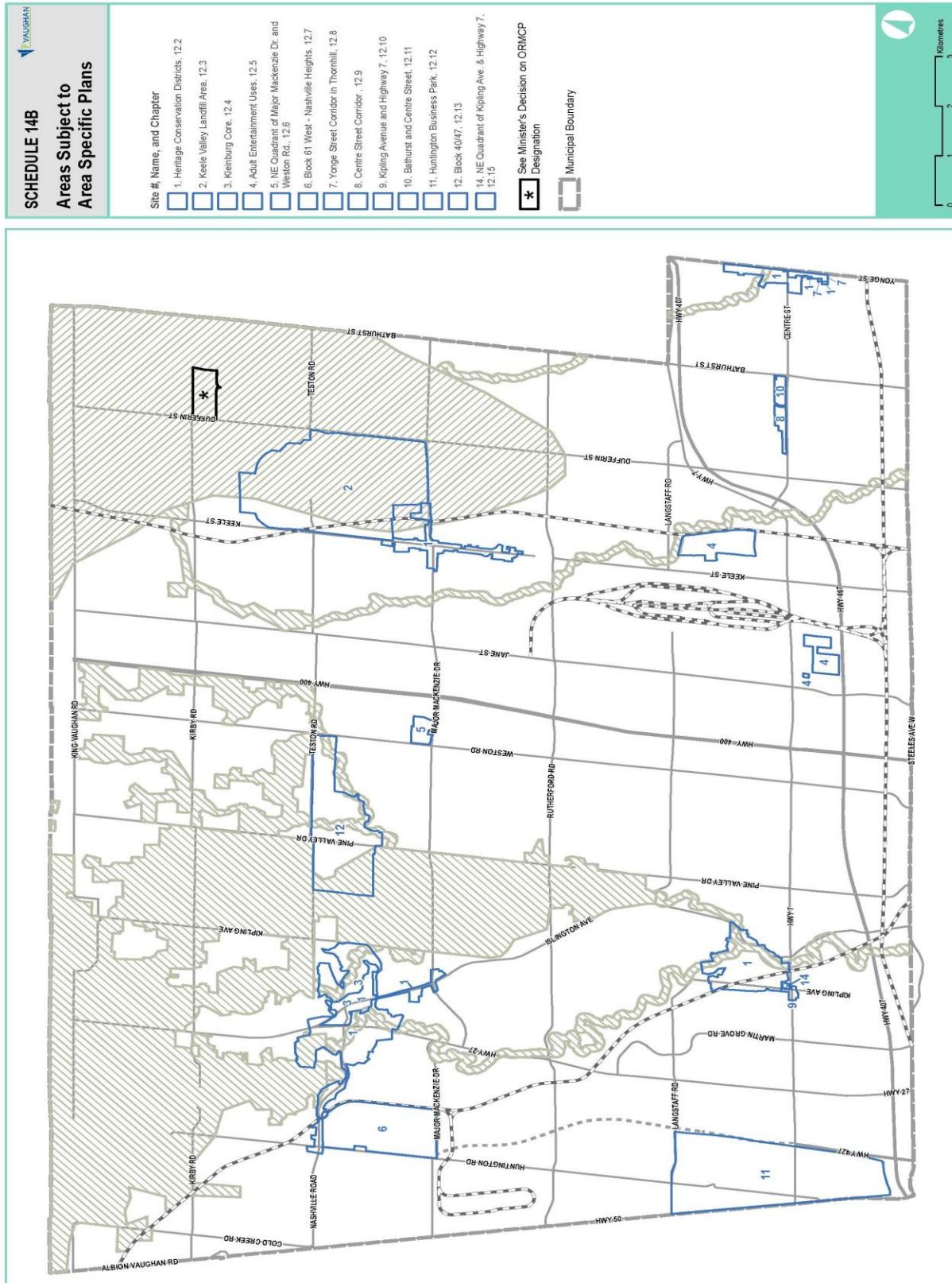
MAP 12.9.B:

Centre Street Corridor Building Height and Density Maximums



PL11184 – Attachment 2

PL111194 – Attachment 3





**CITY OF VAUGHAN
SPECIAL COUNCIL MINUTES
MAY 4, 2021**

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CITY OF VAUGHAN
SPECIAL COUNCIL MEETING
TUESDAY, MAY 4, 2021
MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 7:07 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

58. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Councillor Yeung Racco

THAT the agenda be confirmed.

CARRIED

59. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

60. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

SPECIAL COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 23

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

SPECIAL COUNCIL MEETING MINUTES – MAY 4, 2021

ITEM -1 LOCAL PLANNING APPEAL TRIBUNAL
VAUGHAN OFFICIAL PLAN 2010
CENTRE STREET CORRIDOR POLICY APPEALS
LPAT CASE NO. PL111184

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Rosati

THAT Item 1, Special Committee of the Whole (Closed Session) Report No. 23, be adopted without amendment.

CARRIED

ITEM -2 LOCAL PLANNING APPEAL TRIBUNAL
OFFICIAL PLAN AMENDMENT FILE OP.17.013
ZONING BY-LAW AMENDMENT FILE Z.17.040
DUFCEM CONSTRUCTION INC.
VICINITY OF DUFFERIN STREET AND CENTRE STREET
CASE NO. PL200219

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Rosati

THAT Item 2, Special Committee of the Whole (Closed Session) Report No. 23, be adopted without amendment.

CARRIED

ITEM -3 UPDATE ON SENIOR STAFF MATTER

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Rosati

THAT Item 3, Special Committee of the Whole (Closed Session) Report No. 23, be adopted without amendment.

CARRIED

ITEM -4 5550 LANGSTAFF ROAD

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Rosati

THAT Item 4, Special Committee of the Whole (Closed Session) Report No. 23, be adopted without amendment.

CARRIED

SPECIAL COUNCIL MEETING MINUTES – MAY 4, 2021

61. CONFIRMING BY-LAW

MOVED by Regional Councillor Jackson
seconded by Councillor DeFrancesca

THAT By-law Number 057-2021, being a by-law to confirm the proceedings of Council at its meeting on May 4, 2021, be enacted.

CARRIED

62. ADJOURNMENT

MOVED by Councillor Carella
seconded by Councillor Iafrate

THAT the meeting adjourn at 7:11 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

**CITY OF VAUGHAN
SPECIAL COUNCIL MEETING
AGENDA**

**This is an Electronic Meeting. The Council Chamber will not be open to the public.
Public comments can be submitted by email to clerks@vaughan.ca**

Tuesday, May 4, 2021

+/- 5:30 PM

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

Pages

1. CONFIRMATION OF AGENDA

2. DISCLOSURE OF INTEREST

3. COMMUNICATIONS

4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1. SPECIAL COMMITTEE OF THE WHOLE (CLOSED SESSION),
REPORT NO. 23

3

1. LOCAL PLANNING APPEAL TRIBUNAL VAUGHAN OFFICIAL
PLAN 2010 CENTRE STREET CORRIDOR POLICY APPEALS
LPAT CASE NO. PL111184
2. LOCAL PLANNING APPEAL TRIBUNAL OFFICIAL PLAN
AMENDMENT FILE OP.17.013 ZONING BY-LAW
AMENDMENT FILE Z.17.040 DUFCEEN CONSTRUCTION INC.
VICINITY OF DUFFERIN STREET AND CENTRE STREET
CASE NO. PL200219
3. UPDATE ON SENIOR STAFF MATTER

5. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

6. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION
7. BY LAWS / FORMAL RESOLUTIONS
8. CONFIRMING BY LAW
9. MOTION TO ADJOURN

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

www.vaughan.ca (Agendas, Minutes and Live Council Broadcast)

CITY OF VAUGHAN
REPORT NO. 23 OF THE
SPECIAL COMMITTEE OF THE WHOLE
(CLOSED SESSION)

*For consideration by the Council
of the City of Vaughan
on May 4, 2021*

The Special Committee of the Whole (Closed Session) convened in Open Session at 3:04 p.m., on May 4, 2021.

Present:

Council Member	In-Person	Electronic Participation
Councillor Rosanna DeFrancesca, Chair		X
Mayor Maurizio Bevilacqua		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 Sandra Yeung Racco		X
Councillor Alan Shefman		X

The Special Committee of the Whole (Closed Session) recommended that the following item be added to the Agenda:

4. 5550 LANGSTAFF ROAD

Request for verbal report.

The Special Committee of the Whole (Closed Session) recessed and reconvened at 3:05 p.m. on May 4, 2021 in Closed Session with the following members present:

Council Member	In-Person	Electronic Participation
Councillor Rosanna DeFrancesca, Chair		X
Mayor Maurizio Bevilacqua		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Tony Carella		X

**REPORT NO. 23 OF THE SPECIAL COMMITTEE OF THE WHOLE
(CLOSED SESSION) FOR CONSIDERATION BY COUNCIL, MAY 4, 2021**

Councillor Sandra Yeung Racco
Councillor Alan Shefman

X
X

The following items were dealt with:

1. **LOCAL PLANNING APPEAL TRIBUNAL VAUGHAN OFFICIAL PLAN
2010 CENTRE STREET CORRIDOR POLICY APPEALS LPAT CASE
NO. PL111184**
**The Special Committee of the Whole (Closed Session) recommends
that the confidential recommendation of the Special Committee of the
Whole (Closed Session) be approved.**
2. **LOCAL PLANNING APPEAL TRIBUNAL OFFICIAL PLAN AMENDMENT
FILE OP.17.013 ZONING BY-LAW AMENDMENT FILE Z.17.040
DUFCEEN CONSTRUCTION INC. VICINITY OF DUFFERIN STREET AND
CENTRE STREET CASE NO. PL200219**
**The Special Committee of the Whole (Closed Session) recommends
that the confidential recommendation of the Special Committee of the
Whole (Closed Session) be approved.**
3. **UPDATE ON SENIOR STAFF MATTER**
**The Special Committee of the Whole (Closed Session) recommends
that the confidential recommendation of the Special Committee of the
Whole (Closed Session) be approved.**
4. **5550 LANGSTAFF ROAD**
**The Special Committee of the Whole (Closed Session) recommends
that the confidential recommendation of the Special Committee of the
Whole (Closed Session) be approved.**

The meeting adjourned at 6:58 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair

DATE: September 27, 2022

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: COMMUNICATION – Council, September 28, 2022

By-law 216-2022
Council, May 1, 2019, Item 3, Committee of the Whole, Report No. 14
ADMINISTRATIVE CORRECTIONS TO BY-LAW 052-2019

Recommendations

The Deputy City Manager, Planning and Growth Management recommends:

1. That By-law 052-2019 be amended by amending Section B. a) of Exception 9(1457) by adding Section aiii) with the following:
 - aiii) For the purposes of zoning conformity, the Lands identified as RM2 on Schedule E-1606 shall be 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 easements or registrations that are granted.

Background

On May 21, 2019, Council enacted By-law 052-2019, which amends the City of Vaughan Zoning By-law 1-88, to facilitate a mixed-use development consisting of three apartment buildings (12, 15 and 18-storeys with at-grade retail), and 22 townhouse blocks (consisting of stacked, back-to-back, and traditional units) on the lands known as Block 2 in the vicinity of Interchange Way and Jane Street.

The Subject Lands are envisioned to have multiple condominium corporation tenures, which will result in the creation of multiple lot lines. The administrative correction to By-law 052-2019 seeks to correct a reference error with respect to the definition of “Lot”. The administrative correction provides a technical clarification to the definition of “Lot” which will deem the lands as one lot regardless of the creation of new lot(s) by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made for zoning purposes only. To accommodate the future condominium boundaries, the technical clarification of the definition of a “Lot” is considered

appropriate and necessary for the purpose of zoning review. The administrative correction does not result in any deviation from the original intent of the Zoning By-law.

Conclusion

The Deputy City Manager, Planning and Growth Management recommends that Council approve the administrative amendments to By-law 052-2019 as per Recommendation 1. This recommendation is in keeping with Council's original approval.

Prepared By

Matthew Peverini, VMC Senior Planner, ext. 3636

Natalie Wong, VMC Senior Planner, ext. 8866

Gaston Soucy, VMC Senior Manager, ext. 8266

Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', with a stylized, cursive script.

Haiqing Xu

Deputy City Manager, Planning and Growth Management



DATE: September 27, 2022

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: COMMUNICATION – Council, September 28, 2022

By-law 217-2022
Council, June 29, 2020, Item 1, Committee of the Whole, Report No. 22
ADMINISTRATIVE CORRECTIONS TO BY-LAW 092-2020

Recommendations

The Deputy City Manager, Planning and Growth Management recommends:

1. That By-law 092-2020 be amended by amending Section 1. a) of Exception 9(1500) by adding Section aii) which provides the following:
 - aii) For the purposes of zoning conformity, the Lands identified as C9 on Schedule E-1631 shall be 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 easements or registrations that are granted.

Background

On June 29, 2020, Council enacted By-law 092-2020, which amends the City of Vaughan Zoning By-law 1-88, to facilitate a mixed-use development consisting of 4 towers (40, 46, 55 and 59-storeys), retail uses, a pedestrian mews and a privately owned-publicly accessible space (POPS), on the lands known as 3301 Highway 7 (Festival) in the vicinity of Highway 7 and Interchange Way.

The Subject Lands are envisioned to have multiple condominium corporation tenures, which will result in the creation of multiple lot lines. The administrative correction to By-law 092-2020 seeks to correct a reference error with respect to the definition of “Lot”. The administrative correction provides a technical clarification to the definition of “Lot” which will deem the lands as one lot regardless of the creation of new lot(s) by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made for zoning purposes only. To accommodate the future condominium

boundaries, the technical clarification of the definition of a “Lot” is considered appropriate and necessary for the purpose of zoning review. The administrative correction does not result in any deviation from the original intent of the Zoning By-law.

Conclusion

The Deputy City Manager, Planning and Growth Management recommends that Council approve the administrative amendments to By-laws 092-2020 as per Recommendation 1. This recommendation is in keeping with Council’s original approval.

Prepared By

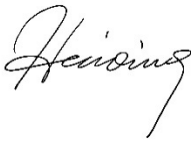
Matthew Peverini, VMC Senior Planner, ext. 3636

Natalie Wong, VMC Senior Planner, ext. 8866

Gaston Soucy, VMC Senior Manager, ext. 8266

Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231

Respectfully submitted,

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Haiqing Xu

Deputy City Manager, Planning and Growth Management



**C25
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
By-Law 225-2022**

DATE: September 27, 2022

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: COMMUNICATION – Council, September 28, 2022

By-law 225-2022
Council, June 28, 2022, Item 21, Committee of the Whole, Report No. 30
ADMINISTRATIVE CORRECTION TO BY-LAW 147-2022

Recommendations

The Deputy City Manager, Planning and Growth Management recommends:

1. That By-law 147-2022 be amended by:
 - a) Amending Section 1. a) of Exception 9(1541) by adding Section n. which provides the following:

n. Subsection 2.0 respecting the Definition of Lot.
 - b) Amending Section 1. a) of Exception 9(1541) by adding Section ni) which provides the following:

nii) For the purposes of zoning conformity, the Lands identified as C9 on Schedule E-1672 shall be 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 easements or registrations that are granted.

Background

On June 28, 2022, Council enacted By-law 147-2022, which amends the City of Vaughan Zoning By-law 1-88, to facilitate a mixed-use development consisting of three apartment buildings (30, 40 and 50-storeys), retail uses, a pedestrian mews, and a POPS, on the lands known as Block 3 South in the vicinity of Highway 7 and Commerce Street.

The Subject Lands are envisioned to have multiple condominium corporation tenures, which will result in the creation of multiple lot lines. The administrative correction to By-law

147-2022 seeks to correct a reference error with respect to the definition of “Lot”. The administrative correction provides a technical clarification to the definition of “Lot” which will deem the lands as one lot regardless of the creation of new lot(s) by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made for zoning purposes only. To accommodate the future condominium boundaries, the technical clarification of the definition of a “Lot” is considered appropriate and necessary for the purpose of zoning review. The administrative correction does not result in any deviation from the original intent of the Zoning By-law.

Conclusion

The Deputy City Manager, Planning and Growth Management recommends that Council approve the administrative amendments to By-law 147-2022 as per Recommendations 1. This recommendation is in keeping with Council’s original approval.

Prepared By

Matthew Peverini, VMC Senior Planner, ext. 3636

Natalie Wong, VMC Senior Planner, ext. 8866

Gaston Soucy, VMC Senior Manager, ext. 8266

Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', with a stylized, cursive script.

Haiqing Xu

Deputy City Manager, Planning and Growth Management

C26
COMMUNICATION
COUNCIL – SEPTEMBER 28, 2022
CW (2) - Report No. 36, Item 7

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] 27.9.2022 - Update - 1150 Centre Street GP Inc. Zoning Application (Sorbara)
Date: September-28-22 8:51:36 AM
Attachments: [BRA-Sorbara-Council-28.9.2022.docx](#)
[BRA-Sorbara-CW-20.9.2022.docx](#)

From: legalspc@raccogroup.com <legalspc@raccogroup.com>

Sent: Wednesday, September 28, 2022 4:25 AM

To: Todd Coles <Todd.Coles@vaughan.ca>; 'Yaroslav Zakrevsky' [REDACTED]
Joseph Brunaccioni <[REDACTED]> GINO/RACHEL/DANIEL/ANDREW MUIA

[REDACTED] >
Cc: '2 & 8 Chateau Parc' <pm@chateauparcondos.ca>; 'Allan Glube' <[REDACTED]>;
'Anita Pateva' [REDACTED]; 'Arnold Averbuch' <[REDACTED]>;
'BEVERLEY BELFER' <[REDACTED]>; [REDACTED] 'Bev Spagat'
[REDACTED]; [REDACTED] 'Dina Kogan' <[REDACTED]> 'Gail
Crystal' [REDACTED]; 'Gerald BIRNBAUM' [REDACTED];
[REDACTED] 'Luis Oliveira' <gm.fe@verveseniorliving.com>; 'Margaret Martins'
[REDACTED] 'Marina Nezhinsky' [REDACTED] Gilda & Rudy Bucciol
<[REDACTED]>; 'Enrico Benigni' <[REDACTED]>; 'Sergiy Tyulenyev'
<[REDACTED]>; 'Stelian Stanca' [REDACTED] 'Vladimir Raff'
[REDACTED]; 'Yury Dubinsky' [REDACTED]; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
melissa@platinumgroup.ca; [REDACTED]
[REDACTED];
[REDACTED]
[REDACTED]
[REDACTED]
Subject: [External] 27.9.2022 - Update - 1150 Centre Street GP Inc. Zoning Application (Sorbara)

Hi Todd,

Please find attachment #1 regarding tomorrow Council meeting addressing The Sorbara Application.

Can you please distribute the letter to the Mayor, M of C, and staff.

Sincerely,
Mario G. Racco



Virus-free www.avast.com

Brownridge Ratepayers Association
Council – 28 September 2022
Z 21.028 – The Sorbara Group - 1,150 Centre St. – Thornhill

27 September 2022

To the Mayor & Members of Council

I file this letter/email with the City's clerk for Council consideration, since ratepayers can not speak at Council and to update Council on this issue.

At last week CW meeting, M of C expressed disappointment that the Sorbara Group had not once met with the residents, since such is standard practise in Vaughan. Also, statements made suggesting that if the Sorbara Group does not meet with the residents before tomorrow Council meeting, that The Sorbara Group exemptions should be refused.

Please be aware that the Brownridge Ratepayers Association nor anyone that we know that has been active with this file, has been contacted and no meeting has taken place. Therefore, I recommend to Council, on behalf of the Brownridge Ratepayers Association and all the residents that are active on this file, that Council:

1. Refuses Staff recommendation.
2. Instructs the legal and planning departments to attend the next tribunal meeting set for the 5th of December 2022, and inform the tribunal that the City of Vaughan:
 - a. Will not allow any exemption to the existing by-laws.
 - b. Will present, at the hearing scheduled for the 1st of May 2023, its position against the requested exemptions.
3. Direct staff to hire, if necessary, external professional help, to defend the existing by-laws of the City of Vaughan.

This file will be at the Tribunal, for a pre-hearing on the 5th of December 2022. The Hearing is scheduled for the 1st of May 2023. Therefore, there will be time to prepare Council position and receive added input from the new Council.

Our issues are not the density nor the height, that was decided by the Tribunal, but the exceptions asked, to the City's existing by-laws.

The behaviour of The Sorbara Group is unacceptable, and Council should make it clear with a motion.

Enough is enough.

Sincerely,
Mario G. Racco
President – Brownridge Ratepayers Association
416-419-3017 LegalSPC@RaccoGroup.cpm

Brownridge Ratepayers Association
CW – 20 September 2022
Item # 7 - Z 21.028 – The Sorbara Property - 1,150 Centre St. – Thornhill

20 September 2022

To the Mayor & Member of Council

I intend to speak on item #7 – The Sorbara application.

Since it is #7 & cannot be certain at what time I can speak on the item, plus there could be potential technical issues with deputations, I am sending this letter to put on record the position of the Brownridge Ratepayers Association.

We disagree with the recommendation presented by staff.

We ask that Committee of the Whole defer the item to the 1st meeting of the new Council so that the people elected by the people will be able to evaluate the issues raised by the 6 correspondence received by the City & the 10 people that took petitions and/or expressed interest to speak on the item.

This item will be at the Tribunal, for a pre-hearing on the 5 December 2022. The Hearing will be 1 May 2023. Therefore, there will be time to allow the new Council to supply direction.

Our issues are not the density nor the height, because that has already been decided by the Tribunal/Board, but the exceptions that are been asked to the City's existing by-laws.

The proponent has gone against what this Council & prior Councils have done & that is to have at least a meeting with the community, prior to going to Council. That is what was said, the last time, by more than one Council member, but it did not happen. We, the residents, have had NO meeting with the property owner. None of the ratepayers has been contacted by the proponent.

The behaviour of the proponent is unacceptable & Council should make it clear with a motion to defer a decision to the new Council that will be taking over on the 15 November 2022.

If that is unacceptable to the majority of M of C, then a motion refusing any request to eliminate or reduce the existing by-laws should be approved.

In Thornhill we have been more than reasonable. Look the Promenade Mall area; The Di Sera area; The Steeles & Bathurst area & more.

Enough is enough.

Sincerely,

Mario G. Racco

President – Brownridge Ratepayers Association

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