

**CITY OF VAUGHAN
REPORT NO. 61 OF THE
COMMITTEE OF THE WHOLE (2)**

*For consideration by the Council
of the City of Vaughan
on December 15, 2020*

The Committee of the Whole met at 1:05 p.m., on December 8, 2020.

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

The following items were dealt with:

**1. AUDIT COMMITTEE TERMS OF REFERENCE AND AMENDED
PROCEDURE BY-LAW AND AUDIT COMMITTEE CHARTER**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of the Director of Internal Audit dated December 8, 2020, be approved;**
- 2) That the following four (4) Members of Council be appointed to the Audit Committee:**
 - 1. Regional Councillor Gino Rosati;**
 - 2. Councillor Sandra Yeung Racco;**
 - 3. Councillor Rosanna DeFrancesca; and**
 - 4. Councillor Alan Shefman; and**

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

3) That the following be approved in accordance with Communication C11, Memorandum from the City Clerk dated December 8, 2020:

1. That amendments to the Procedure By-law 7-2011, as amended, to facilitate the establishment of an Audit Committee, be approved.

Recommendations

1. That the Audit Committee Terms of Reference, substantially in the form in Attachment 1, be approved; and,
2. That the amended Committee of the Whole Charter for Audit Related Matters, substantially in the form in Attachment 2, be approved and be renamed as the Audit Committee Charter.

2. VAUGHAN'S FAIR WAGE POLICY

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer dated December 8, 2020:

Recommendations

1. THAT Council consider this Report in providing direction for next steps in the development of the Fair Wage Policy;
2. THAT to develop Fair Wage Schedules council direct staff to implement the identified actions under Option 3;
3. THAT the 2021 Budget be amended to include costs associated with the approved option to develop the Fair Wage Schedules; and
4. That the City's Fees and Charges by-law (171-2013) be updated to reflect the Fair Wage Investigation Fee of \$5,000 for 2021

3. SHARED SERVICES AGREEMENT – CITY OF VAUGHAN AND ALECTRA UTILITIES CORPORATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated December 8, 2020:

Recommendation

1. That a By-law be enacted to authorize the Mayor and City Clerk to execute an amendment to extend the Shared Services Agreement between the City of Vaughan and Alectra in a form satisfactory to

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

the Deputy City Manager Corporate Services, City treasurer and
Chief Financial Officer and the Deputy City Manager, Administrative
Services & City Solicitor

**4. CITY PARK (WOODBIDGE GATES NORTH) INC. OFFICIAL PLAN
AMENDMENT FILE OP.17.015 ZONING BY-LAW AMENDMENT FILE
Z.17.041 SITE DEVELOPMENT FILE DA.17.108 - 248, 252, 256, and
260 WOODBRIDGE AVENUE VICINITY OF KIPLING AVENUE AND
WOODBIDGE AVENUE**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of
the Deputy City Manager, Infrastructure Development dated
December 8, 2020 be approved;**
- 2) That comments from the following speakers be received:**
 - 1. Ms. Maria Verna, Woodbridge Avenue, Woodbridge,
representing the Village of Woodbridge Ratepayers
Association;**
 - 2. Ms. Gina Pietrangelo, James Street, Woodbridge,
representing the Village of Woodbridge Ratepayers
Association;**
 - 3. Mr. Edward Uchimaru, James Street, Woodbridge,
representing the Village of Woodbridge Ratepayers
Association;**
 - 4. Ms. Pina Sacco, Amos Maynard Circle, Woodbridge;**
 - 5. Mr. Jamie Maynard, William Street, Woodbridge;**
 - 6. Mr. Chris Andrews, Kipling Avenue, Woodbridge;**
 - 7. Ms. Doreen Smith, Wallace Street, Woodbridge;**
 - 8. Mr. Leo Longo, Aird & Berlis LLP, Bay Street, Toronto,
on behalf of the applicant; and**
 - 9. Mr. Alfredo Zelaya, William Street, Woodbridge;**
- 3) That Communication C6 from Kate Duncan, Woodbridge
Avenue, Woodbridge, dated December 6, 2020, be received;
and**
- 4) That the coloured renderings provided by the applicant be
received.**

*Councillor Carella did not declare an interest with respect to the foregoing,
however, he recused himself from participating in the discussion and did
not vote on the matter.*

Recommendations

- 1. THAT Official Plan Amendment File OP.17.015 (City Park
(Woodbridge Gates North) Inc.) BE APPROVED, to amend City of**

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

Vaughan Official Plan 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan as follows:

- a. Redesignate the Subject Lands from “Low-Rise Mixed Use” to “Mid-Rise Residential” to permit a residential apartment building, with no at-grade commercial component;
 - b. Amend Sections 4.2.2.3 a), d) and e) to:
 - i. increase the maximum permitted Floor Space Index from 2.0 to 2.51 times the area of the lot
 - ii. increase the maximum permitted building height from 6-storeys (19m) to 7-storeys (23.9 m to top of roof)
 - iii. increase the permitted lot coverage from 50% to 65%
2. THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a monetary contribution of \$210,000 pursuant to Section 37 of the Planning Act towards the following potential community benefits to be finalized and implemented through a Section 37 Density Bonusing Agreement executed between the Owner and the City of Vaughan in return for the increase in the maximum permitted building height and density for the development to the satisfaction of the City:
 - a. Fitness equipment – potential locations Veterans Park and Nort Johnson District Park
 - b. Woodbridge Library - improvement works
 - c. Pollinator Gardens for either Old Fire Hall and Fred Armstrong Parkettes or Veterans Park within the Woodbridge Core Area
3. THAT prior to the enactment of the implementing Zoning By-law the Owner shall enter into and execute a Section 37 Bonusing Agreement with the City of Vaughan to secure the contribution(s) identified in this report and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications.
4. THAT Zoning By-law Amendment File Z.17.041 (City Park (Woodbridge Gates North) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “R3 Residential Zone” to “RA3 Apartment Residential Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report.
5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the

REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020

implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

6. THAT Site Development File DA.17.108 (City Park (Woodbridge Gates North) Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS and warning clauses included on Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of a 7-storey residential apartment building containing 93 units as shown on Attachments 3 to 6.

7. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.17.108 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 93 residential apartment units (206 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

5. HUNTINGTON IV LIMITED SITE DEVELOPMENT FILE DA.18.092 PHASE 2 - 6675 LANGSTAFF ROAD VICINITY OF LANGSTAFF AND HUNTINGTON ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 8, 2020:

Recommendation

1. THAT Site Development File DA.18.092 Phase 2 (Huntington IV Limited) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS listed on Attachment 1 to the satisfaction of the Development Planning Department, to permit the development of a one-storey multi-unit employment building with accessory office uses (Building 2C), as shown on Attachments 4 to 6.

6. TOW TRUCK REVIEW

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Acting Deputy City Manager, Community Services, dated December 8, 2020:

Recommendations

1. That the technical amendments to Licensing By-law 315-2005, as amended, in relation to Tow Trucks regulations, as provided in Attachment 1 of this report, be approved; and

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

2. That staff be authorized to undertake any other actions required to implement the recommendations of this report, including any consequential amendments to other by-laws.

7. CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM MAY 1, 2020 TO OCTOBER 31, 2020

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated December 8, 2020:

Member's Resolution

Submitted by Mayor Bevilacqua

Whereas, the City of Vaughan is committed to fostering an inclusive society; and

Whereas, the May 3, 2011 Council resolution authorized that recipients include, but not be limited to:

- Vaughan Based Charities;
- Not-for-profit Organizations; and
- Community Groups; and

Whereas, the use of the net proceeds was communicated to the public through the Mayor's Gala and the Mayor's Charity Golf Classic material, Council reports and media articles; and

Whereas, the recipient organizations have been identified based on recommendations from Members of Council, community leaders and organization/community requests.

It is therefore recommended that Council receive the attached list of recipient organizations that have received, for the period from May 1, 2020 to October 31, 2020, net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic.

8. ANATOLIA CAPITAL CORP. ZONING BY-LAW AMENDMENT FILE Z.18.025 SITE DEVELOPMENT FILE DA.18.065 - 8811 HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD (REFERRED)

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020; and

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

2) That the following Communications be received:

- C2. Mr. Rosario Sacco, Block Engineer – Block 57/58 Landowners Group, Urban Ecosystems Limited, Weston Road, Woodbridge, dated November 30, 2020;**
- C4. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated November 30, 2020;**
- C5. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated December 2, 2020;**
- C7. Ms. Susan Rosenthal, DAVIES HOWE LLP, Adelaide Street West, Toronto, dated December 7, 2020; and**
- C8. Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020.**

Recommendations

The Committee of the Whole, at its meeting of December 1, 2020 recommended the following (Item 4, Report No. 57):

Recommendation of the Committee of the Whole meeting of December 1, 2020:

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of December 8, 2020, to allow staff to report back on the issues raised.

Report and Recommendations of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

- 1. THAT Zoning By-law Amendment File Z.18.025 (Anatolia Capital Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
- 2. THAT the Owner, (Anatolia Capital Corp.), enter into an agreement with the City of Vaughan to provide securities and commit to undertaking works based on the preliminary design for the provision of external municipal services including municipal storm sewers and stormwater outlet to Rainbow Creek (via future John Lawrie Street as shown on Attachment 6) complete with appropriate easements to facilitate the development of the Subject Lands, all to the satisfaction of the City and the Toronto and Region

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

Conservation Authority. This agreement shall be executed prior to enactment of the Zoning By-law unless alternative arrangements are made to the satisfaction of the City.

3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are satisfied:
 - a) Draft Plan of Subdivision File 19T- 18V009 is approved by Vaughan Council;
 - b) All remaining Block 59 conditions of Block Plan approval as shown on Attachment 8;
 - c) For the lands zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” and EM2(H) General Employment Area Zone with the Holding Symbol “(H)” as shown on Attachment 3 lot consolidation is required for the portion of each lot located on the abutting property to the south;
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
5. THAT Site Development File DA.18.065 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 1 to the satisfaction of the Development Planning Department, to permit one employment building on the Subject Lands, identified as “Building 1” on Attachments 3 to 5.

9. ANATOLIA CAPITAL CORP. ZONING BY-LAW AMENDMENT FILE Z.18.026 SITE DEVELOPMENT FILE DA.18.066 - 6560 LANGSTAFF ROAD VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD (REFERRED)

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020; and
- 2) That the following Communications be received:
 - C2. Mr. Rosario Sacco, Block Engineer – Block 57/58 Landowners Group, Urban Ecosystems Limited, Weston Road, Woodbridge, dated November 30, 2020;

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

- C3. Mr. J.A. (Jim) Bacchus, Vice President, The Municipal Infrastructure Group Ltd. (TMIG), Dufferin Street, Vaughan, dated November 30, 2020**
- C4. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated November 30, 2020;**
- C5. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated December 2, 2020; and**
- C7. Ms. Susan Rosenthal, DAVIES HOWE LLP, Adelaide Street West, Toronto, dated December 7, 2020; and**
- C9. Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020.**

Recommendations

The Committee of the Whole, at its meeting of December 1, 2020 recommended the following (Item 5, Report No. 57):

Recommendation of the Committee of the Whole meeting of December 1, 2020:

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of December 8, 2020, to allow staff to report back on the issues raised.

Report and Recommendations of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.026 (Anatolia Capital Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone", "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", "EM2(H) General Employment Area Zone" with the Holding Symbol "(H)", and "OS1 Open Space Conservation Zone", in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Owner, (Anatolia Capital Corp.) enter into an agreement with the City of Vaughan to provide securities and commit to undertaking works based on the preliminary design for the provision of external municipal services including the construction of the stormwater pond on external lands and external watermain and associated works, and commit to enter into agreements with the external landowners and the City to facilitate the development of the Subject Lands, all to the satisfaction of the City and York Region. This agreement shall be executed prior to enactment of the

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

Zoning By-law unless alternative arrangements are made to the satisfaction of the City.

3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are satisfied:
 - a) Draft Plan of Subdivision File 19T-18V010 is approved by Vaughan Council; and
 - b) All remaining Block 59 conditions of Block Plan approval as shown on Attachment 9.
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
5. THAT Site Development File DA.18.066 BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit two employment buildings on the Subject Lands, as identified as “Building 1” and “Building 2” on Attachments 3 to 6.

**10. ANATOLIA INVESTMENTS CORP. ZONING BY-LAW AMENDMENT
FILE Z.18.027 SITE DEVELOPMENT FILE DA.18.067 - 9151
HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND
RUTHERFORD ROAD (REFERRED)**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020; and
- 2) That the following Communications be received:
 - C2. Mr. Rosario Sacco, Block Engineer – Block 57/58 Landowners Group, Urban Ecosystems Limited, Weston Road, Woodbridge, dated November 30, 2020;
 - C4. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated November 30, 2020;
 - C5. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated December 2, 2020; and
 - C7. Ms. Susan Rosenthal, DAVIES HOWE LLP, Adelaide Street West, Toronto, dated December 7, 2020; and

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

**C10. Memorandum from the Deputy City Manager,
Infrastructure Development dated December 7, 2020.**

Recommendations

The Committee of the Whole, at its meeting of December 1, 2020 recommended the following (Item 6, Report No. 57):

Recommendation of the Committee of the Whole meeting of December 1, 2020:

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of December 8, 2020, to allow staff to report back on the issues raised.

Report and Recommendations of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.027 (Anatolia Investments Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone", "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", "EM2(H) General Employment Area Zone" with the Holding Symbol "(H)", and "OS1 Open Space Conservation Zone", in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands or any portion thereof, until the following conditions are satisfied:
 - a. Draft Plan of Subdivision File 19T-18V011 is approved by Vaughan Council; and
 - b. All remaining Block 59 conditions of Block Plan approval as shown on Attachment 8.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
4. THAT Site Development File DA.18.067 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 1 to the satisfaction of the Development Planning Department, to permit one employment building on the Subject Lands, identified as "Building 1" on Attachments 3 to 5

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

**11. RENOVATION AND ADDITION – SINGLE DETACHED DWELLING
REAR AND SIDE ADDITION WITH GARAGE LOCATED AT 8227
KIPLING AVENUE, WOODBRIDGE HERITAGE CONSERVATION
DISTRICT (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the
recommendation contained in the following report from the Heritage
Vaughan Committee, dated December 8, 2020:**

Recommendation

The Heritage Vaughan Committee forwards the following recommendation
from its meeting of November 30, (Item 2, Report No. 8), for consideration:

- 1) That the recommendation contained in the report of the Deputy City
Manager, Infrastructure Development, dated November 30, 2020,
be approved.

**Recommendation of the Deputy City Manager, Infrastructure
Development, dated November 30, 2020:**

1. THAT Heritage Vaughan Committee recommend Council approve
the proposal to renovate the existing dwelling with attached garage
and build a rear two-storey addition located at 8227 Kipling Avenue
under Section 42 of Ontario Heritage Act, subject to the following
conditions:
 - a) Any significant changes to the proposal by the Owner may
require reconsideration by the Heritage Vaughan Committee,
to be determined at the discretion of the Deputy City
Manager, Planning & Growth Management;
 - b) That Heritage Vaughan Committee recommendations to
Council do not constitute specific support for any
Development Application under the Ontario Planning Act or
permits currently under review or to be submitted in the
future by the Owner as it relates to the subject application;
 - c) That the Owner submit Building Permit stage architectural
drawings and building material specifications to the
satisfaction of the Chief Building Official.

**12. LOT SEVERANCES AT 737 AND 739 NASHVILLE ROAD, AS PART OF
A LARGER ADJACENT DEVELOPMENT IN THE KLEINBURG-
NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL
REPORT)**

REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020

The Committee of the Whole recommends approval of the recommendation contained in the following report from the Heritage Vaughan Committee, dated December 8, 2020:

Recommendations

The Heritage Vaughan Committee forwards the following recommendation from its meeting of November 30, 2020 (Item 1, Report No. 8), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated November 30, 2020, be approved.

Recommendation of the Deputy City Manager, Infrastructure Development, dated November 30, 2020:

- 1) THAT Heritage Vaughan Committee recommend Council instruction to Heritage staff for issuance of a Heritage Permit as clearance of Condition #65 of Council approved Draft Plan of Subdivision 19T-17V008 approved by Vaughan Council on June 19, 2018. The Draft Plan of Subdivision would facilitate new construction on Lots 1 to 7 inclusive, as a result of the proposed lot severance of the properties located at 737 and 739 Nashville Road located within the boundary of the Kleinburg-Nashville Heritage Conservation District ('KNHCD'), as part of the larger adjacent Block 61 West Nashville Heights low-rise residential community, under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
 - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee to be determined at the discretion of the Acting Deputy City Manager, Planning and Growth Management.
 - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any development application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.

13. BILL 229 – SCHEDULE 6, AMENDMENTS TO THE CONSERVATION AUTHORITIES ACT

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020;

REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020

- 2) That staff provide an update on this matter and how it affects the City of Vaughan; and
- 3) That staff be directed to work with the Ward 1 Councillor to draft an appropriate resolution for Council's consideration.

Member's Resolution

Submitted by Councillor Iafrate

Whereas, on November 5, 2020, the Province of Ontario introduced Bill 229, Protect, Support and Recover from COVID-19 Act (Budget Measures), which proposes amendments to the Conservation Authorities Act and Planning Act through Schedule 6; and

Whereas, Bill 229 was carried on division at its 3rd reading on December 8, 2020: and

Whereas, the amendments identified in Schedule 6 to Bill 229 will diminish TRCA's ability to serve its municipal partners and other watershed stakeholders in the protection from natural hazards and conserving natural resources, primarily in the areas of planning, permitting and enforcement; and

Whereas, local residents groups, environmental groups, Associations of Municipalities of Ontario ("AMO"), Ontario Big City Mayors, David Suzuki Foundation, Environmental Defence, Ontario Nature, various Ontario municipalities and notably, Canadian Environmental Law Association, oppose the changes made by the Province in Schedule 6 of Bill 229; and

Whereas, conservation authorities will no longer be deemed a "Public Body" under the Planning Act in some instances which impacts the ability of conservation authorities to participate in most appeals to the Local Planning Appeal Tribunal ("LPAT") of development applications; and

Whereas, new appeal procedures have been created to allow for applicants to go directly to LPAT or the Minister to receive approval of a permit when it has been denied by a conservation authority; and

Whereas, demoting the role and authority of conservation authorities at this time is not in the public interest and does not provide the protection and assurance that the public relies upon.

It Is therefore recommended that:

1. The City of Vaughan request that the Government of Ontario remove proposed amendments to the Conservation Authorities Act and Planning Act in Bill 229 relating to planning, permitting and enforcement and include strengthened provisions related to enforcement including powers to require the restoration of lands including taxation abilities involving our local municipalities if they

REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020

have been subjected to illegal activities, including enforcement powers that are on par with other Provincial Officers in order to support a balanced approach to development, enable conservation authorities to mitigate natural hazards and protect natural heritage, and to prevent any downloading of enforcement costs to municipalities;

2. The City of Vaughan requests that the Government of Ontario allow for further discussions to take place regarding the amendments to the Conservations Authorities Act and the Planning Act set out in Schedule 6 to Bill 229 before proclaiming them to come into effect; and
3. That this resolution be distributed by the Clerk to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, the Minister of Natural Resources and Forestry, the Minister of Municipal Affairs and Housing, the Minister of Finance, MPPs in the City of Vaughan, the Region of York, and the Toronto and Region Conservation Authority.

14. **PRESENTATION – KLEINBURG TENNIS CLUB**

The Committee of the Whole recommends:

- 1) That the presentation by Mr. Rick Bertozzi, Kleinburg Tennis Club and C1, presentation material titled “*Meeting with City of Vaughan – Club Requirements*”, be received and referred to staff;
- 2) That staff work with the presenter on assessing the various options for relocating the Kleinburg Tennis Club; and
- 3) That staff bring back a report by the end of Quarter 1 of 2021 with an appropriate proposal.

15. **OTHER MATTERS CONSIDERED BY THE COMMITTEE**

15.1 **CONSIDERATION OF AD-HOC COMMITTEE REPORTS**

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

1. Effective Governance and Oversight Task Force meeting of October 28, 2020 (Report No. 6);
2. Diversity and Inclusion Task Force meeting of November 19, 2020 (Report No. 1);

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

3. Economic Prosperity Task Force meeting of November 24, 2020 (Report No. 3);
4. Accessibility Advisory Committee meeting of November 24, 2020 (Report No. 5);
5. Effective Governance and Oversight Task Force meeting of November 25, 2020 (Report No. 7); and
6. Heritage Vaughan Committee meeting of November 30, 2020 (Report No. 8).

15.2 STAFF COMMUNICATIONS

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

- SC1 Memorandum from the Deputy City Manager, Corporate Services, City Treasurer and CFO dated November 23, 2020;
- SC2 Memorandum from the City Clerk dated December 8, 2020; and
- SC3 Memorandum from the Deputy City Manager, Administrative Services & City Solicitor dated December 3, 2020.

16. NEW BUSINESS – SUPPLEMENTARY TAX BILLS

The Committee of the Whole recommends that staff bring forward a report to the December 15, 2020 Council meeting on options available for residents to make payments of supplementary tax bills received by them.

The foregoing matter was brought to the attention of the Committee by Councillor DeFrancesca.

**17. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
DECEMBER 8, 2020.**

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

1. **PROPERTY MATTER LEASE RENEWAL SONOMA SENIORS CLUB ONE SONOMA BOULEVARD UNITS 5, 6, 7, 8, BUILDING B**

(acquisition or disposition of land)

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

2. **ACQUISITION OF LANDS FOR FURTHER NEIGHBOURHOOD
PARK SITE NORTHWEST CORNER OF STEELES AVENUE
AND KEELE STREET**
(acquisition or disposition of land)
3. **WARD 1 CIVIC HERO AWARD 2020**
(personal matters about identifiable individuals)
4. **CITY OF VAUGHAN ET AL. ATS. FRANK MIELE**
(litigation or potential litigation)
5. **LOCAL PLANNING APPEAL TRIBUNAL APPEALS LPAT CASE
NOS. PL190339 & PL190340 FRIENDS TO CONSERVE
KLEINBURG INC. COMPLAINT OPA 47 & OPA 48**
(litigation or potential litigation)

Regional Councillor Rosati declared an interest with respect to Item # 5 as his daughter owns property backing up to the subject property and did not take part in the discussion or vote on the matter.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Regional Councillor Linda D. Jackson, Chair