



**CITY OF VAUGHAN  
REPORT NO. 38 OF THE  
COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on November 29, 2022*

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The Committee of the Whole met at 1:01 p.m., on November 22, 2022.

Present:

<b>Council Member</b>	<b>In-Person</b>	<b>Electronic Participation</b>
Councillor Rosanna DeFrancesca, Chair	X	
Steven Del Duca, Mayor	X	
Regional Councillor Linda Jackson, Deputy Mayor	X	
Regional Councillor Mario Ferri	X	
Regional Councillor Gino Rosati	X	
Regional Councillor Mario G. Racco	X	
Councillor Marilyn Iafrate	X	
Councillor Adriano Volpentesta	X	
Councillor Chris Ainsworth	X	
Councillor Gila Martow	X	

**1. AUDIT COMMITTEE CITIZEN MEMBER APPOINTMENTS**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Director of Internal Audit, dated November 22, 2022:**

**Recommendation**

1. That Council reappoint the same two (2) citizen members who served on the Audit Committee during the previous term to the Audit Committee for the 2022-2026 Term of Council, being John Glicksman and Geneviève Grenier.

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**2. FIVE QUICK WINS TO ADDRESS MEMBER'S RESOLUTION – THINKING GLOBALLY, ACTING LOCALLY IN VAUGHAN**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated November 22, 2022:

**Recommendations**

1. That Council endorse the five (5) quick wins identified in the June 23, 2022, Staff Communication (C30) entitled “Member’s Resolution Thinking Globally, Acting Locally in Vaughan”;
2. That Staff be directed to implement the five (5) quick wins and, report back to Council during the next Sustainability Metrics and/or Climate Emergency Declaration updates; and
3. That Council continue to support green development standards and transportation demand management initiatives.

**3. PROMENADE CENTRE URBAN DESIGN AND PUBLIC REALM STUDY - SINGLE SOURCE PROCUREMENT**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated November 22, 2022:

**Recommendations**

1. That the Single Source Procurement that exceeds the prescribed upset limit of \$100,000, currently granted under the authority of the City Manager to the amount of \$119,975, be approved; and
2. That the Deputy City Manager, Planning and Growth Management be authorized to negotiate and enter into any agreements that may be required to give effect to Recommendation 1 on terms and conditions satisfactory to Procurement Services and the City Solicitor.

**4. WEST RUTHERFORD PROPERTIES INC. OFFICIAL PLAN AMENDMENT FILE OP.11.012, ZONING BY-LAW AMENDMENT FILE Z.11.043, SITE DEVELOPMENT FILE DA.11.114 - 3660 RUTHERFORD ROAD, VICINITY OF RUTHERFORD ROAD AND VELLORE WOODS BOULEVARD**

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### **The Committee of the Whole recommends:**

- 1) That consideration of this matter be referred to the Committee of the Whole (Closed Session) meeting of November 22, 2022; and**
- 2) That the comments from Ms. Elvira Caria, Chair, Vellore Woods Ratepayers' Association, be received.**

### **Recommendations**

1. THAT the Ontario Land Tribunal be advised that City of Vaughan Council APPROVES the following recommendations to permit a development consisting of two, 12-storey (20.35 m) apartment buildings and one, 6-storey apartment building with a total of 340 units and Floor Space Index ('FSI') of 2.91 (Net) the area of the lot as shown on Attachments 5 and 6:
  - 1) THAT Official Plan Amendment File OP.11.012 (West Rutherford Properties Inc.), BE APPROVED, to amend Vaughan Official Plan 2010 ('VOP 2010'), as follows:
    - a) Amend the "Mid-Rise Mixed-Use" designation on Schedule 13 - Land Use of VOP 2010 shown on Attachment 4 to permit:
      - i) a mid-rise building with a maximum building height of 12-storeys (20.35 m, average finished grade) and 340 dwelling units;
      - ii) a maximum Floor Space Index ('FSI') of 2.91 times the net area of the lot; and,
    - b) Amend Schedules 13 - Land Use and 14c - Areas Subject to Site Specific Plans of VOP 2010 to make the necessary mapping changes to implement the development.
2. THAT Zoning By-law Amendment File Z.11.043 (West Rutherford Properties Inc.), BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone", as shown on Attachment 3 to "RA3(H) Apartment Residential Zone" with the addition of the Holding Symbol ("H") in the manner shown on Attachment 5, together with the site-specific zoning amendments identified in Table 1 in this report; and that the Implementing By-law will be prepared in accordance with Zoning By-law 1-88.

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3. THAT the Holding Symbol ("H") on the Subject Lands shall not be removed until such time that:
  - a) A Phase 2 Environmental Site Assessment, Reliance Letter and Record of Site Condition are submitted and approved to the satisfaction of the Development Engineering Department.
  - b) The noise mitigation measures, including a registered agreement on title between the Owner and the owner of 3800 Rutherford Road for providing and the maintaining a full encloser for the loading area and garbage compactors for the commercial use (currently No Frills) at 3800 Rutherford Road in order for the Subject Lands to meet the Class 4 designation pursuant to the Ministry of the Environment, Conservation, and Parks Noise Guideline NPC-300 (Stationary and Transportation Sources -Approval and Planning), and that an amendment to the City's Noise By-law Schedule 4 include the Subject Lands upon approval of the implementing zoning by-law by Vaughan Council for Zoning Bylaw Amendment File Z.11.043 and on-site mitigation measures for the Subject Lands, be addressed to the satisfaction of the Development Engineering Department.
4. THAT Site Development File DA.11.114 (West Rutherford Properties Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit the Development shown on Attachments 5 and 6.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Site Plan Development Application File DA.11.114 (West Rutherford Properties Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 340 residential units (758 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."
6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or 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

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

7. THAT should the Ontario Land Tribunal ('OLT') issue a decision to approve Official Plan Amendment File OP.11.012 and Zoning By-law Amendment File OP.11.012 (West Rutherford Properties Inc.), either in whole or in part, that the OLT withhold its final Order until such time that:
  - a) the implementing Official Plan and Zoning By-law Amendments are prepared to the satisfaction of the City; and
  - b) the Site Plan Agreement File DA.11.114 for the Subject Lands has been approved to the satisfaction of the City.

**5. ZANCOR HOMES (STEELES) LP OFFICIAL PLAN AMENDMENT FILE OP.21.028 ZONING BY-LAW AMENDMENT FILE Z.21.057 2600 & 2700 STEELES AVENUE WEST VICINITY OF STEELES AVENUE WEST AND KEELE STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated November 22, 2022, be approved;
- 2) That the comments from Ms. Tara L. Piurko, Partner, Miller Thomson LLP, Scotia Plaza, King Street West, Toronto, and Communication C4 dated November 18, 2022, be received; and
- 2) That Communication C7, Memorandum from the Deputy City Manager, Planning and Growth Management, dated November 21, 2022, be received.

**Recommendations**

1. THAT York Region be advised that Vaughan Council recommends Official Plan Amendment File OP.21.028 (Zancor Homes (Steeles) LP) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Vaughan Official Plan 2010, Volume 2, Section 11.3 – Steeles West Secondary Plan, for the Subject Lands shown on Attachment 1 and 2, as follows:
  - a) to amend section 9.2.3.6 to permit the portion of the High-Rise Building for Tower B in Block 1 to be set back less than 15 metres from the east property line

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- b) to amend the “High-Rise Mixed-Use” designation as shown on Map 11.3.A – Land Use, together with the applicable policies, to increase the maximum permitted building height from 15-storeys to 59-storeys and the maximum permitted FSI from 1.5 and 2.5 times the area of the lot to 12.86 times the area of the lot
  - c) to amend the sub-area overlay as shown on Map 11.3.A – Land Use from “Transit Transition” to “Transit Core”, together with the applicable policies
  - d) to amend the location of the “Neighbourhood Square/Green” as shown on Map 11.3.C – Open Space Network from the centre of the Subject Lands to a location further east on the Subject Lands;
- 2. THAT Official Plan Amendment File OP.21.028 (Zancor Homes (Steeles) LP) BE FORWARDED to York Region FOR APPROVAL and inclusion into Vaughan Official Plan, 2010, specifically Volume 2, Section 11.3 – Steeles West Secondary Plan;
- 3. THAT Zoning By-law Amendment File Z.21.057 (Zancor Homes (Steeles) LP) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “EM1 Prestige Employment Area Zone” as shown on Attachment 1, to “RA3 (H) Apartment Residential Zone” with a Holding Symbol “(H)” and “OS2 Open Space Park Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report;
- 4. THAT Zoning By-law Amendment File Z.21.057 (Zancor Homes (Steeles) LP) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands from “EM1 Prestige Employment Zone” as shown on Attachment 1, to “HMU (H) High-Rise Mixed-Use Zone” with a Holding Symbol “(H)” and “OS1 Public Open Space Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of this report;
- 5. THAT the implementing Zoning By-law Amendments include the following provisions:
  - a) Site-specific parking requirement for Visitor Parking shall be 0.15 spaces per dwelling unit;
- 6. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands proposed to be rezoned “RA3 (H) Apartment

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Residential Zone” with the Holding Symbol “(H)” under Zoning By-law 1-88 or “HMU (H) High-Rise Mixed-Use Zone” with a Holding Symbol “(H)” under Zoning By-law 001-2021, or any portion thereof, until the following conditions have been satisfied:

- a) The Owner successfully obtaining the approval of a Draft Plan of Subdivision application for the Development, or phase thereof, from City of Vaughan Council
- b) A Subdivision Agreement and any other agreement(s), have been executed and registered with respect to the Subject Lands, that includes but is not limited to:
  - i. securing the conveyance and construction of the public roads, the completion of the Municipal Greenway, Street ‘X’ and Street ‘D’
  - ii. front-end financing and construction or cost-sharing provisions/agreements, as required
  - iii. the installation of the necessary municipal service and utilities, to the satisfaction of the City of Vaughan
  - iv. the payment of cash-lieu of parkland and conveyance of public parkland as part of the first phase of development in accordance with Section 42 of the Planning Act, to the satisfaction of the City
  - v. conditions satisfactory to the City respecting the matters related to park base conditions per City requirements including proof of filing of Records of Site Condition appropriate to the intended parkland use, geotechnical investigation and Phase 2 Environmental Site Assessment, grading, servicing
  - vi. providing necessary easements for access, servicing utilities, maintenance, etc. to facilitate public access and routine operation and maintenance of the park
  - vii. providing necessary Access Agreement licenses or other access rights as reasonably required to allow the Owner to complete construction and development of the site, including, without limitation, rights for crane-swing, temporary storage, installation of tie-backs and shoring, the erection of temporary hoarding and fencing, and such provisions (including indemnity) as may be reasonably required by the City to ensure that the parkland is not damaged or

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contaminated by such activities and rights of access

- c) Water supply and sewage servicing capacity being identified and allocated by York Region and allocated to the subject lands, or portion thereof, to the subject lands
- d) Provision of a Functional Servicing Report and a Stormwater Management Report of the subject lands, or portion thereof, to the satisfaction of the City of Vaughan
- e) Provision of amended Stormwater Management Strategy for the Steeles West Secondary Plan Area to the satisfaction of the City of Vaughan
- f) Provision of adequate site access(es), or acceptable interim alternative, for the Subject Lands, or portion thereof, to the satisfaction of the City of Vaughan and subject to review and approval by the City of Toronto
- g) Provision of Transportation Impact Study to the satisfaction of the City of Vaughan and subject to review and approval by the City of Toronto
- h) For Phases 1 and 2 of the development, as shown on Attachment 2, provision of a Detailed Phase Two Environmental Site Assessment Study, Remedial Action Plan (RAP) and any required remediations
- i) For Phases 3 and 4 of the development, as shown on Attachment 2, provision of the following:
  - i. provision of adequate water and wastewater servicing in support of the subject lands, or portion thereof
  - ii. provision of amended Wastewater Servicing Strategy and Functional Servicing Plan for the Steeles West Secondary Plan Area to the satisfaction of the City of Vaughan
  - iii. The Owner shall agree to enter into an agreement with the City for design and construction of the required external sanitary servicing and wastewater improvements, to the satisfaction of the City, at no cost to the City
  - iv. Provision of Phase One ESA and if required, Phase Two Environmental Site Assessment Study, Remedial Action Plan (RAP) and any required remediations



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- j) The Owner shall submit a detailed Phasing Plan to the satisfaction of the City of Vaughan
- k) Submission of a detailed noise impact assessment and provision of any recommended noise control measures, to the satisfaction of the City
- l) If necessary, the execution and registration on title of agreements between the Owner and owner(s) of neighbouring lands containing stationary noise sources to secure, maintain, and operate any noise mitigation measures which may be required
- m) The Owner and the City have agreed upon the appropriate Acoustical Class Area designation pursuant to the Ministry of the Environment, Conservation, and Parks (MECP) Noise Guideline NPC-300 (Stationary and Transportation Sources – Approval and Planning). If Class 4 is deemed appropriate, the Owner is required to successfully obtain a resolution passed by Vaughan Council classifying the Subject Lands as a Class 4 Area and that an amendment to the City's Noise By-law Schedule 4 include the Subject Lands, conditional upon approval of the related Site Development Application
- n) For any soil and/or groundwater contamination identified at the Subject Lands, submission of a Remedial Action Plan (RAP), followed by the implementation of a RAP accepted by the City and the filing of a Record of Site Condition (RSC), in accordance with Ontario Regulation 153/04, on the Ministry of the Environment, Conservation and Parks (MECP) Environmental Registry
- o) The Owner shall submit and obtain approval of a Site Development application to facilitate the Development or phase thereof, from the Deputy City Manager, Planning and Growth Management or designate, addressing all the comments provided through Official Plan and Zoning By-law Amendment Files OP.21.028 and Z.21.057
- p) The provision and/or securing of additional community facilities/services including adequate school accommodation for students generated in this area, to the satisfaction of the City of Vaughan and the York Region District School Board
- q) The submission of an updated Quadrant Plan for the lands located within the Steeles West Secondary Plan, to the satisfaction of the City of Vaughan

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- r) The submission of a conceptual Parks and Open Space Detailed Facility Fit Study/Plan to the satisfaction of the City of Vaughan
  - s) That the Owner secure the endorsement of Hydro One Network Inc., Infrastructure Ontario and the provincial Property Manager for the Parkway Belt West Lands for the Development
  - t) That the Owner shall address, if required, the comments provided through the peer review of the Noise and Vibration report, to the satisfaction of CN Rail; and
7. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

**6. RUTHERFORD LAND DEVELOPMENT CORP. DRAFT PLAN OF SUBDIVISION FILE 19T-18V001, SITE DEVELOPMENT FILE DA.19.010 - VICINITY OF RUTHERFORD ROAD AND JANE STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated November 22, 2022, be approved;
- 2) That the comments from Ms. Irene Ford, Irish Moss Court, Woodbridge be received; and
- 3) That the following Communications be received:
  - C5. Meaghan McDermid, Davies Howe LLP, Adelaide Street West, Toronto, dated November 18, 2022; and
  - C6. Confidential Memorandum from the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated November 22, 2022.

*Councillor Iafrate declared an interest in the aforesaid as a member of her family has purchased a unit in that complex and did not participate in the discussion or vote on the matter.*

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**Recommendations**

1. THAT Draft Plan of Subdivision File 19T-18V001(Rutherford Land Development Corp.) BE DRAFT APPROVED subject to the Conditions of Draft Plan of Subdivision Approval set out in Attachment 1 to create three (3) development blocks for High-Rise Mixed-Use development, a park block, an open space block, a buffer block, the extension of Caldari Road to Rutherford Road (Street 'A'), completion of a new east-west road (Street 'B') and other road widenings, and be permitted to proceed in two (2) phases, as shown on Attachment 4;
2. THAT Site Development File DA.19.010 (Rutherford Land Development Corp.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS OF SITE PLAN APPROVAL set out in Attachment 2, to the satisfaction of the Development Planning Department, to permit a high-rise residential/mixed-use development comprised of three (3) buildings, two (2) of which are 26 storeys in height and one that is 30 storeys in height, with a total of 831 residential dwelling units and a Floor Space Index of 10.4 times the area of the lot, as shown on Attachment 5;
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment for Site Development File DA.19.010, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law; and
4. THAT Vaughan Council adopt the following resolution of water and sewage servicing capacity for Phase 1 of the Subject Lands:

“THAT Site Development Application DA.19.010 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 831 residential apartment units (1,837 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.”
7. **BOWES ROAD INDUSTRIAL LP, DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V004, VICINITY OF BOWES ROAD AND HIGHWAY 7**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated November 22, 2022:**

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**Recommendation**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V004 (Bowes Road Industrial LP) BE APPROVED, to establish the condominium tenure for two existing multi-unit employment buildings located at 311 Bowes Road, subject to the conditions of Draft Plan of Condominium Approval identified in Attachment 1.
  
8. **PROPOSED NAME FOR NEW MUNICIPAL STREET, SITE DEVELOPMENT FILE DA.21.035, PROMENADE LIMITED PARTNERSHIP, SOUTHWEST CORNER OF CENTRE STREET AND BATHURST STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated November 22, 2022:**

**Recommendation**

1. That the following street name for the proposed street located within the lands identified by proposed Site Development file DA.21.035, as shown on Attachment 1, BE APPROVED:

Proposed Name

Upper Mall Way

9. **AMENDMENT OF INTERSECTION RIGHT-OF-WAY CONTROL - CHARMAINE ROAD AND SARRACINI CRESCENT**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Public Works dated November 22, 2022.**

**Recommendations**

1. That the reconfiguration of stop sign control at the north and south intersections of Charmaine Road and Sarracini Crescent, as depicted in Attachment 2 to this report be approved;
2. That By-law 002-2013, being an amendment to the Consolidated Traffic By-law 284-94, be repealed;
3. That the entry for Charmaine Road in By-law 284-94, the Consolidated Traffic By-law, Schedule "B" – Part 1 be repealed;
4. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law to establish stop controls on the north

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and south leg of the Sarracini Crescent and Charmaine Road intersection; and

5. That the City Clerk forward a copy of this report to York Regional Police.

**10. REGULATION OF LOUNGES / NIGHT CLUBS**

**The Committee of the Whole recommends:**

- 1) That consideration of this matter be referred to the Committee of the Whole (Closed Session) meeting of November 22, 2022.

**Recommendation**

1. THAT a by-law amending Business Licensing By-law 122-2022 in a form satisfactory to the City Solicitor be brought forward for approval by Council as soon as practicable.

**11. LICENSING BY-LAW AMENDMENTS, SNOWPLOW CONTRACTORS**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Community Services, dated November 22, 2022:**

**Recommendations**

1. THAT the City's Licensing By-law be amended to introduce requirements for snowplow contractors and snowplow operators;
2. THAT the City's Licensing By-law be amended to state additional similar requirements for other contractors;
3. THAT the City's Licensing By-law be amended to define specific terms in the By-law and make other technical amendments;
4. THAT the City's Fees and Charges By-law be amended to introduce a specific application fee for snowplow contractors and for snowplow vehicles' placards;
5. THAT the recommendations in Attachment 1 of this report be adopted in their substantive form; and
6. THAT all by-law amendments be enacted giving effect to these recommendations, in a form satisfactory to the City Solicitor.

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**12. BY-LAWS TECHNICAL AMENDMENTS**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Community Services, dated November 22, 2022:**

**Recommendations**

1. THAT the City's Fire Burn Permit By-law be amended to replace the By-law's recitals and to refer the permit fees to the City's Fees and Charges By-law;
2. THAT the City's Newspaper Box By-law be amended to refer the permit fees to the City's Fees and Charges By-law and to repeal permit expiry date;
3. THAT the City's Licensing By-law be amended to refer the permit fees for clothing donation drop boxes to the City's Fees and Charges By-law and to add additional requirements for body rub parlour operators, adult entertainment parlours and second hand goods' licences and amend photograph requirements;
4. THAT the City's Fees and Charges By-law be amended to repeal redundant vehicle re-inspection fees, make fees consistent for all type of contractors and add penalty notice transaction fee, change references to the types of refreshment vehicles and to correct a mistake in the fee amount for firework vendors;
5. THAT the City's Administrative Monetary Penalties By-law be amended to repeal the provision that the unpaid reduced penalty within the timeframe shall revert to its original amount and to correct outdated by-law references;
6. THAT the City's Encroachment By-law be amended to change the time when notices are deemed to be served after being mailed;
7. THAT the City's Property Standards By-law be amended to correct some wording;
8. THAT the City's Sign By-law be amended to refer all the fees to the City's Fees and Charges By-law;
9. THAT the City's Pesticide By-law be repealed;
10. THAT the City's Wrecking Yards By-law be repealed;
11. THAT the recommendations in Attachment 1 of this report be adopted in their substantive form; and
12. THAT all by-law amendments be enacted giving effect to these recommendations, in a form satisfactory to the City Solicitor.

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**13. COUNCIL - APPOINTED ADVISORY COMMITTEES POLICY**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated November 22, 2022:

**Recommendations**

1. That the proposed Council-appointed Advisory Committees Policy be approved as set out in Attachment 1 of this report; and,
2. That Guidelines and Procedures for Statutory and Non-statutory Committees and Boards (Policy no. CL-005), be rescinded.

**14. UPDATES TO COMMITTEE OF ADJUSTMENT PROCEDURE BY-LAW AND TERMS OF REFERENCE**

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated November 22, 2022:

**Recommendation**

That a by-law be enacted to update procedures and implement a new Terms of Reference (as attached in Attachment #1) for the City of Vaughan Committee of Adjustment.

**15. APPOINTMENT OF DIRECTORS TO VAUGHAN HOLDINGS INC. BY SHAREHOLDER**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated November 22, 2022:

**Recommendations**

1. That Council, as sole Shareholder of Vaughan Holdings Inc. (VHI), adopt the attached resolution appointing the following Members of Council as Directors of VHI:
  - a. Mayor Stephen DelDuca
  - b. Regional Councillor Linda Jackson
  - c. Regional Councillor Mario Ferri
  - d. Regional Councillor Gino Rosati

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- e. Regional Councillor Mario G. Racco
- f. Councillor Marilyn Iafrate
- g. Councillor Adriano Volpentesta
- h. Councilor Rosanna DeFrancesca
- i. Councillor Chris Ainsworth
- j. Councillor Gila Martow

**16. OPERATIONS AND MAINTENANCE AGREEMENT – VAUGHAN METROPOLITAN CENTRE (VMC) AND TORONTO TRANSIT COMMISSION (TTC) (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Vaughan Metropolitan Centre Sub-Committee, dated November 22, 2022:**

**Recommendation**

The VMC Sub-Committee forwards the following recommendation from its meeting of September 20, 2022 (Item 2, Report No. 2), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Public Works dated September 20, 2022, be approved.

**Recommendation of the Deputy City Manager, Public Works, dated September 20, 2022:**

- 1. That delegated authority to the Deputy City Manager, Public Works be approved, to execute an agreement with the TTC for the Operations and Maintenance (O&M) of the plaza and landscape elements surrounding the VMC Subway Station, TTC Plaza and a number of auxiliary entrance buildings based on the list of principles included in Attachment 2 of this report.

**17. DE-LISTING OF 6666 RUTHERFORD ROAD, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS') (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Heritage Vaughan Committee, dated November 22, 2022:**



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### **Recommendation**

The Heritage Vaughan Committee forwards the following recommendation from its meeting of October 26, 2022 (Item 1, Report No. 5), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 26, 2022, be approved.

### **Recommendation of the Deputy City Manager, Planning and Growth Management, dated October 26, 2022:**

THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the Ontario Heritage Act.

## **18. CONSTRUCTION OF NEW STORAGE BUILDING TO REPLACE EXISTING SHED AND PARKING LOT AT 8700 HUNTINGTON ROAD, A DESIGNATED PROPERTY (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Heritage Vaughan Committee, dated November 22, 2022:**

### **Recommendations**

The Heritage Vaughan Committee forwards the following recommendation from its meeting of October 26, 2022 (Item 2, Report No. 5), for consideration:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 26, be approved.

### **Recommendations of the Deputy City Manager, Planning and Growth Management, dated October 26, 2022:**

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

- a) further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- b) any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;

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- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.
- d) That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and Chief Building Official.

**19. MENORAH LIGHTING**

**The Committee of the Whole recommends approval of the recommendations contained in the resolution of Councillor DeFrancesca, dated November 22, 2022.**

**Members Resolution**

Submitted by Councillor DeFrancesca

**Whereas**, the City of Vaughan recognizes the celebration of Hanukkah through a Menorah lighting ceremony; and

**Whereas**, the first lighting of the Menorah will take place at nightfall on December 18, 2022 and consecutively be lit for the eight-day Jewish celebration of Hanukkah until nightfall on December 26, commemorating the rededication during the second century B.C. of the Second Temple in Jerusalem, to symbolize the miracle; and

**Whereas**, many members of the Chabad Jewish Centre of Woodbridge have requested that the Menorah be displayed to provide a visual symbolism and celebration for the community.

**It is therefore recommended:**

- 1. That the Menorah Lighting Ceremony organized by Chabad Jewish Centre of Woodbridge be held on December 18;
- 2. That the Menorah structure be placed and lit at the Vellore Village Community Centre, with the appropriate support of City of Vaughan staff (and Vaughan Fire and Rescue Services), including but not limited to, assisting with the set-up and lighting of the Menorah if required;
- 3. That all activities held inside the Vellore Village Community Centre be charged in accordance with approved rental rates; and

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4. That the City of Vaughan will honour this commitment should the Chabad Jewish Centre of Woodbridge wish to hold the Menorah Lighting Ceremony annually at the Vellore Village Community Centre.

**20. OFFICIAL PLAN AMENDMENT APPLICATION (OP.21.013) RE:  
HIGHWAY 50 AND RUTHERFORD RD.**

**The Committee of the Whole recommends that consideration of this matter be deferred to a future Committee of the Whole meeting.**

**Members Resolution**

Submitted by Local and Regional Councillor Ferri

**Whereas**, the City has received an Official Plan Amendment application (OP.21.013) for approximately 720,620 square feet of employment space in two buildings at 9001 Highway 50 with access to both Highway 50 and Hunter's Valley Road; and

**Whereas**, Hunter's Valley Road is identified in West Vaughan Employment Area Secondary Plan through the property to connect to Rutherford Road at the entrance of Canadian Pacific Intermodal Terminal in Vaughan; and

**Whereas**, the applicant's transportation study reveals that the connection of Hunter's Valley Road to Rutherford Road is no longer necessary, and a right-in-and-right out from/to Highway 50 becomes possible partly due to the recent opening of Highway 427 to Major Mackenzie Drive with a full interchange at Rutherford Road; and

**Whereas**, there remain concerns about terminating Hunter's Valley Road at its current location in order to protecting the fine grid road network as shown in the West Vaughan Employment Area Secondary Plan, which has caused a significant delay in processing this application; and

**Whereas**, it is not in the City's interest to further delay this development, which will help stimulate the local economy, create jobs, and promote the post-pandemic economic recovery.

**Therefore, be it resolved:**

1. THAT staff be directed to consider a permanent cul-de-sac of Hunter's Valley Road with a dedicated access for the development; and
2. THAT staff be directed to advise both York Region and Peel Region of this Council direction.

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**21. COMMUNITY SAFETY MEETINGS**

**The Committee of the Whole recommends approval of the recommendations contained in the resolution of Deputy Mayor Jackson, dated November 22, 2022.**

**Member's Resolution**

Submitted by Deputy Mayor Jackson

**Whereas**, active, safe and diverse communities will continue to be a priority for the city of Vaughan; and

**Whereas** through each of their own community engagement efforts, sitting and newly elected Members of Council have identified community safety as a critical issue; and

**Whereas**, a report considered by the York Region Police Services Board in May 2022 identified that the overall crime rate in York Region increased by 5.3 per cent in 2021, and confirms comments and concerns from many Vaughan residents regarding the increase of crime throughout the city, and

**Whereas**, as a lower-tier municipality of York Region, Vaughan's property tax base significantly contributes to regional services including, but not limited to, Police, Paramedic and Health Services. In June 2022, York Region released the Community Safety and Well-Being Plan with strategic objectives that will guide how the Region works with communities to enhance safety and well-being.

**It is therefore recommended:**

1. THAT, throughout the 2022-2026 Term of Council, the City of Vaughan organizes a minimum of one community safety meeting in each of the City's five wards;
2. THAT, Deputy Mayor Linda Jackson's office, with the support of City staff and stakeholders, work with each of the ward Councillors to ensure the community safety meetings begin as early as Q1 2023;
3. THAT, the appropriate stakeholders will be contacted to participate, including, but not limited to, York Regional Police, Vaughan Fire and Rescue Service, and By-law and Compliance, Licensing and Permit Services staff; and
4. THAT, City staff be directed to identify the appropriate City facilities to host the ward community safety meetings, and that City staff also attend to help facilitate these meetings; and
5. THAT, The City's Corporate and Strategic Communications

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department promote the passage of this resolution on the appropriate corporate communications channels.

**22. MENORAH LIGHTING IN KLEINBURG**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Iafrate, dated November 22, 2022.**

**Member's Resolution**

Submitted by Councillor Iafrate

**Whereas**, Chanukah is an eight-day holiday celebrated each year by people of the Jewish faith and is observed to commemorate the rededication of the Temple of Jerusalem; and

**Whereas**, the Menorah is the most recognizable symbol of Chanukah and serves as a symbol of light and life; and

**Whereas**, the City of Vaughan recognizes the celebration of Chanukah through the Menorah Lighting ceremony; and

**Whereas**, members of the Kleinburg community have come forward to request that a Menorah be displayed at the Kleinburg Library and

**Whereas**, the ceremony will be held at the Kleinburg Library on December 21, 2022.

**It is therefore recommended:**

1. That staff support the request to display the Menorah at the Kleinburg Library located at 10341 Islington Ave; and
2. That the Menorah be held at this location from December 8, 2022 – December 28, 2022 and
3. That City of Vaughan staff assist with the setup and lighting of the Menorah as required.
4. That staff be directed to include consideration of these types of requests/events within the City's Event Strategy and Implementation Plan currently being developed, with report back by June 2023.

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**23. APPOINTMENT OF INTEGRITY COMMISSIONER AND LOBBYIST REGISTRAR - 2022-2026 TERM OF COUNCIL**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the City Manager and the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated November 22, 2022:**

**Recommendations**

1. That Ms. Suzanne Craig be appointed as the Integrity Commissioner and Lobbyist Registrar for the City of Vaughan until December 31, 2026; and
2. That the Mayor and City Manager be authorized to execute a contract extension with Ms. Craig within existing budgetary limits.

**24. PROPOSED: FESTIVAL OF LIGHTS 2023 - 2024**

**The Committee of the Whole recommends approval of the recommendations contained in the resolution of Regional Councillor Racco, dated November 22, 2022.**

**Member's Resolution**

Submitted by Regional Councillor Mario G. Racco

**Whereas**, Vaughan is home to many active, engaged, thriving and diverse communities, and ongoing efforts are underway by the City to foster a greater culture of inclusion; and

**Whereas**, the holiday season brings these communities, families, neighbours, and visitors together to enjoy many amenities and festivities throughout Vaughan; and

**Whereas**, the City of Vaughan offers and supports popular and much-anticipated events throughout the holiday and winter season, such as the annual Menorah Lighting Ceremony, Christmas Tree Lighting, Toy Drive in support of the CP24 CHUM Christmas Wish, and the award-winning Vaughan Celebrates Winterfest; and

**Whereas**, the holiday and winter season presents further economic and overnight tourism development opportunities with key tourism market segments – as outlined in the Vaughan Destination Master Plan - including residents across Southern Ontario; and

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**Whereas**, the City continues its development of the Event Strategy intended to establish a strategic framework for events in the City; and

**Whereas**, festive lights are a hallmark of the holiday season; and

**Whereas**, the City is well positioned to build off the success of the above-mentioned holiday and winter season events by organizing and launching an annual Festival of Lights, to further bring families and visitors to the Vaughan community for the 2023-2024 holiday and winter season.

**It is therefore recommended:**

1. THAT, City staff be directed to develop a plan with options to host an annual Festival of Lights to be launched during the 2023-2024 holiday season; and
2. THAT, as part of the City's planning efforts for the Festival of Lights, staff consider funding options, including but not limited to, the Municipal Accommodation Tax, grants, sponsorship, and future budget requests; and
3. THAT, the Deputy City Manager, Community Services report back at a future meeting of Committee of the Whole (2) with a proposed plan for a potential Festival of Lights event for approval by the end of Q1 2023.

**25. PRESENTATION – LEO F. LONGO REGARDING LEBOVIC  
CAMPUS ARENA PROJECT DC DEFERRAL AGREEMENT**

**The Committee of the Whole recommends:**

- 1). **That the 2006 Development Charge Deferral Agreement (DCDA) be further amended to the satisfaction of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and the Deputy City Manager, Legal and Administrative Services & City Solicitor, executed by the Mayor and City Clerk to:**
  - a) **substitute the updated site plan, once approved, as a revised Schedule "A", but otherwise leave the terms of the DCDA unchanged; and**
  - b) **Include the building permit details for the arena expansion;**
- 2) **That the presentation by Leo F. Longo, be received; and**
- 3) **That Communication C3, from Mr. Leo F. Longo, Aird & Berlis LLP, Brookfield Place, Bay Street, Toronto, be received.**

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**26. PRESENTATION – LIANG SWEE RON LIM REGARDING VIOLATIONS OF THE INTEGRITY OF HIS PROPERTY, HUMAN RIGHTS AND VICTIMIZING BY CITY OF VAUGHAN AND BCE**

The Committee of the Whole recommends:

- 1) That the presentation by Mr. Liang Swee Ron Lim be received; and
- 2) That the following Communications be received:
  - C1. Mr. Liang Swee Ron Lim, Burgundy Trail, Thornhill, dated October 27, 2022; and
  - C2. Memorandum from the Deputy City Manager, Public Works and the Director, Transportation and Fleet Management Services dated November 18, 2022.

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

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

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee reports be received:
  1. VMC Sub-Committee meeting of September 20, 2022 (Report No.2)
  2. Vaughan Healthcare Precinct Advisory Task Force meeting of October 27, 2022 (Report No. 1)
  3. Heritage Vaughan Committee meeting of October 26, 2022 (Report No. 5).

**27.2 RECONSIDERATION**

The Committee of the Whole passed a motion to reconsider the following item:

10. REGULATION OF LOUNGES/NIGHT CLUBS



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**28. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
NOVEMBER 22, 2022**

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

1. **GROWTH FUNDING TOOLS**  
(education and training)
  
2. **WEST RUTHERFORD PROPERTIES INC  
OFFICIAL PLAN AMENDMENT FILE OP.11.012  
ZONING BY-LAW AMENDMENT FILE Z.11.043  
SITE DEVELOPMENT FILE DA.11.114  
3660 RUTHERFORD ROAD  
VICINITY OF RUTHERFORD ROAD AND VELLORE WOODS  
BOULEVARD**  
(solicitor/client privilege)
  
3. **REGULATION OF LOUNGES/NIGHT CLUBS**  
(solicitor/client privilege)

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The meeting adjourned at 2:14 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair