



**CITY OF VAUGHAN
REPORT NO. 43 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on December 13, 2022*

The Committee of the Whole met at 1:01 p.m., on December 6, 2022.

Present:

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

1. 1529749 ONTARIO INC. (TORGAN GROUP) PHASE 1 ZONING BY-LAW AMENDMENT FILE Z.20.019 7700 BATHURST STREET VICINITY OF BATHURST STREET AND CENTRE 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 December 6, 2022, be approved; and**
- 2) That the following Communications be received:**
 - C3. Joe Hoffman, Goodmans LLP, Bay Street, Toronto, dated December 5, 2022; and**
 - C4. Mary Flynn-Guglietti, McMillan LLP, Bay Street, Toronto, dated December 5, 2022.**

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Recommendations

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

1. THAT Zoning By-law Amendment File Z.20.019 (1529749 ONTARIO INC.) BE APPROVED, to amend Zoning By-Law 1-88 to rezone the Subject Lands shown on Attachment 1, from "C2 General Commercial Zone" to "RA3 Apartment Residential Zone" with a Holding Symbol ("H"), 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 Phase 1 of the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - a. The Owner shall successfully obtain approval of a Site Development Application, to the satisfaction of the City.
 - b. The Owner shall enter into a Development Agreement, or any other arrangements satisfactory to the City, to satisfy all conditions, financial or otherwise, of the City with regard to such matters the municipality may consider necessary including payment of the development levies, the provision of roads, parks, walkways and municipal services, design and construction of external sanitary sewer, as well as land conveyance for the potential widening of North Promenade containing daylight triangles, 0.3m reserves, flarings, and any auxiliary turning lanes per applicable standards, landscaping and fencing. The said agreement shall be registered against the lands to which it applies and to the satisfaction of the City.
 - c. In accordance with the City's Sewer Use By-law, the Owner shall obtain written authorization in the form of a private easement from the owner of the lands abutting to the south for the purposes of directing overland flow drainage and storm sewer discharge to the said adjacent lands and private sewers located thereon, all to the satisfaction of the City. The said private easement shall identified on a reference plan and registered on title.

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- d. The Owner shall enter into a cost sharing agreement to the satisfaction of the City with the benefitting landowners in the Promenade Centre Secondary Plan Area.
 - e. The Owner shall demonstrate that proper access to the Phase 1 subject lands is feasible and available to the satisfaction of the City.
 - The Owner shall provide a title opinion from the solicitors of the owners of Promenade Circle confirming that existing easement registered on title permits the continued use of the easement for the high-rise mixed-use development including access, the creation of a new driveway and construction activities related to the development. If the existing easement is not sufficient the Owner shall obtain a new easement that permits such until such time that as appropriate segments on the Promenade Centre Secondary Plan transportation network are constructed and the development has access to full moves intersection to the satisfaction of the City.
 - f. Water and sanitary servicing capacity shall be identified and allocated by Vaughan Council for the Development.
3. THAT the implementing Zoning By-law Amendment include the following provisions:
- a. Site-specific parking requirements for Residential Parking shall be 0.7 spaces/unit;
 - b. Site-specific parking requirements for Visitor Parking shall be 0.2 spaces/unit;
 - c. Eating establishments within the commercial area, cannot be greater than 20% of the commercial GFA;
 - d. The minimum driveway width shall be 7.5 m at the property line;
 - e. No shared-parking opportunity exists between the required number of residential visitor spaces and retail visitor spaces;
 - f. Parking shall be provided for any outdoor patios in accordance with the requirements of zoning by-law 1-88; and
 - g. The minimum parking space width shall be 2.6 m.

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4. THAT should the Ontario Land Tribunal ('OLT') approve Zoning By-law Amendment File Z.20.019, either in whole or in part, that the OLT withhold its final Order on until such a time that:
 - a. The implementing Zoning By-law Amendment is prepared to the satisfaction of the City; and
5. 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.
6. THAT City of Vaughan Staff be directed to attend the OLT proceedings in support of the Recommendations contained in this report for Zoning By-law Amendment File Z.20.019.

2. ROAD CLOSURE - PART OF BARONS STREET

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated December 6, 2022:

Recommendations

1. That portions of Barons Street located on the north-east corner of East's Corners Boulevard and Barons Street legally described as Part of Barons Street, Plan 65M-4373, designated as Parts 2, 3 and 4 on Reference Plan 65R-34793, as shown on Attachment #1, be approved to be stopped up and closed; and
2. That Council enact By-law to Stop Up and Close the Lands.

3. ENFORCEMENT OPTIONS FOR UNLAWFUL USES OF AGRICULTURAL LANDS

The Committee of the Whole recommends:

- 1) That the recommendations of the Committee of the Whole (Closed Session) be approved;
- 2) That comments from the following speakers and Communications be received:
 1. Ms. Alexandra Ne, King Vaughan Road, Woodbridge;

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2. Ms. Mina Zeppieri, King Vaughan Road, Vaughan, and C5, dated December 4, 2022;
 3. Ms. Giovanna Luciani, Cold Creek Road, Kleinburg;
 4. Ms. Christina Oddi, King Vaughan Road, Woodbridge;
 5. Mr. John Bartella, Diana Drive, Nobleton;
 6. Ms. Maria Perrella, Cooperage Road, Kleinburg, representing her parents residing at Highway 27, Vaughan;
 7. Mr. Eric Sant, Cold Creek Road, Kleinburg;
 8. Mr. Ron Sant, Cold Creek Road, Kleinburg;
 9. Mr. Mark Tenaglia, Albion Vaughan Road, Kleinburg;
 10. Mr. Ranjit Lallie, Old Castlemore Road, Vaughan, and C6 submitted at the meeting; and
 11. Mr. Mark Hopkins, Cold Creek Road, Kleinburg;
- 3) That Communication C1, Confidential Memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated December 6, 2022, be received; and
- 4) That the report of the Deputy City Manager, Planning and Growth Management dated December 6, 2022, be received.

Recommendation

1. That this report be received for information.

4. A CULTURE AND HERITAGE CENTRE FEASIBILITY STUDY

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated December 6, 2022:

Recommendations

1. THAT Council endorse the undertaking of a Feasibility Study that evaluates the financial and operational impact of a proposed Vaughan Heritage Centre facility;
2. THAT Council endorse and support the applications for funding to commission through RFP the Feasibility Report for the Vaughan Heritage Centre; and
3. THAT Council authorise the City Clerk to sign agreements for FedDev and Provincial grants on behalf of the City.

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5. NORTH MAPLE REGIONAL PARK KEELE STREET TRAFFIC CONTROL SIGNALS

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Deputy Mayor & Regional Councillor Jackson, dated December 6, 2022.

Member's Resolution

Submitted by Deputy Mayor & Regional Councillor Linda Jackson

Whereas, the 900-acre North Maple Regional Park (NMRP) is the largest and most ambitious park project in the City's history; and

Whereas, in April 2018, Council endorsed a bold vision for NMRP to create a nationally significant public sport, recreation and cultural venue; and

Whereas, the City is advancing Enabling Works which include site preparation, grading and servicing 130 acres of the park for future development of recreational facilities and park amenities based on the NMRP Phase 2 concept design (Attachment 1); and

Whereas, Enabling Works are in-progress and approximately 30% complete, including grading of recreational park areas, pond rehabilitation works, wetland improvements and extension of Vaughan CARES Way; and

Whereas, NMRP will only have one full-turn access point to the Regional road network on Keele Street, which is not currently controlled by traffic control signals; and

Whereas, technical traffic analysis and field investigations through the Enabling Works contract recommend new traffic control signals be installed at the intersection of Keele Street and the existing NMRP entrance as part of the Phase 2 park developments; and

Whereas, the intersection of Keele Street and NMRP will ultimately require traffic control signals when the Block 27 lands to the west are developed; and

Whereas, advancing the installation of traffic control signals at this intersection would improve safety and provide increased ease and comfort for the community to access Keele Street, particularly during weekday rush hour and during major park events; and

Whereas, York Region has previously advised that, based on Regional policy, traffic control signals are not warranted at this time; and

Whereas, York Region Council has previously authorized the installation of unwarranted traffic control signals, subject to the local municipality accepting responsibility for all installation and annual maintenance costs,

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until such time that the intersection satisfies the Region's policy criteria;
and

Whereas, York Region staff have advised the estimated Capital cost for installing traffic control signals is \$250,000 and the estimated annual Operating cost for this traffic control signal is \$7,800, with ten years of operating costs (\$78,000) payable in year one; and

Whereas, the design, construction and operating costs for the traffic control signals can be funded through approved capital budget PK-6636-19 NMRP Program.

It is therefore recommended:

1. THAT Council request York Region to authorize the installation of unwarranted traffic control signals at Keele Street and NMRP for operation as soon as possible;
2. THAT York Region be requested to reimburse the City of Vaughan for all associated installation costs once the warrants are met for this intersection;
3. THAT the Block 27 Development Landowners Group be requested to reimburse the City of Vaughan for capital costs associated with the traffic control signal, as applicable and determined through the development approval process; and
4. THAT the operating costs for the traffic control signal be recovered on a permanent basis from York Region.

6. LARGE VEHICLE PROHIBITION ON LOCAL ROADS IN BLOCK 61

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Councillor Iafrate, dated December 6, 2022.

Member's Resolution

Submitted by Councillor Marilyn Iafrate

Whereas, subdivision developments are under construction in the north area of block 61; and

Whereas, several subdivisions are already within their respective maintenance periods or assumed; and

Whereas, the construction of Garnet Williams Way is nearing completion; and

Whereas, the MTO is completing the widening of the 427 offramp to Major Mackenzie Drive ; and

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Whereas, cut-through traffic, including transport trucks and container trailers, are using Barons Street at Major Mackenzie Drive, and using Mactier Drive, Algoma Drive and East's Corners Boulevard from Huntington Road, to cut-through to access either Major Mackenzie Drive or Nashville Road; and

Whereas, safety concerns and resident complaints have been received by the city related to speeding and safety concerns in the residential areas and abutting school and park blocks; and

Whereas, the intersection of Mactier Drive and Huntington Road should ultimately be the sole entrance point to access the construction areas to the north of Block 61 by construction vehicles; and

Whereas, restricting transport trucks, including container trailers, accessing from Barons Street, Mactier Drive, Algoma Drive and East's Corners Boulevard would eliminate speeding vehicles, improve safety, and provide increased ease and comfort for the block 61 community; and

Whereas, Huntington Road is no longer a through street to access the road network to the south; and

Whereas, York Region should be consulted to authorize the installation of traffic control signage on Major Mackenzie Drive at Barons Street and city staff be authorized to install traffic control signage on Huntington Road at East's Corners Boulevard, Algoma Drive and Mactier Drive to restrict transport trucks including container trailers from entering the community and to direct construction traffic to use Huntington Road, via Garnet Williams way, Major Mackenzie and the 427.

It is therefore recommended:

1. That Council request York Region to authorize the installation of traffic control signage along Major Mackenzie Drive to restrict transport trucks including container trailer access northbound;
2. That city staff work with the block 61 Landowner Group to install traffic control signage along Huntington Road at East's Corners Boulevard, Algoma Drive and at Mactier Drive to restrict transport trucks including container trailer access eastbound on East's Corners Boulevard, Algoma Drive and Mactier Drive and within block 61, where appropriate, to minimize infiltration and be funded by the block 61 landowners group;
3. That the installation of all signage be timed to be in place with the opening of both the MTO 427 offramp and Garnet Williams Way;
4. That the Mactier Drive and Huntington Road intersection should ultimately be the sole entrance point to access the construction areas to the north of Block 61 by construction vehicles; and

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5. That the necessary signage by-laws be enacted to facilitate the sign installation as soon as the roads are open to the public.

7. SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING SESSION – DECEMBER 7, 2022

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor dated December 6, 2022.

Recommendation

1. That Council resolve into Closed Session on December 7, 2022, at 9:30 AM, for the purpose of an education and training session on the following topics:
- a. Code of Conduct
 - b. Lobbyist Registry

8. OFFICIAL OPENING OF THE SPORTS VILLAGE SKATE TRAIL

The Committee of the Whole recommends approval of the recommendation contained in the resolution of Councillor Iafra, dated December 6, 2022.

Member's Resolution

Submitted by Councillor Marilyn Iafra

Whereas, The City of Vaughan has acquired The Sports Village, a premier sports and recreation facility, from Mentana Group Inc. located at 2600 Rutherford Rd. The Sports Village includes four NHL-sized ice rinks, five new outdoor beach volleyball courts, a 30,000 square-foot outdoor sports park and more; and

Whereas, This is exciting news for Vaughan residents and sports enthusiasts – The Sports Village is a one-of-a-kind facility that will further distinguish the City's and its offerings amongst the Greater Toronto Area; and

Whereas, The City will work towards delivering a new outdoor skating trail there, while continuing to provide excellent levels of service to residents and visitors within the facility; and

Whereas, Construction of this skating trail is underway and is expected to be complete in early 2023; and

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Whereas, The City is committed to providing recreational opportunities and amenities for residents, and this new outdoor skating trail amenity – which will be free to use – will provide another option for people to stay active throughout the winter.

It is therefore recommended:

1. THAT, City staff be directed to host an official opening event to promote the newly constructed outdoor skating trail upon its completion in early 2023 weather permitting.

9. PRESENTATION – ERIK VENEMAN, DIRECTOR, DISTRIBUTED ENERGY SOLUTIONS, ALECTRA UTILITIES – MUNICIPAL SUPPORT RESOLUTION FOR INDEPENDENT ELECTRICITY SYSTEM OPERATOR (IESO)

The Committee of the Whole recommends:

- 1) That the presentation by Erik Veneman, Director, Distributed Energy Solutions, Alectra Utilities, be received and referred to staff for a report and resolution to be brought forward at the December 13, 2022, Council meeting; and
- 2) That Communication C2, presentation material titled “*Municipal Council Resolution Request*” be received.

10. OTHER MATTERS CONSIDERED BY THE COMMITTEE

10.1 RECESS INTO CLOSED SESSION

The Committee of the Whole recessed into Closed Session at 3:10 p.m. for the purpose of considering the following matter:

ITEM 3:

ENFORCEMENT OPTIONS FOR UNLAWFUL USES OF AGRICULTURAL LANDS

(solicitor/client privilege)

The Committee of the Whole reconvened into Open Session at 4:47 p.m. with the following Members present:

**Regional Councillor Mario Ferri, Chair
Regional Councillor Gino Rosati
Regional Councillor Mario G. Racco**

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**Councillor Marilyn Iafrate
Councillor Rosanna DeFrancesca
Councillor Chris Ainsworth
Councillor Gila Martow.**

The meeting adjourned at 4:48 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair