



**CITY OF VAUGHAN
REPORT NO. 4 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on February 15, 2022***

The Committee of the Whole met at 1:02 p.m., on February 2, 2022.

Present:

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

The following items were dealt with:

- 1. ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED: DRAFT PLAN OF SUBDIVISION FILE 19T-18V009, SITE DEVELOPMENT FILE DA.18.065 – 8811 HUNTINGTON ROAD, VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated February 2, 2022, be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

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Recommendations

1. THAT Draft Plan of Subdivision File 19T-18V009 (Anatolia Block 59 Developments Limited) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the draft plan of subdivision shown on Attachment 4;
2. THAT Site Development File DA.18.065 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS and warning clauses included in Attachment 2, to the satisfaction of the Development Planning Department, to permit two employment buildings on the subject lands, identified as “Building 2” and “Building 3” as shown on Attachments 5 to 8; and
3. THAT the following proposed name for the new street shown on Attachment 10 BE APPROVED:

Proposed Name

Anatolian Drive

2. **ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED: DRAFT PLAN OF SUBDIVISION FILE 19T-18V010, SITE DEVELOPMENT FILE DA.18.066 – 6560 LANGSTAFF ROAD, VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated February 2, 2022, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendations

1. THAT Draft Plan of Subdivision File 19T-18V010 (Anatolia Block 59 Developments Limited) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the draft plan of subdivision shown on Attachment 4;
2. THAT Site Development File DA.18.066 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS and warning clauses included in Attachment 2, to the satisfaction of the Development Planning Department, to permit two employment buildings on the subject lands, identified as “Building 3” and “Building 4” as shown on Attachments 5 to 8;

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3. THAT the following proposed name for the new street shown on Attachment 10, BE APPROVED:

Proposed Name

Anatolian Drive

3. ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED: DRAFT PLAN OF SUBDIVISION FILE 19T-18V011, SITE DEVELOPMENT FILE DA.18.067 – 9151 HUNTINGTON ROAD, VICINITY OF HUNTINGTON ROAD AND RUTHERFORD ROAD

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated February 2, 2022, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendations

1. THAT Draft Plan of Subdivision File 19T-18V011 (Anatolia Block 59 Developments Limited) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the draft plan of subdivision shown on Attachment 4;
2. THAT Site Development File DA.18.067 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS and warning clauses included in Attachment 2, to the satisfaction of the Development Planning Department, to permit one employment building on the subject lands, identified as “Building 2” as shown on Attachments 5 to 7; and
3. THAT the following proposed name for the new street as shown on Attachment 9, BE APPROVED:

Proposed Name

Anatolian Drive

4. KAU G.P. INC.: ZONING BY-LAW AMENDMENT FILE Z.21.030 – 7979 WESTON ROAD, VICINITY OF WESTON ROAD AND CHRISLEA ROAD

The Committee of the Whole recommends:

- 1) That any future proposed adjustment to include an outside storage use is deemed to be a major issue, is considered not

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to be a minor adjustment to the implementing Zoning By-law and is inappropriate to be considered as a Minor Variance;

- 2) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated February 2, 2022, be approved; and
- 3) That the presentation by Mr. David Baffa, Principal, Commercial Land Strategies, Toronto on behalf of the applicant and C1, presentation material titled “7979 Weston Road, Vaughan” be received.

Recommendations

1. THAT Zoning By-law Amendment File Z.21.030 BE APPROVED, to amend Zoning By-law 1-88 and rezone the subject lands from “C7 Service Commercial Zone” to “C7(H) Service Commercial Zone” with the addition of the Holding Symbol “(H)”, and amend site-specific Exception 9(922), to permit the use of a Motor Vehicle Sales Establishment on the subject lands and associated parking ratio of 3 spaces per 100 m² of Gross Floor Area;
 2. THAT the Holding Symbol “(H)”, as shown on Attachment 2, shall not be removed from the subject lands until a Site Development Application has been approved for the site alterations associated with the proposed Motor Vehicle Sales Establishment use; and
 3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.
5. **KLEINBURG VILLAGE DEVELOPMENT CORP: ZONING BY-LAW AMENDMENT FILE Z.21.020, DRAFT PLAN OF SUBDIVISION FILE 19T-21V005, DRAFT PLAN OF CONDOMINIUM FILE 19CDM-21V003, SITE DEVELOPMENT FILE DA.21.023 – 357, 365 AND 375 STEGMAN’S MILL ROAD**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated February 2, 2022, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

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Recommendations

1. THAT Zoning By-law Amendment File Z.21.020 (Kleinburg Village Development Corp.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the portion of the subject lands zoned “R5 Residential Zone” to “R2 Residential Zone”, as shown on Attachment 7, together with the site-specific zoning exceptions identified on Table 1;
2. THAT Draft Plan of Subdivision File 19T-21V005 (Kleinburg Village Development Corp.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified on Attachment 1, to create one residential development block (Block “1”), one residential lot (Lot “1”) and two open space blocks (Blocks “2” and “3”), as shown on Attachment 5;
3. THAT Draft Plan of Condominium (Common Elements) File 19CDM-21V003 (Kleinburg Village Development Corp.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF CONDOMINIUM APPROVAL identified on Attachment 2, to establish the condominium tenure and common elements shown on Attachment 6;
4. THAT Site Development File DA.21.023 (Kleinburg Village Development Corp.) BE DRAFT APPROVED SUBJECT TO CONDITIONS identified in Attachment 3 to permit the development of one (1) freehold lot accessed by Stegman’s Mill Road, and 12 lots accessed by a private condominium road, all for single detached dwellings, as shown on Attachment 7;
5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law; and
6. THAT Site Development Application DA.21.023 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 13 single detached residential units (47 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.

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6. MTO EXPANSION – LETTER OF UNDERSTANDING WITH MTO

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated February 2, 2022:

Recommendations

1. That the Mayor and the City Clerk be authorized to execute a Letter of Understanding (LOU) with the MTO, and related agreements / documentation as indicated in the LOU, on behalf of the City with respect to the planned Highway 427 MTO expansion works; and
2. That all necessary by-laws be enacted.

7. ROAD CLOSURE – PART OF HUNTINGTON ROAD SOUTH OF HIGHWAY #7 TO HIGHWAY #50

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor dated February 2, 2022, be approved; and
- 2) That Communication C3 from Carrie Gordon, Associate, External Liaison, Bell Canada, Bayfield Street, Barrie dated February 2, 2022, be received.

Recommendations

1. That a portion of Huntington Road located south of Highway #7 to Highway #50 legally described as Road Allowance between Concessions 9 & 10 (geographic Township of Vaughan), being Huntington Road lying between the King's Highway No. 7 and Part 4 on Reference Plan 65R-8904 being of all PIN 03220-0028 (LT) (the "Lands"), as shown on Attachment #1, be approved to be stopped up and closed; and
2. That Council enact a By-law to Stop Up and Close the Lands.

8. ROAD CLOSURE – PART OF RIDGEFIELD CRESCENT

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor dated February 2, 2022, be approved;
- 2) That the following be approved in accordance with Communication C2, Memorandum from the Deputy City

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**Manager, Legal and Administrative Services & City Solicitor
dated February 1, 2022:**

**That recommendation 1. in the Report of the Deputy City
Manager, Legal and Administrative Services & City Solicitor be
deleted and replaced with the following:**

- 1. That portions of Ridgefield Crescent located south of
Rutherford Road to McNaughton Road, legally described
as Part of Ridgefield Crescent on Plan 65M-2406,
designated as Parts 8 and 9 on Reference Plan 65R-
39429 (the “Lands”), as shown on Attachment #1, be
approved to be stopped up and closed; and**
- 3) That Communication C4 from Carrie Gordon, Associate,
External Liaison, Bell Canada, Bayfield Street, Barrie dated
February 2, 2022, be received.**

Recommendations

- 1. That portions of Ridgefield Crescent located from south of
Rutherford Road to McNaughton Road legally described as a
portion of Block 264 on Plan 65M-2406, described as Parts 4, 6
and 7 on 65R-39429 and a portion of Ridgefield Crescent on Plan
65M-2406, described as Parts 8 and 9 on 65R-39429 (the “Lands”),
as shown on Attachment #1, be approved to be stopped up and
closed; and,**
 - 2. That Council enact a By-law to Stop Up and Close the Lands.**
- 9. DEMOLITION OF EXISTING STRUCTURE AND PROPOSED NEW
CONSTRUCTION AT 10 MILL STREET, THORNHILL HERITAGE
CONSERVATION DISTRICT (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the
recommendation contained in the report of the Heritage Vaughan
Committee dated February 2, 2022:**

Recommendations

The Heritage Vaughan Committee forwards the following recommendation
from its meeting of January 19, 2022 (Item 1, Report No. 1), for
consideration:

- 1) That the recommendation contained in the report of the Deputy City
Manager, Planning and Growth Management, dated January 19,
2022, be approved.**

**Recommendation of the Deputy City Manager, Planning and Growth
Management, dated January 19, 2022:**

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THAT Heritage Vaughan recommend Council approve the demolition of the existing structure and proposed new construction at 10 Mill Street under Section 42 of the 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, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- 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 applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division for review and heritage permit release prior to submission for a Building Permit.

10. OTHER MATTERS CONSIDERED BY THE COMMITTEE

10.1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee reports be received:**
 - 1. Heritage Vaughan Committee meeting of January 19, 2022 (Report No. 1); and**
 - 2. Diversity and Inclusion Task Force meeting of January 19, 2022 (Report No. 1).**
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The meeting adjourned at 1:21 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair