



**CITY OF VAUGHAN
REPORT NO. 1 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on January 24, 2023*

The Committee of the Whole met at 1:01 p.m., on January 17, 2023.

Present:

Council Member	In-Person	Electronic Participation
Councillor Marilyn Iafrate, Chair	X	
Mayor Steven Del Duca	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 Adriano Volpentesta	X	
Councillor Rosanna DeFrancesca	X	
Councillor Chris Ainsworth	X	
Councillor Gila Martow		X

1. INTERIM PROPERTY TAX LEVY FOR 2023 – ALL WARDS

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated January 17, 2023:

Recommendations

1. THAT Council provide approval to levy interim property taxes for 2023 for all classes of properties with three instalments due in March, April and May;
2. THAT Council provide approval for 2023 interim property taxes to be levied for all classes of properties enrolled under the PTP ten-monthly plan, starting March 1st, as applicable; and
3. THAT the City pass a by-law confirming the above recommendations.

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2. 2023 TEMPORARY BORROWING

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated January 17, 2023:

Recommendations

1. That Attachment 1, Temporary Borrowing By-law, be brought forward for Council approval to authorize the temporary borrowing, if required, of amounts not to exceed \$227,700,000 from January 1, 2023, to September 30, 2023, and \$113,500,000 from October 1, 2023, to December 1, 2023, to meet the expenditures of the City until taxes are collected and other revenues are received;
2. That the Treasurer report to Council in advance of borrowing, if temporary borrowing is required; and
3. That staff be authorized and directed to take the necessary actions to give effect to this resolution.

3. AMAL AND VINCE TETI ZONING BY-LAW AMENDMENT FILE Z.22.022 – 100 TREELAWN BOULEVARD, VICINITY OF ISLINGTON AND NASHVILLE 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 January 17, 2023, be approved; and
- 2) That the comments from Jonathan Sasso, Senior Planner, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the owners, and C5, presentation material, be received.

Recommendations

1. THAT Zoning By-law Amendment File Z.22.022 BE APPROVED, to amend Zoning By-law 1-88 to facilitate the severance of the Subject Lands and construction of two single-detached dwellings, together with the site-specific exception identified in this report.; and
2. THAT Council direct staff to implement Conditions of Approval on the future Consent Application to ensure that the proposed single-detached dwellings comply with the “Village of Kleinburg” architectural guidelines.

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4. LAURIER HARBOUR (KEELE) INC. DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-22V007 – 9560 AND 9570 KEELE STREET, VICINITY OF KEELE STREET AND CROMWELL ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management dated January 17, 2023, be approved; and**
- 2) That the comments from Steven Pham, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, and C3, presentation material, be received.**

Recommendation

- 1. THAT Draft Plan of Condominium (Common Element) File 19CDM-22V007 (Laurier Harbour (Keele) Inc.), as shown on Attachment 4, BE DRAFT APPROVED, subject to the Conditions of Draft Approval set out in Attachment 1.**

5. 1840657 ONTARIO INC. SITE DEVELOPMENT FILE DA.19.024 – 46 CENTRE STREET, VICINITY OF CENTRE STREET AND YONGE STREET

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated January 17, 2023:

Recommendations

- 1. THAT Site Development File DA.19.024 (1840657 Ontario Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit a mixed-use development consisting of an addition to an existing commercial building and the construction of a new 2-storey mixed-use building with at grade commercial uses and one residential unit on the second floor, as shown on Attachments 2 to 6;**
- 2. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:**

“THAT Site Development Application DA.19.024 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 1 residential apartment unit (2 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

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development does not proceed to registration and/or building permit issuance within 36 months; and,

1. THAT prior to the execution of the Site Plan Agreement, the Owner obtain approval from the City of Vaughan Committee of Adjustment for a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in this report. The Committee's decision shall be final, and binding and the Owner shall satisfy any conditions of approval imposed by the Committee.

6. FREEDOM MOBILE INC. SITE DEVELOPMENT APPLICATION DA.21.046 – VICINITY OF KIRBY ROAD AND HIGHWAY 400

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management dated January 17, 2023:

Recommendation

1. THAT municipal concurrence be granted for Site Development File DA.21.046 (Freedom Mobile Inc.), to permit a 50 m high telecommunication tower on the subject lands, as shown on Attachments 3 to 5, subject to the conditions in Attachment 1, BE APPROVED.

7. VMC WEST GP INC. SITE DEVELOPMENT FILE DA.17.015 – 3201 HIGHWAY 7, VICINITY OF HIGHWAY 7 AND INTERCHANGE WAY

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated January 17, 2023:

Recommendations

1. THAT the original conditions of site plan approval for Site Development File DA.17.015 (Icona Hospitality Inc.) be amended and be draft approved by Council as set out in Attachment 1 for DA.17.015 (VMC GP Inc.), such that the Owner (VMC GP Inc.) is required to fulfill all requirements of draft approval outlined in Attachment 1, prior to the issuance of a building permit;
2. THAT Vaughan Council accepts the lands proposed as a privately-owned publicly-accessible space ('POPS') by Site Development File DA.17.015, identified on Attachment 5, toward satisfying the parkland dedication requirements for this Development and that the provisions of Section 3(4) of the Parkland Dedication By-law 168-2022, respecting "Lands Acceptable for Conveyance of Parkland

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Credits” as it relates to POPS shall apply to the Subject Lands. The Owner will be required to enter into an Agreement with the City to confirm the acceptance of lands proposed as POPS at full credit toward satisfying the parkland dedication requirements; and

3. THAT Recommendation 3, Item 32, CW Report 21 dated June 19, 2018, be amended and Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.17.015 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 1,844 residential apartment units (4,075 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.”

8. TESTON SANDS INC. – PROPOSED PARK FACILITIES ON UNDERGROUND SWM TANK RELATED TO ZBA Z.21.046 AND SUBDIVISION 19T-17V009

The Committee of the Whole recommends:

- 1) That the recommendation contained in the report of the Deputy City Manager, Infrastructure Development dated January 17, 2023, be approved subject to the following amendment in accordance with Communication C4, memorandum from the Deputy City Manager, Infrastructure Development dated January 12, 2023:
 1. THAT the Recommendation 1. of the Committee of the Whole (1) report dated January 17, 2023, be deleted and replaced with the following:

“1. THAT Council receive this report for information.”

Recommendation

1. THAT cash-in-lieu of parkland dedication be required for the Teston Sands Inc. development 19T-17V009 accordance with Parkland Dedication By-Law 168-2022.

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**9. EMERGENCY MANAGEMENT PROGRAM COMMITTEE REVISED
TERMS OF REFERENCE AND APPOINTMENT OF MEMBERS**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the City Manager, dated January 17, 2023, be approved subject to the following amendment:
 1. The Emergency Management Program Committee shall consist of the following members:
 - a. Head of Council or Designate.
 - b. The City Manager.
 - c. The Fire Chief (the alternate member shall be the Deputy Fire Chief).
 - d. The Deputy City Manager of Corporate Services (the alternate member shall be a Director).
 - e. The Deputy City Manager of Community Services (the alternate member shall be the Director).
 - f. The Deputy City Manager of Infrastructure Development (the alternate shall be a Director).
 - g. The Deputy City Manager of Public Works (the alternate members shall be one of the Director).
 - h. The Deputy City Manager of Legal and Administrative Services and City Solicitor (the alternate member shall be a Director or City Clerk).
 - i. The Deputy City Manager of Planning and Growth Management (the alternate member shall be a Director).
 - j. The Manager of Emergency Planning; (the alternate is the Emergency Planning Advisor).
 - k. The Chief, Communications and Economic Development; (the alternate shall be a Director).
 - l. One senior staff representative of Alectra Utilities., as selected by Alectra Utilities.
 - m. One representative from Vaughan Public Libraries, as selected by Vaughan Public Libraries.
 - n. A representative from York Regional Police.

Recommendations

1. That Council approve the revised Terms of Reference for the Emergency Management Program Committee [Attachment 1], and

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2. That Council appoint the members listed by job title [Attachment 1] to the EMPC for the term of council.

10. EMERGENCY PLAN AND APPOINTMENT OF EMERGENCY MANAGEMENT TEAM MEMEBERS

The Committee of the Whole recommends approval of the recommendations contained in the report of the City Manager, dated January 17, 2023:

Recommendations

1. That Council approve the revised Emergency Plan (attachment 1); and
2. That Council appoint City personnel as listed by professional job title (attachment 2) to the Emergency Management Team.

11. PARKING SPACES IN KLEINBURG VILLAGE (REFERRED)

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Infrastructure Development dated December 12, 2022, be approved subject to the following amendment in accordance with Communication C2, memorandum from the Deputy City Manager, Infrastructure Development and the Director, Infrastructure Delivery, dated January 11, 2023:

THAT consideration of this matter to be deferred to a future Committee of the Whole meeting.

Recommendations

Council at its meeting of December 12, 2022, adopted the following recommendation, (Item 8, Committee of the Whole, Report No. 46), without amendment:

Recommendations of the Committee of the Whole of December 12, 2022:

1. That consideration of this matter be deferred to the Committee of the Whole meeting of January 17, 2023, for staff to meet with the Local Councillor, area residents and Kleinburg BIA;
2. That the comments of the following speakers be received; and
 1. Donna Rotondo, Treelawn Boulevard, Kleinburg;

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2. Ester Maglio, Islington Avenue, Kleinburg; and
3. Frank Greco, Islington Avenue Kleinburg.
3. That the following Communications be received:
 - C3. Cinzia Recine, Kleinburg BIA Chair, Kleinburg, dated December 9, 2022;
 - C4. Cinzia Recine, Kleinburg BIA Chair, Kleinburg, dated December 8, 2022 (includes Petition); and
 - C10. Donna Rotondo, Treelawn Boulevard, Kleinburg (includes Petition).

Report of the Deputy City Manager, Infrastructure Development, dated December 12, 2022:

1. THAT this report be received for information purposes.

12. REVIEW OF OUTSTANDING REPORTS LIST FOR THE 2022-2026 TERM OF COUNCIL (REFERRED)

The Committee of the Whole recommends:

- 1) That the Outstanding Reports List be referred to staff to report back; and
- 2) That the recommendations contained in the report of the City Manager and the Deputy City Manager, Legal and Administrative Services & City Solicitor dated December 12, 2022, be received.

Recommendations

Council, at its meeting of December 13, 2022, adopted the following recommendations, (Item 13, Report No. 46, of the Committee of the Whole):

By approving that consideration of this matter be deferred to the Committee of the Whole meeting of January 17, 2023.

Recommendations of the Committee of the Whole of December 12, 2022:

1. The Committee of the Whole recommends that the recommendation contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated December 12, 2022, be received.

Report of the of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated December 12, 2022:

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1. THAT Committee identify the reports on the Outstanding Reports List from the previous Term of Council to be considered during the 2022-2026 Term of Council.

13. COMMUNITY CENTRE LANDS FOR KLEINBURG

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor lafrate, dated January 17, 2023.

Member's Resolution

Submitted by Councillor lafrate

Whereas, Council requested staff to undertake a thorough investigation to identify potential sites for a future full-service community centre and park in Kleinburg and,

Whereas, Staff reported back to Committee of the Whole on June 21, 2022 with a case study analysis on various options for a new Kleinburg Community Centre and,

Whereas, a Confidential Memo was provided, outlining the land search to match potential sites with the case study analysis and

Whereas, Council was not able to discuss the options and the associated land search results on June 21, 2022.

It is therefore recommended:

1. THAT, City staff be directed to provide an updated Confidential Memo with updated Land Search Results to Council in Q1-2023.

14. NJS DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.21.023, ZONING BY-LAW AMENDMENT FILE Z.21.047 – 3836 AND 3850 MAJOR MACKENZIE DRIVE WEST, VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON 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 January 17, 2023, be approved; and
- 2) That Communication C6 from Steven C. Ferri, Loopstra Nixon LLP, dated January 16, 2023, be received.

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Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son's firm represents the applicant, and did not take part in the discussion or vote on the matter.

Recommendations

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

1. THAT Official Plan Amendment File OP.21.023 ('NJS Developments Inc.') BE APPROVED to amend the Vaughan Official Plan 2010 to redesignate the subject lands from "Low-Rise Residential" and "Low-Rise Mixed Use" with a maximum building height of 4 storeys and a Floor Space Index ('FSI') of 1.5 times the area of the lot to "Mid-Rise Residential" with a maximum building height of 12 storeys, SUBJECT TO THE FOLLOWING MODIFICATIONS as shown on Attachment 6, to the satisfaction of the Development Planning Department, as follows:
 - a. THAT the portion of the building fronting onto Sandwell Street, shall be revised from a 2, 4, 5 and 6 storey terraced building design as shown on Attachment 2, to be a stand-alone residential apartment building ('Building A') with a maximum height of 4 storeys as shown on Attachment 6;
 - b. THAT the 9-storey component of the building proposed over the vehicular access to the site via Sunset Terrace shall be removed to create a physical break between the building to create 2 stand-alone residential apartment buildings (Buildings A and B), as identified on Attachment 6;
 - c. THAT Building B as shown on Attachment 6 shall be revised to include a tiered building design with stepbacks at 4, 6 10 and 12 storeys;
 - d. THAT alternative loading designs that eliminate the need for the Sandwell Street access shall be explored as identified on Attachment 6;
2. THAT Zoning By-law Amendment Z.21.047 (NJS Developments Inc.) BE APPROVED for the following:
 - a. to amend Zoning By-law 1-88 to rezone the subject lands from the "RR Rural Residential Zone" subject to site specific exceptions 9 (105, 294 and 1359) and the "RT1 Residential Townhouse Zone," subject to site-specific exception 9(1498) to the "RA3 (H) Apartment Residential Zone" with a Holding Symbol "(H)", in the manner shown on Attachment 2, together with the site-specific exceptions identified in Table 1 of this report.

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- b. to amend Zoning By-law 001-2021 to rezone the subject lands from the “RE Estate Residential Zone” and the “RT Townhouse Zone,” both subject to site specific Exception 14.46 to the “RM3 (H) Multiple Unit Residential Zone”, with a Holding Symbol “(H)”, in the manner shown on Attachment 2, together with the site-specific exceptions identified in Table 2 of this report.
 - c. prior to the implementing Zoning By-laws to amend Zoning By-law 1-88 and Zoning By-law 001-2021, the development shall be revised as follows to the satisfaction of the Development Planning Department, including any new site-specific zoning exceptions, to facilitate the modified proposal as follows:
 - i. the portion of the building fronting onto Sandwell Street, shall be revised from a 2, 4, 5 and 6 storey terraced building design as shown on Attachment 2, to be a stand-alone residential apartment building (‘Building A’) with a maximum height of 4 storeys as shown on Attachment 6;
 - ii. the proposed 9-storey component of the building proposed over the vehicular access to the site via Sunset Terrace shall be removed to create a physical break between the building to create 2 stand-alone residential apartment buildings (Buildings A and B), as identified on Attachment 6;
 - iii. Building B as shown on Attachment 6 shall be revised to include a tiered building design with stepbacks at 4, 6 10 and 12 storeys;
 - iv. alternative loading designs that eliminate the need for the Sandwell Street access shall be explored as identified on Attachment 6;
 - iv. the wind study prepared by Theakston Environmental shall be revised to reflect the modified development to the satisfaction of the Development Planning Department, and;
 - vi. The site-specific visitor parking requirement shall be 0.2 spaces per dwelling unit and the parking space dimension shall be 2.7 m by 5.7 m.
3. THAT the Holding Symbol “(H)” shall not be removed until the following conditions are met by the Owner (‘NJS Developments Inc.’) to the satisfaction of the respective department:
- a. A peer review of the Noise Report prepared by Valcoustics Canada Ltd., shall be undertaken to determine the feasibility

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of the Class 4 acoustical area designation for the Subject Lands, to the satisfaction of the Development Engineering Department. Should the Subject Lands be designated as a Class 4, the Owner shall pay the surcharge fee in accordance with the fees and charges by-law and the noise by-law shall be amended to reflect the Class 4 designation for the Subject Lands;

- b. Submit the Phase Two ESA report used to file RSC #232453 entitled "Phase Two Environmental Site Assessment Update, 3850 Major Mackenzie Drive West, City of Vaughan" dated May 5, 2022, prepared by Soil Engineers Ltd. and a Letter of Reliance for their ESA reports, to the satisfaction of the Development Engineering Department;
- c. Submit a revised Transportation Mobility Plan ('TMP') prepared by Crozier Consulting Engineers, addressing the outstanding comments to the satisfaction of the Development Engineering Department;
- d. Submit a revised Functional Servicing & Stormwater Management Report that includes the following information to the satisfaction of the Development Engineering Department:
 - i. Short-term construction and long-term dewatering information and recommendations provided in the Geotechnical Investigation prepared by Terraprobe Inc. dated August 31, 2021 and the Hydrogeological Assessment prepared by Terraprobe Inc. dated September 8, 2021;
 - ii. Unit count information for approved and proposed development applications within the immediate vicinity including the following, to identify any required watermain system infrastructure improvements to service the Development:
 - Vaughan NW RR Propco LP – OP.20.008, Z.20.016, DA.20.022;
 - G. Group Major Mackenzie Inc. - 3812 Major Mackenzie Drive West - OP.21.019 & Z.21.040;
 - Calvin Estates Inc. - 10130 / 10144 / 10160 Weston Road – Z.16.018 & 19T-16V003; and
 - Maplequest (Vaughan) Developments Inc. – DA.17.082 & DA.17.118;

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- e. Submit a revised stormwater management report which addresses all outstanding comments to the satisfaction of the Development Engineering Department;
 - f. Enter into an amending subdivision agreement to facilitate the creation of Block 1 and Block 7 of Plan of Subdivision File 19T-17V004 as shown on Attachment 1, and the removal of the existing temporary easement for a hammer-head turn-around, noted as Parts 4 & 5 on Plan 65R-40113 and to construct, and convey at no cost to the City, the westerly portion of the extension of Sunset Terrace, together with any required municipal services, prior to proceeding with development on the Subject Lands or at an earlier date as mutually agreed between the Owner and the City, to the satisfaction of the Development Engineering Department;
 - g. The Owner is responsible for all cost related to the full build out or the “ultimate design” (construction/services) of the westerly portion of Block 7 of Plan of Subdivision File 19T-17V004 as shown on Attachment 1. The amending subdivision agreement shall provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City and York Region;
 - h. The Owner shall make all necessary arrangements with the abutting landowner to the east of Block 7 of Plan of Subdivision File 19T-17V004 as shown on Attachment 1, being Part 1 on 65R-24881, for the design and construction of the future Sunset Terrace to the satisfaction of the City. These arrangements shall address, but are not limited to, cost-sharing, liability, timing, obligations and cost of maintenance until assumption of the road by the City. The Owner shall remain responsible for the maintenance and any other obligations related to Block 7 until completion of construction and conveyance of the future Sunset Terrace to the City. Notwithstanding the forgoing, the Owner acknowledges that future Sunset Terrace shall be, at the City’s sole discretion, fully constructed prior to proceeding with the development on the Subject Lands, and;
 - i. Registration of Plan of Subdivision File 19T-17V004, and;
 - j. Approval of associated Site Development Application File DA.22.071
4. THAT should the OLT issue a decision to approve Official Plan Amendment File OP.21.023 and Zoning By-law Amendment File

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Z.21.047 ('NJS Developments 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. Site Development File DA.22.071 has been approved to the satisfaction of the City.

5. THAT staff be directed to attend the OLT for OLT Case No. OLT-22-004049 in support of the Recommendations of this report.

15. OPPORTUNITIES TO IMPROVE THE CITY'S COYOTE RESPONSE AND CO-EXISTENCE STRATEGY

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Local and Regional Councillor Racco, dated January 17, 2023.

Member's Resolution

Submitted by Local and Regional Councillor Racco

Whereas, the City has adopted a Coyote Response and Co-existence Strategy in 2022 in order to reduce human-coyote conflicts while prioritizing human safety; and

Whereas, the City is undertaking an educational outreach strategy to residents in order to mitigate dangerous encounters with Coyotes; and

Whereas, Coyotes have flexible social behaviour, it is imperative for the City to ensure its Response and Co-existence strategy is proven to be effective.

It is therefore recommended:

1. That the Deputy City Manager, Community Services report back to Council, no later than Q3 of 2023, with a status update on the effectiveness of the City's Coyote Response and Co-existence Strategy since its inception; and
2. That the Deputy City Manager, Community Services report back to Council on the existing provincial legislation, and how the city can make improvements to its strategy within that framework.

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**16. CREATING EMPLOYMENT OPPORTUNITIES FOR THE
REFRESHMENT VEHICLE INDUSTRY**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Local and Regional Councillor Racco, dated January 17, 2023.

Member's Resolution

Submitted by Local and Regional Councillor Racco

Whereas, it is required for owners and drivers of refreshment vehicles to obtain a license to operate in the city; and

Whereas, the licensing fees may potentially create barriers for employment opportunities for drivers; and

Whereas, the City is committed to service excellence, it is imperative for the City to comprehensively review the refreshment vehicle policy.

It is therefore recommended:

1. That the Deputy City Manager, Community Services report back to Council, no later than the second quarter of 2023, on regulatory options to facilitate business and employment opportunities for refreshment vehicle drivers.

**17. SUPPORT FOR REENA'S INTEREST IN ACQUIRING PROVINCIAL
SUPLUS LANDS AT DUFFERIN STREET AND CENTRE STREET**

The Committee of the Whole recommends:

- 1) That the resolution of Councillor Martow be referred to staff for a report to a future Committee of the Whole meeting.

Member's Resolution

Submitted by Councillor Martow

Whereas, the Ministry of Transportation has confirmed that certain lands at the southwest corner of Dufferin Street and Centre Street will not be used for a Highway 407 interchange and have therefore become surplus to the Province's needs;

Whereas, the Province of Ontario introduced its More Homes for Everyone plan to deliver solutions to address Ontario's housing supply and has enacted legislation in response such as the More Homes for Everyone Act, 2022 and the More Homes Built Faster Act, 2022;

Whereas, the Province of Ontario is providing over four acres of surplus provincial land at the southwest corner of Dufferin Street and Centre Street to a not-for-profit to create new housing;

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Whereas, Reena is a not-for-profit organization that promotes dignity, individuality, independence, and community inclusion for people with developmental disabilities;

Whereas, Reena is an organization with a proven track record of building, developing and maintaining residences and programming for adults with intellectual disabilities which include the Lou Fruitman Reena Residence, the Toby and Henry Battle Developmental Centre and the Reena Community Residence, all of which are located in the City of Vaughan;

Whereas, the Lou Fruitman Reena Residence integrated housing and support services to over 130 adults with diverse needs, and was built between 2019 and 2021 ahead of schedule during the COVID pandemic;

Whereas, according to Ontario Ombudsman Paul Dube's 2016 report, Nowhere to Turn:

- In 2014, nearly as many people living with developmental disabilities were on the wait list for suitable supportive housing (13,000) as were currently living in appropriate housing in Ontario (15,246)
- Between 2014 and 2016 only 800 adults received the needed housing support (a mere 6% of the 2014 wait list);

Whereas, in York Region, as of November 30, 2021, there are 640 individuals with developmental disabilities receiving supports, with a waiting list of 1,914 in need of residential service and support;

Whereas, it has been reported that 18% of people who are in homeless shelters have a developmental disability; and

Whereas, Reena has expressed an interest in acquiring the Province's surplus lands at the southwest corner of Dufferin Street and Centre Street.

It is therefore recommended:

1. That the City of Vaughan support Reena's request to acquire the provincial surplus lands at the southwest corner of Dufferin Street and Centre Street to further Reena's services for diverse needs within the City; and
2. That a copy of Council's resolution be forwarded to the Province.

18. REMEMBERING VICTIMS OF DECEMBER 2022 SHOOTING

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Del Duca and Cr. Iafrate:

Resolution of Mayor Del Duca and Councillor Marilyn Iafrate

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Whereas, on December 18, 2022, Vaughan, communities across Canada and around the world were shaken following news that a shooting took place at a residential building located on Jane Street, north of Rutherford Road; and

Whereas, flags were lowered to half-mast at all City of Vaughan facilities in memory of the victims killed in the shootings: Rita Camilleri, Vittorio Panza, Russell Manock, Helen “Lorraine” Manock and Naveed Dada; and

Whereas, the thoughts and prayers of the entire Vaughan community are with Doreen Di Nino, to make a full recovery after also being targeted during the shooting; and

Whereas, on December 21, the City of Vaughan held a candlelight vigil for the victims at City Hall, joined by victims’ families, public servants representing all government levels, first responders, faith leaders, and the broader community; and

Whereas, local first responders are to be recognized for their brave and tireless efforts to safeguard the situation during and following this unthinkable tragedy; and

Whereas, as this Members’ Resolution coincides with the one-month anniversary of the shooting, residents through the City of Vaughan remain committed to remembering and honouring the lives of the victims.

It is therefore recommended:

1. THAT City staff be directed to use the City’s existing Tree and Bench Dedication program to pay tribute to the victims who tragically lost their lives during the December 2022 shooting; and
2. THAT expenditures associated with the City’s Tree and Bench Dedication program be incurred by the Corporation of the City of Vaughan; and
3. THAT a future City-led event be held to mark the unveiling of the Tree and Bench Dedication program memorial for the victims; and
4. THAT this Members’ Resolution be fully endorsed during the Jan. 17, 2023, Committee of the Whole (1) meeting, to further mark the one-month anniversary of the shooting; and
5. THAT this decision be ratified by Council.

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JANUARY 24, 2023**

19. PRESENTATION – STEPHEN JONES: BILL 5 – STOPPING HARASSMENT AND ABUSE BY LOCAL LEADERS ACT

The Committee of the Whole recommends:

- 1) That the comments from Stephen Jones, and presentation be received and referred to Legal Services and the Integrity Commissioner for a report to a future Committee of the Whole meeting; and
- 2) That Communication C1, presentation material, be received.

20. PRESENTATION – SANTINA VIRGILIO: SAFETY FOR GENERAL WALKERS ALONG THE SIDEWALKS OF THE NEIGHBOURHOOD(S)

The Committee of the Whole recommends:

- 1) That the comments and presentation by Ms. Santina Virgilio be received.

21. OTHER MATTERS CONSIDERED BY THE COMMITTEE

21.1. RECONSIDERATION

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

14. NJS DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.21.023, ZONING BY-LAW AMENDMENT FILE Z.21.047 – 3836 AND 3850 MAJOR MACKENZIE DRIVE WEST, VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD.

22. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION JANUARY 17, 2023

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. WARD 4 CIVIC HERO AWARD FOR 2023

Resolution of Councillor Ainsworth with respect to the above.
(personal matters about an identifiable individual)

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JANUARY 24, 2023**

- 2. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-22-
002104 (APPEAL NO. 002765) OLT CASE NO. OLT-22-003554
(APPEAL NO. 004767) ZZEN GROUP OF COMPANIES LTD.
PART OF LOT 11, CONCESSION 10**

Report of the Deputy City Manager, Legal and Administrative
Services & City Solicitor, and Deputy City Manager, Planning and
Growth Management, with respect to the above.

(litigation or potential litigation)

- 3. 2023 COLLECTIVE AGREEMENT NEGOTIATIONS FOR CUPE
PART-TIME CLERICAL & TECHNICAL EMPLOYEES, LOCAL
905.22**

Report of the Deputy City Manager, Corporate Services, City
Treasurer and Chief Financial Officer, with respect to the above.

(labour relations or employee negotiations)

The meeting adjourned at 2:25 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair