



**CITY OF VAUGHAN
COUNCIL MINUTES
JANUARY 24, 2023**

Table of Contents

<u>Minute No.</u>		<u>Page No.</u>
1.	CONFIRMATION OF AGENDA.....	2
2.	DISCLOSURE OF INTEREST.....	2
3.	ADOPTION OR CORRECTION OF MINUTES.....	3
4.	COMMUNICATIONS.....	3
5.	CEREMONIAL PRESENTATIONS.....	4
6.	DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION.....	4
7.	CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION.....	5
8.	RESOLUTION TO RESOLVE INTO CLOSED SESSION.....	9
9.	CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION.....	10
10.	BY-LAWS.....	11
11.	CONFIRMING BY-LAW.....	12
12.	ADJOURNMENT.....	13

CITY OF VAUGHAN
COUNCIL MEETING
TUESDAY, JANUARY 24, 2023
MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:04 p.m.

The following members were present:

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

1. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

THAT the agenda be confirmed.

CARRIED

2. DISCLOSURE OF INTEREST

- Regional Councillor Ferri declared an interest with respect to Item 14, Committee of the Whole, Report No. 1, 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, as his son’s firm represents the applicant.

Having previously declared an interest Regional Councillor Ferri did not take part in the discussion or vote on the foregoing matter.

COUNCIL MEETING MINUTES – JANUARY 24, 2023

- Regional Councillor Rosati declared an interest with respect to the following:

Item 3, Committee of the Whole (Public Meeting), Report No. 3, COPPER KIRBY DEVELOPMENTS LIMITED (PHASE 1) ZONING BY-LAW AMENDMENT FILE Z.22.029 DRAFT PLAN OF SUBDIVISION FILE 19T-22V006 - 11363 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD;

Item 4, Committee of the Whole (Public Meeting), Report No. 3, EAST KLEINBURG DEVELOPMENTS INC. AND 1045501 ONTARIO LIMITED (PHASE 2) ZONING BY-LAW AMENDMENT FILE Z.22.030 DRAFT PLAN OF SUBDIVISION 19T-22V007 - 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD;

Item 5, Committee of the Whole (Public Meeting), Report No. 3, EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 3) ZONING BY-LAW AMENDMENT FILE Z.22.031 DRAFT PLAN OF SUBDIVISION FILE 19T-22V008 - 11063 AND 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD; and

Item 6, Committee of the Whole (Public Meeting), Report No. 3, EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 4) ZONING BY-LAW AMENDMENT FILE Z.22.032 DRAFT PLAN OF SUBDIVISION FILE 19T-22V009 - 11063 AND 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD, as his daughter owns a property on the abutting lands.

Having previously declared an interest Regional Councillor Rosati did not take part in the discussion or vote on the foregoing matters.

3. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Ainsworth
seconded by Regional Councillor Jackson

THAT the minutes of the Council meeting of December 13, 2022 be adopted as presented.

CARRIED

4. COMMUNICATIONS

MOVED by Regional Councillor Ferri
seconded by Councillor Ainsworth

COUNCIL MEETING MINUTES – JANUARY 24, 2023

THAT Communications C1 to C14 inclusive be received and referred to their respective items on the agenda.

CARRIED

5. CEREMONIAL PRESENTATIONS

1. The Mayor and Members of Council recognized the City of Vaughan for receiving the 2022 MarCom Awards.

6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole Report No. 1

Items 7 and 14

Committee of the Whole (Closed Session) Report No. 2

Item 3

Committee of the Whole (Public Meeting) Report No. 3

Items 3, 4, 5, 6 and 7

MOVED by Councillor Volpentesta
seconded by Councillor DeFrancesca

THAT Items 1 to 22 of the Committee of the Whole (1) Report No. 1, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 3 of the Committee of the Whole (Closed Session) Report No. 2, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 7 of the Committee of the Whole (Public Meeting) Report No. 3, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 and 2 of the Committee of the Whole (Working Session) Report No. 4, BE APPROVED and the recommendations therein be adopted.

CARRIED

COUNCIL MEETING MINUTES – JANUARY 24, 2023

7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 1

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

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

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

THAT Item 7, Committee of the Whole Report No. 1, be adopted and amended, as follows:

By approving the recommendation in accordance to Communication C14, memorandum from the Deputy City Manager, Planning and Growth Management, dated January 23, 2023, as follows:

The Deputy City Manager, Planning and Growth Management recommends:

That the staff report for Site Development File DA.17.015 (VMC CONDOS LP.) (formerly VMC West GP Inc.) be amended as follows:

1. THAT the references to “VMC West GP Inc.” and “VMC GP Inc.” found in the “Title” on Page 1, Recommendation #1 on Page 2, and Paragraphs 2 and 4 on Page 3, be deleted and replaced with “VMC CONDOS LP”.
2. THAT the 3rd paragraph on Page 8, starting with “Cash-in-Lieu of trees...” be deleted in its entirety and replaced with the following:

“The Owner shall satisfy all tree removal requirements in accordance with the City’s Tree Protection Protocol Tree Protection Agreement Vaughan Council on March 20, 2018, enacted Tree By-law 052-2018 and Tree Protection Protocol 2018, which requires the City and the Owner to enter into a Tree Protection Agreement for the preservation and protection of private and public trees prior to the issuance of a Building Permit. The Owner shall satisfy any requirements for tree removal and compensation, if required, to the satisfaction of the VMC Program. Conditions of approval respecting these requirements are included in this report.”

COUNCIL MEETING MINUTES – JANUARY 24, 2023

3. THAT the first paragraph on Page 14, starting with “Parks Planning Staff...” be deleted in its entirety and replaced with the following:

“Parks Planning Staff, VMC Program of the Policy Planning and Special Programs Department and the Office of the City Solicitor, Real Estate Department have no objection to the Application and have provided comments. Vaughan Council may choose to accept lands proposed as POPS at full credit toward satisfying parkland dedication requirements

The Development proposes a privately-owned publicly-accessible space (‘POPS’) located in the south-east corner of the Subject Lands. Parks Planning and the Real Estate Department have reviewed the Application and have no objection to the POPS, subject to the recommendations of this report to satisfy its parkland dedication requirements to the City’s satisfaction. In accordance with Section 42 of the Planning Act through Bill 23, More Homes Built Faster Act, 2022, the Owner will be required to provide parkland at the alternative rate being the lesser of 1 hectare per 1000 net residential units or 10% of the land proposed for development.

The Owner shall receive a parkland credit for a POPS equivalent to the alternative rate or 10% of the lands proposed for development.”

4. THAT the second last sentence within the first paragraph on Page 15, starting with “Alternatively...” be deleted in its entirety and replaced with the following:
“Alternatively, should a POPS not be proposed, the Owner will not be eligible for a parkland credit and will be required to satisfy its parkland dedication and/or cash-in-lieu requirements to the City’s satisfaction.”
5. THAT the first and second paragraph on Page 20 starting with the “Office of the City Solicitor, Real Estate Department has provided comments” be deleted in its entirety.
6. THAT Attachment 1 – DA.17.015 – Conditions of Draft Approval be deleted in its entirety and be replaced with “Attachment 1 – DA.17.015 – Conditions of Draft Approval - Revised, as attached to this Communication as Appendix 1.

CARRIED

COUNCIL MEETING MINUTES – JANUARY 24, 2023

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

MOVED by Regional Councillor Jackson
seconded by Councillor Iafrate

THAT Item 14, Committee of the Whole Report No 1, be adopted without amendment.

CARRIED

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

COMMITTEE OF THE WHOLE (PUBLIC MEETING) REPORT NO. 3

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 3 COPPER KIRBY DEVELOPMENTS LIMITED (PHASE 1) ZONING BY-LAW AMENDMENT FILE Z.22.029 DRAFT PLAN OF SUBDIVISION FILE 19T-22V006 - 11363 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT Item 3, Committee of the Whole (Public Meeting) Report No. 3, be adopted without amendment.

CARRIED

Regional Councillor Rosati declared an interest with respect to this matter, as his daughter owns a property on the abutting lands and did not take part in the discussion or vote on the matter.

ITEM - 4 EAST KLEINBURG DEVELOPMENTS INC. AND 1045501 ONTARIO LIMITED (PHASE 2) ZONING BY-LAW AMENDMENT FILE Z.22.030 DRAFT PLAN OF SUBDIVISION 19T-22V007 - 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD

COUNCIL MEETING MINUTES – JANUARY 24, 2023

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT Item 4, Committee of the Whole (Public Meeting) Report No. 3, be adopted without amendment.

CARRIED

Regional Councillor Rosati declared an interest with respect to this matter, as his daughter owns a property on the abutting lands and did not take part in the discussion or vote on the matter.

ITEM - 5 EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 3) ZONING BY-LAW AMENDMENT FILE Z.22.031 DRAFT PLAN OF SUBDIVISION FILE 19T-22V008 - 11063 AND 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT Item 5, Committee of the Whole (Public Meeting) Report No. 3, be adopted and amended, as follows:

By receiving the following Communications:

- C5. Robert Mancuso, Apotex Inc., Signet Drive, Toronto, dated January 16, 2023;
- C6. Joseph and Anna Aquino, dated January 16, 2023; and
- C8. Tina Di Vito, dated January 16, 2023.

CARRIED

Regional Councillor Rosati declared an interest with respect to this matter, as his daughter owns a property on the abutting lands and did not take part in the discussion or vote on the matter.

ITEM - 6 EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 4) ZONING BY-LAW AMENDMENT FILE Z.22.032 DRAFT PLAN OF SUBDIVISION FILE 19T-22V009 - 11063 AND 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

COUNCIL MEETING MINUTES – JANUARY 24, 2023

THAT Item 6, Committee of the Whole (Public Meeting) Report No. 3, be adopted without amendment.

CARRIED

Regional Councillor Rosati declared an interest with respect to this matter, as his daughter owns a property on the abutting lands and did not take part in the discussion or vote on the matter.

ITEM - 7 RIOCAN REAL ESTATE INV TRUST OFFICIAL PLAN AMENDMENT FILES OP.22.002 & OP.22.005 - 3555 HWY 7, 7501, 7575, 7601 & 7621 WESTON RD, 10, 11, 20, 21, 30, 31, 40, 41, 55 & 67 COLOSSUS DR AND 16, 21, 30 & 31 FAMOUS RD VICINITY OF HWY 7 AND WESTON RD

MOVED by Councillor DeFrancesca
seconded by Councillor Volpentesta

THAT Item 7, Committee of the Whole (Public Meeting) Report No. 3, be adopted and amended, as follows:

By approving that Council endorse staff attendance at community meetings, if required; and

By receiving the following Communications:

- C2. Weston Downs Ratepayers Association, Blackburn Blvd., Woodbridge, dated January 17, 2023;
- C3. Amy Cross Mattei, dated January 16, 2023;
- C4. Maria Tari Sferrazza, dated January 16, 2023;
- C7. Josie Feliciani, dated January 17, 2023;
- C10. Irene Ford, dated January 17, 2023; and
- C11. Bernie DiVona, Pine Valley Village Community Association, dated January 17, 2023.

CARRIED

8. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Councillor Ainsworth
seconded by Councillor DeFrancesca

That Council resolve into Closed Session for the purpose of discussing the following matter:

COUNCIL MEETING MINUTES – JANUARY 24, 2023

1. 2023 COLLECTIVE AGREEMENT NEGOTIATIONS FOR CUPE PARTTIME CLERICAL & TECHNICAL EMPLOYEES, LOCAL 905.22.
(Committee of the Whole (Closed Session) Report No. 2, Item 3)

(labour relations or employee negotiations)

CARRIED

Council recessed at 1:30 p.m.

MOVED by Regional Councillor Ferri
seconded by Councillor Volpentesta

THAT Council reconvene at 1:40 p.m.

CARRIED

Council reconvened at 1:40 p.m. with the following members present:

Steven Del Duca, Mayor, Chair
Regional Councillor Linda Jackson, Deputy Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Mario G. Racco
Councillor Marilyn Iafrate
Councillor Adriano Volpentesta
Councillor Rosanna DeFrancesca
Councillor Chris Ainsworth
Councillor Gila Martow

9. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 2

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

- ITEM - 3 2023 COLLECTIVE AGREEMENT NEGOTIATIONS FOR CUPE PARTTIME CLERICAL & TECHNICAL EMPLOYEES, LOCAL 905.22.

MOVED by Regional Councillor Jackson
seconded by Councillor DeFrancesca

THAT Item 3, Committee of the Whole Report No. be adopted and amended, as follows:

COUNCIL MEETING MINUTES – JANUARY 24, 2023

By approving the confidential recommendation of the Council (Closed Session) meeting of January 24, 2023.

CARRIED

10. **BY-LAWS**

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

THAT the following by-laws be enacted:

BY-LAW NUMBER 001-2023 A By-law to designate by Number an amendment to City of Vaughan By-law 1-88, as amended, as effected by the Ontario Land Tribunal. (Z.15.019, Related Files: OP.15.020, 19T-15V007 and DA.17.068, Laurier Harbour (Keele) Inc., located on the east side of Keele Street, south of Barrhill Road, in Part of Lot 19, Concession 3, City of Vaughan). (OLT, December 29, 2022, Case No. PL170643)

BY-LAW NUMBER 002-2023 A By-law to provide for the issuance of the 2023 interim property tax billing. (Item 1, Committee of the Whole, Report No. 1)

BY-LAW NUMBER 003-2023 A By-law to authorize the temporary borrowing of amounts that shall not exceed \$227,700,000 from January 1, 2023 to September 30, 2023 and \$113,500,000 from October 1, 2023 to December 31, 2023. (Item 2, Committee of the Whole, Report No. 1)

BY-LAW NUMBER 004-2023 A By-law to exempt parts of Plan 65M-4719 from the provisions of Part Lot Control. (PLC.22.0062, Related Files: 19T-17V001, DA.18.070, Pine Valley Kleinburg Homes Ltd., located south of Rutherford Road and west of Simmons Street, being Block 1 on Registered Plan 65M-4719, in Part of Lot 15, Concession 9, City of Vaughan.) (Delegation By-law 005-2018)

BY-LAW NUMBER 005-2023 A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 033-2019. (Z.19.032, Related Files: OP.07.001, Z.09.038, DA.19.084, Part of Lot 14, Concession 5, Granerola Residences Ltd., located west of Jane Street and south of Rutherford Road,

COUNCIL MEETING MINUTES – JANUARY 24, 2023

being Part Block 1, Plan 65M-3696, Parts 3, 4, 5, 6 and 7 Plan 65R-38270, municipally known as 8960 Jane Street, City of Vaughan.) (LPAT, September 17, 2018, Case No. PL110420)

BY-LAW NUMBER 006-2023

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 159-2022. (Z.21.018, Related Files: OP.21.011, 19T-21V004, 9465 Weston Limited, located on the east side of Weston Road, north of Comdel Boulevard, being Part Lot 17, Concession 5, Blocks 31-40 inclusive and Lots 22, 23 and 30 on Plan 65M-3457, City of Vaughan.) (Council, June 28, 2022, Item 10, Committee of the Whole, Report No. 30)

BY-LAW NUMBER 007-2023

A By-law to amend City of Vaughan By-law 1-88. (Z.21.046, Related Files: 19T-17V009, Z.17.026, Part of Lot 26, Concession 3, Teston Sands Inc., located on the north side of the unopened portion of the Teston Road road allowance, west of Dufferin Street, municipally known as 1600 Teston Road, City of Vaughan.) (Council, June 28, 2022, Item 23, Committee of the Whole, Report No. 30)

CARRIED

11. **CONFIRMING BY-LAW**

MOVED by Councillor Ainsworth
seconded by Regional Councillor Rosati

THAT By-law Number 008-2023, being a by-law to confirm the proceedings of Council at its meeting on January 24, 2023, be enacted.

CARRIED

COUNCIL MEETING MINUTES – JANUARY 24, 2023

12. ADJOURNMENT

MOVED by Councillor Volpentesta
seconded by Councillor Ainsworth

THAT the meeting adjourn at 1:41 p.m.

CARRIED

Steven Del Duca, Mayor

Todd Coles, City Clerk