



**CITY OF VAUGHAN  
REPORT NO. 7 OF THE  
COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on February 22, 2023*

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The Committee of the Whole met at 1:02 p.m. on February 7, 2023.

Present:

<b>Council Member</b>	<b>In-Person</b>	<b>Electronic Participation</b>
Regional Councillor Gino Rosati, Chair	X	
Mayor Steven Del Duca	X	
Regional Councillor Mario Ferri	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	

The following items were dealt with

- 1. 7818 DUFFERIN INC. OFFICIAL PLAN AMENDMENT FILE OP.21.004 ZONING BY-LAW AMENDMENT FILE Z.21.006 - 7818 DUFFERIN STREET VICINITY OF DUFFERIN STREET AND CENTRE STREET**

**The Committee of the Whole recommends:**

- 1) That consideration of this matter be deferred to the Council meeting of February 22, 2023; and**
- 2) That comments from the following speakers and Communication be received:**
  - 1. Ms. Sandra Yeung Racco, Acting President, Brownridge Ratepayers' Association, Checker Court, Thornhill and C5, dated February 6, 2023;**

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2. **Ms. Erlinda Insigne, President, Philippine Canadian Association of Vaughan, Dufferin Street, Thornhill;**
3. **Mr. Joseph Brunaccioni; and**
4. **Mr. Patrick Harrington, Aird & Berlis LLP, Bay Street, Toronto, on behalf of the applicant.**

**Recommendations**

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

1. THAT Official Plan Amendment File OP.21.004 (7818 Dufferin Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 to redesignate the subject lands from "Community Commercial Mixed-Use" to "High-Rise Mixed-Use" and the implementing Official Plan Amendment shall:
  - a) permit a maximum building height of 22-storeys and 27-storeys for Buildings A and B respectively
  - b) permit a maximum building height of 3-storeys for the townhouse units
  - c) permit up to a maximum of 863 dwelling units
  - d) permit a maximum Floor Space Index ('FSI') of 5.2 times the area of the lot; and
  - e) include policies regarding the coordination of development with the landowners in the northwest quadrant of Dufferin Street and Centre Street and the signalized intersection at Dufferin Street and Beverley Glen Boulevard;
2. THAT Zoning By-law Amendment File Z.21.006 (7818 Dufferin Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from "C7 Service Commercial Zone" to "RM2(H) Multiple 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 exceptions in Table 1 of this report;
3. THAT the implementing Zoning By-law shall:
  - a. Permit a maximum of 10 townhouse dwelling units;
  - b. Permit a maximum of 389 units in Building A and a maximum of 464 units in Building B;
  - c. Permit a maximum Floor Space Index of 5.2 times the area of the lot;

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- d. Shall ensure that the building setbacks are consistent with the minimum clearance requirements as required by the hydro authority and applicable law;
- e. Include site-specific parking requirements as follows:
  - i. 0.8 spaces/unit for residential dwelling units;
  - ii. 0.2 spaces/unit for residential visitor;
  - iii. 2.0 spaces /100 m<sup>2</sup> of commercial GFA;
  - iv. Minimum front yard 2.0 m at ground level and 1.0 m free of any projections at higher levels;
  - v. Minimum exterior yard 3.0 m at ground level and 1.0 m free of any projections at higher levels;
  - vi. Minimum Landscape Strip Width Along a Lot Line Which Abuts a Street Line 3.0 m (can be or hard or soft landscape);
  - vii. Minimum Landscape Strip width around a parking area 3.0 m (can be hard or soft landscape);
- 4. THAT the Holding Symbol “(H)” shall not be removed from the subject lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
  - a. The Owner has contributed its share of the cost of infrastructure works and/or undertaken the necessary improvement works and enter into a Development Agreement with the City, if required for these works associated with implementing the municipal servicing improvements for the ultimate buildout of the Dufferin Major Transit Station Area based on the conclusions and recommendations of the ongoing Integrated Urban Water Master Plan EA, to the satisfaction of the City;
  - b. The Owner has successfully obtained any necessary approvals, easements, and/or permits from all parties including but not limited to the City of Vaughan, York Region, Hydro One, private landowners at 7850 Dufferin Street, and Infrastructure Ontario (‘IO’) to gain pedestrian and vehicular access to the Dufferin Street and Beverley Glen Boulevard Intersection to the satisfaction of the City of Vaughan and York Region;
  - c. The Owner shall submit an updated Transportation Study to the satisfaction of Development Engineering and York Region. Any mitigation measures identified through the updated Transportation Mobility Plan will be the responsibility of the Owner. The Owner shall agree in an

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- agreement with the City to implement the recommendations of the transportation report, to the satisfaction of the City;
- d. The Owner has obtained the necessary approvals, and provided proof of same to the City, from IO for the proposed access to Centre Street in the southwest corner of the subject lands over the Ministry of Government and Consumer Services ('MGCS') owned lands (PIN 03274-0256);
  - e. Vaughan Council has identified and allocated water supply and sewage capacity to the subject lands;
  - f. The Owner has successfully obtained approval of a Site Development Application, to the satisfaction of the City and Hydro One Networks Inc;
  - g. The Owner dedicate a 0.14 ha public park, meeting all standards and requirements of the City free of all charges and encumbrances and having public road frontage. In addition to the parkland conveyance, the Owner shall provide cash-in-lieu of parkland dedication to meet the requirement of the *Planning Act*, the Vaughan Official Plan (VOP) 2010 (Section 7.3.3 Parkland Dedication) and the current Parkland Dedication By-law;
  - h. The Owner must submit a Phase Two Environmental Site Assessment for the subject lands, delineating the petroleum hydrocarbon impacted soil, including an assessment of groundwater quality in a potable groundwater condition, unless formal approval of the use of non-potable groundwater conditions to address the groundwater exceedance has been obtained. If remediation is necessary, then the submission of a Remedial Action Plan ('RAP'), followed by the completion of all remedial works is required;
  - i. THAT the Owner submit a Letter of Reliance issued by the Qualified Person and a Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC'). A copy of the RSC filed on the Environmental Site Registry will be required at the Site Plan stage;
5. THAT should the OLT approve Official Plan Amendment and Zoning By-law Amendment Files OP.21.004 and Z.21.006, either in whole or in part, that the OLT withhold its final Order until such a time that the implementing Official Plan Amendment is prepared to the satisfaction to the City and the Region of York, and the Zoning By-law Amendment are prepared to the satisfaction of the City; and
  6. THAT City of Vaughan staff and Legal counsel be directed to attend the OLT Hearing in support of the Recommendation contained in

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this report regarding Official Plan and Zoning By-law Amendment  
Files OP.21.004 and Z.21.006.

**2. DCFM DEVELOPMENTS LTD. - OFFICIAL PLAN AMENDMENT FILE  
OP.21.002, ZONING BY-LAW AMENDMENT FILE Z.21.003 - 8265 AND  
8277 ISLINGTON AVENUE, VICINITY OF ISLINGTON AVENUE AND  
HARTMAN AVENUE**

**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 7, 2023, be approved; and**
- 2) That Communications C3 and C4 dated February 2, 2023, from Ms. Irene Ford, be received.**

**Recommendations**

1. THAT Official Plan Amendment File OP.21.002 (DCFM Developments Ltd.) BE APPROVED, to amend Vaughan Official Plan 2010 specifically the Woodbridge Centre Secondary Plan as it applies to the subject lands shown on Attachment 2 as follows:
  - a) to amend the site-specific policies of Section 4.2.2.2 g) (OPA 23) of the Woodbridge Centre Secondary Plan as it applies to 8265 Islington Avenue, to include 8277 Islington Avenue as part of the combined subject lands (8265 and 8277 Islington Avenue) identified on "Land Use Plan" - Schedule 2 and to permit the development approvals for Part "A" and Part "B" from OPA 23 to extend over the combine lands;
  - b) to amend "Density Plan" - Schedule 3, to permit an increase in the maximum Floor Space Index to 2.6 times the area of the lot within the "Low Rise Residential (2)" designation, on the Subject Lands;
  - c) to amend "Building Height Maximum" - Schedule 4, to identify Part "A" on the subject lands to permit the maximum building height of 6-storeys (22 metres);
  - d) to amend Section 4.2.4 1 - Urban Design Policies of the Woodbridge Centre Secondary Plan to permit a minimum of 5.7 metre building setback from the Islington Avenue right-of-way on the subject lands;
  - e) to amend Section 4.2.4.2 - Urban Design Policies to provide a single row of street trees along Islington Avenue, within the setback on the subject lands;

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2. THAT Zoning Amendment File Z.21.003 (DCFM Developments Ltd.) BE APPROVED, to amend Zoning By-law 1-88, to:
  - a) rezone the subject lands (8277 Islington Avenue) from “R2 Residential Zone” subject to site-specific Exception 9(656), to “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report, to implement the Development shown on Attachments 3 to 6; and,
  - b) to amend the “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone” for the south portion of the subject lands (8625 Islington Avenue), subject to the site-specific Exception 9(1471) in the manner shown on Attachment 3, to permit the site-specific zoning exceptions identified in Table 1 of this report, to implement the Development shown on Attachments 3 to 6;
3. THAT the Holding Symbol “(H)”, shown on Attachment 3 shall not be removed from subject lands, or any portion thereof, until the following conditions are satisfied:
  - a. The Owner shall obtain approval of a future Site Development Application, to facilitate the Development, which shall also address all outstanding comments provided through the review of Official Plan Amendment File OP.21.002 and Zoning By-law Amendment File Z.21.003, to the satisfaction of the City and TRCA;
  - b. Water and sanitary servicing capacity shall be identified and allocated by Vaughan Council in accordance with the City’s approved Servicing Capacity Distribution Protocol assigning capacity for the Development;
  - c. The Owner shall address all comments to the satisfaction of the Toronto and Region Conservation Authority (the ‘TRCA’) and the implementing Zoning By-law shall include the following:

“Owner shall confirm that the residential development has been floodproofed and safe access to the site is provided during a Regulatory flood event, plus freeboard, to the satisfaction of the TRCA.”
  - d. The Owner shall address all Environmental Noise Assessment comments to the satisfaction of the Development Engineering Department;

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- e. The Owner shall submit a copy of the acknowledged Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC') filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant to the satisfaction of the Development Engineering Department, the TRCA and York Region.

**3. SAVINO ROVIRA - ZONING BY-LAW AMENDMENT FILE Z.21.035 - 7611 PINE VALLEY DRIVE - UNIT 17, VICINITY OF PINE VALLEY DRIVE 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 February 7, 2023:**

**Recommendation**

1. THAT Zoning By-law Amendment File Z.21.035 (Savino Rovira) BE APPROVED, to amend Zoning By-law 1-88, specifically the "C7 Service Commercial Zone", subject to site-specific Exception 9(864), to permit a retail use, specifically a coffee roastery (roast and sell coffee), as an additional use, in Unit 17 of an existing multi-unit commercial building.

**4. PINE VALLEY KLEINBURG HOMES LTD - DRAFT PLAN OF CONDOMINIUM FILE 19CDM-22V006 (COMMON ELEMENTS) - 6061 AND 6079 RUTHERFORD ROAD, AND 134 AND 140 SIMMONS STREET, VICINITY OF RUTHERFORD ROAD AND SIMMONS 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 February 7, 2023:**

**Recommendation**

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-22V006 (Pine Valley Kleinburg Homes Ltd.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF CONDOMINIUM APPROVAL identified on Attachment 1, to establish the condominium tenure and common elements shown on Attachment 3.

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**5. SCHOOL CROSSING GUARD PROGRAM – EXPOSURE INDEX UPDATE**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Public Works, dated February 7, 2023:**

**Recommendations**

1. That Council receive the new School Crossing Guard Program Exposure Index developed for the City of Vaughan in support of the School Crossing Guard Program Policy and warrant method as outlined in Attachment 1;
2. That Council approve the 2020 School Crossing Guard Program Policy and Procedures in full as outlined in Attachment 2;
3. That the Deputy City Manager of Public Works be authorized to fully administer and implement the 2020 School Crossing Guard Program Policy and Procedures based on the established Exposure Index warrant method; and
4. That the City Clerk forward a copy of this report to the Region of York, York Regional Police, York Region Public District School Board, York Region Catholic District School Board and York Region Public Health.

**6. DIGITAL BILLBOARD REVENUE PROGRAM**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the City Manager dated February 7, 2023:**

**Recommendations**

1. THAT, Staff report the results of Phase 2 public consultation no later than Q4 2023;
2. THAT, Council direct staff to issue an RFI for Phase 3 to explore new digital billboard locations that generate revenue; and
3. THAT, Council direct staff to explore the feasibility of renegotiating existing digital sign agreements where possible to modernize digital sign infrastructure by adopting a revenue-sharing advertising program.



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**7. REQUEST FOR CONSTRUCTION NOISE EXEMPTION (GILLAM COMMUNITIES - 8188 YONGE ST LP) FOR CONSTRUCTION OF A 10-STOREY RESIDENTIAL AND MIXED-USE RETAIL / COMMERCIAL DEVELOPMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Community Services, dated February 7, 2023:**

**Recommendations**

1. That the Applicant, Gillam Communities, 8188 Yonge St. LP, be granted a noise exemption, in accordance with the City's Noise Control By-Law 121-2021, for the purposes of construction of a 10-storey, mixed-use residential and retail / commercial tower located at 8188 Yonge Street, for the period from February 8, 2023, to December 31, 2024, between the hours of 6:00 am and 11:59 pm, Monday to Friday, except on Saturdays, Sundays and statutory holidays; and
2. That this request for exemption be granted with the following conditions for the Applicant:
  - a. That construction communication notices be sent to surrounding residents and business owners within a 60-metre radius, in a manner approved by the City;
  - b. That construction communication notices be sent to surrounding residents and business owners within 60-metre radius 24 hours prior to the start of any work which will go past 9:00 p.m.;
  - c. That the construction communication notices to residents and businesses include 24-hour contact information for the Applicants, including the construction supervisor and/or any person having care, control and oversight over all construction activity taking place on the subject property;
  - d. That the Applicant monitor, investigate, and respond to any complaints received regarding construction noise;
  - e. That the Applicant take measures to minimize any unnecessary noise, including but not limited to idling of construction vehicles, unnecessary revving of engines, use of air brakes, and to maintain equipment in good working order (including muffling devices) to minimize noise impacts; and
  - f. That no construction outside of hours permitted by the by-law take place on Saturdays

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**8. BILL 5 - THE STOPPING HARASSMENT AND ABUSE BY LOCAL LEADERS ACT - A BRIEF SUMMARY**

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 and the Integrity Commissioner & Lobbyist Registrar, dated February 7, 2023:

**Recommendation**

1. That this report be received for information.

**9. PROCLAMATION REQUESTS: WORLD WATER DAY; NATIONAL 211 DAY; AND MULTIPLE MYELOMA AWARENESS MONTH**

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 February 7, 2023:

**Recommendations**

1. That March 22, 2023, be proclaimed as “World Water Day”;
2. That February 11, 2023, be proclaimed as “National 211 Day” and that Council ratify this recommendation at the Council meeting of February 22, 2023;
3. That March 2023 be proclaimed as “Multiple Myeloma Awareness Month”; and,
4. That the proclamations be posted on the City’s website and the Corporate and Strategic Communications Department be directed to promote the above-noted proclamations through the various corporate channels.

**10. PROTECTING THE PEOPLE: VAUGHAN PUBLIC SAFETY**

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of February 22, 2023.

**Member's Resolution**

Submitted by Local and Regional Councillor Mario G. Racco

**Whereas**, The Corporation of the City of Vaughan is committed to the public safety of all residents of, and visitors to, the City of Vaughan; and

**Whereas**, there have been recent shootings, including injuries, and deaths of 6 of our beloved Vaughan residents on December 18, 2022; and

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**Whereas**, The Corporation of the City of Vaughan is empowered by its residents to identify areas of improvement and to make suggestions to prevent further harm and loss of life in the City of Vaughan.

**It is therefore recommended:**

1. That The Corporation of the City of Vaughan recommends that the province change the Ontario Courts of Justice Act to allow for expedited hearings (within 30 days or less) re: Motions for sanctions against residents of a condominium alleged to have made physical threats to other residents of the condominium or members of the Condominium Board;
2. That The Corporation of the City of Vaughan recommends that the federal government put in place an expedited process under the Firearms Act to revoke a firearm license to any gun owner accused of threatening another resident of a condominium or members of a Condominium Board; and
3. That staff draft a letter, to be approved by Vaughan City Council to be sent to the Honorable Prime Minister of Canada and Federal Attorney General, and the Honorable Premier of Ontario and Provincial Attorney General requesting the aforementioned legislative changes be implemented forthwith to protect Vaughan residents from any further harm or loss of life.

### 11. **CELEBRATING THE LIFE OF THE HONOURABLE DAVID C. ONLEY**

**The Committee of the Whole recommends approval of the recommendations contained in the resolution of Mayor Steven Del Duca, dated February 7, 2023.**

#### **Member's Resolution**

Submitted by Mayor Del Duca

**Whereas**, the Honourable David C. Onley was a celebrated journalist, public figure and champion for accessibility who died on Jan. 14, 2023, at the age of 72; and

**Whereas**, from 2007 to 2014, he served, with distinction, as Ontario's 28th lieutenant- governor; and

**Whereas**, his exceptional skills as a communicator made him a leading and trusted advocate on disability issues who worked tirelessly to make Ontario a more welcoming and accessible province for all; and

**Whereas**, even after he left office, he continued to serve Ontarians, conducting an exhaustive review of the Accessibility for Ontarians with Disabilities Act for the provincial government; and

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**Whereas**, his life's work was recognized with investiture into the Order of Canada in 2017.

**It is therefore recommended:**

1. THAT City staff be directed to undertake the renaming of City Hall's accessibility ramp in honour of David C. Onley;
2. THAT a plaque be installed to identify the ramp as the Honourable David Onley Accessibility Gateway;
3. THAT expenditures associated with the renaming be incurred by the Corporation of the City of Vaughan;
4. THAT a future City-led event be held to mark the unveiling of the plaque;
5. THAT this Member's Resolution be fully endorsed during the Tuesday, 7, 2023, Committee of the Whole (1) meeting; and
4. THAT this decision be ratified by Council.

### 12. **SUPPORT FOR VAUGHAN'S TRUCKING INDUSTRY**

**The Committee of the Whole recommends approval of the recommendations contained in the resolution of Mayor Steven Del Duca, dated February 7, 2023.**

#### **Member's Resolution**

Submitted by Mayor Del Duca

**Whereas**, the trucking and logistics industry is critical to Vaughan's and York Region's economy. Between 2016 and 2021, Vaughan's transportation and warehousing sector grew 9 per cent and its employment base grew by 28 per cent; and

**Whereas**, Vaughan's trucking industry is comprised of 125 businesses that employ 5,047 people; and

**Whereas**, many truck drivers, owner-operators and companies live, work or operate in the city of Vaughan; and

**Whereas**, truck drivers, owner-operators and companies have expressed concerns about recent federal announcements regarding independent contractors and incorporated drivers, which they believe will have a detrimental impact on Canada's supply chain industry overall; and

**Whereas**, the Canada Truck Operators Association (CTOA) is the newest and fastest-growing trucking association in Canada with a mission to ensure all voices in the trucking industry are heard and expressed. CTOA

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has a diverse membership from across the country including drivers, owner-operators, small to large operations and suppliers.

**It is therefore recommended:**

1. That a request is sent to the federal government to engage and consult with Vaughan's local trucking businesses and truck drivers, including the Canadian Truck Operators Association, when forming any policy, regulatory, or legislative changes involving independent contractors or incorporated drivers and that such legislation reflects industry realities; and
2. That a copy of this resolution is shared with York Region, Vaughan MPPs and Vaughan MPs, and the Federal Ministers of Transportation & Labour.

**13. ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-22-003329  
KINGSMOOR DEVELOPMENTS INC. 177 WHITMORE AVENUE FILE:  
DA.22.007**

**The Committee of the Whole recommends approval of the recommendations contained in the Confidential report of the Deputy City Manager, Planning and Growth Management, the Deputy City Manager, Infrastructure Development and the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated February 7, 2023.**

**14. CEREMONIAL PRESENTATION – VAUGHAN PUBLIC LIBRARY  
AWARDS**

**At the Ontario Library Association Annual conference, Vaughan Public Library was presented with:**

- 1) **the Angus Mowat Award of Excellence in recognition of its commitment to Diversity, Equity and Inclusion;**
- 2) **the Ministry of Tourism, Culture and Sport Minister's Award for Innovation;**
- 3) **the James Bain Medallion which was awarded to Rose Savage, Chair of the Vaughan Public Library Board; and**
- 4) **the W.J. Robertson Medallion, also known as the Public Librarian of the Year, which was awarded to Margie Singleton, CEO of Vaughan Public Libraries.**

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**15. PRESENTATION – BRIDGES OF LOVE OF YORK REGION**

The Committee of the Whole recommends:

- 1) That the presentation by Mr. Alessandro Casbarro and C1, presentation material, be received and referred to staff for a report; and
- 2) That Communication C2 from Mr David Di Sevo, President & CEO, GroundScapers Inc., Vaughan, be received.

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

**16.1 STAFF COMMUNICATIONS**

The Committee of the Whole recommends:

- 1) That the following Staff Communications be received:  
**SC1 Memorandum from the Deputy City Manager, Planning and Growth Management, dated January 31, 2023, with respect to the Annual Climate Emergency Declaration Update 2022; and**
- 2) **SC2 Memorandum from the Deputy City Manager, Public Works, dated February 3, 2023, with respect to the Annual Water Quality Report.**

**17. NEW BUSINESS – CITY HALL CAMPUS**

The Committee of the Whole recommends:

- 1) That staff bring forward a report on the City Hall Campus master plan update by the end of this year, including information regarding potential access from Keele Street.

*The foregoing matter was brought to the attention of the Committee by Councillors lafrate and Martow.*

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The meeting adjourned at 3:38 p.m.

Respectfully submitted,

Regional Councillor Gino Rosati, Chair