



**CITY OF VAUGHAN
REPORT NO. 11 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on March 21, 2023*

The Committee of the Whole met at 1:02 p.m. on February 28, 2023.

Present:

Council Member	In-Person	Electronic Participation
Councillor Gila Martow, Chair	X	
Mayor Steven Del Duca	X	
Regional Councillor Linda Jackson, Deputy Mayor	X	
Regional Councillor Gino Rosati	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	

The following items were dealt with:

**1. MORE HOMES FOR EVERYONE ACT, 2022 – COMMUNITY
INFRASTRUCTURE AND HOUSING ACCELERATOR**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of March 21, 2023.**

Recommendations

1. THAT staff be directed to implement the Guiding Principles as proposed in this report to review appropriate development proposals eligible for a Community Infrastructure and Housing Accelerator request; and

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2. THAT staff be directed to amend the City's Fees and Charges By-law 158-2021 to set the fees and charges required to recover the cost of processing a CIHA request.

2. 2022 ANNUAL DRINKING WATER SYSTEM REPORT

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Public Works, dated February 28, 2023:

Recommendation

1. That this Report be received for information.

3. 3911 TESTON RD INC.: OFFICIAL PLAN AMENDMENT FILE OP.21.005, ZONING BY-LAW AMENDMENT FILE Z.21.008, DRAFT PLAN OF SUBDIVISION FILE 19T-21V002: 3911 TESTON ROAD, VICINITY OF TESTON ROAD AND WESTON ROAD (REFERRED)

The Committee of the Whole recommends:

- 1) That no parkland will be required on site for these applications that will result in a loss of units to this project. To give effect to such, amendments to the staff recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated June 21, 2022, be approved, subject to the following changes:

Recommendation 1 a) be deleted in its entirety;

Recommendation 1 b) be revised to approve a gross density of 11.41 units per net hectare;

Recommendation 2 a) be deleted in its entirety;

Recommendation 2 b) be revised to read: A single access on Teston Road located 27.5m east of the subject property's westerly property line, subject to approval by York Region. Access to the single access will be shared by the subject lands and the abutting lands to the west, municipally known as 3979 Teston Road in a location to the satisfaction of 3911 Teston Road Inc.;

Recommendation 2 c) be deleted in its entirety;

Recommendation 2 d) be revised to read: That the City of Vaughan will work cooperatively with the applicant and the TRCA to address the accessory stormwater management

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structures (i.e., plunge pool and access road) in a manner that maintains the number of units within the plan, as proposed;

Recommendation 3 a) be deleted in its entirety;

Recommendation 3 b) be revised to read: A single access on Teston Road located 27.5m east of the subject property's westerly property line, subject to approval by York Region. Access to the single access will be shared by the subject lands and the abutting lands to the west, municipally known as 3979 Teston Road in a location to the satisfaction of 3911 Teston Road Inc.;

Recommendation 3 c) be deleted in its entirety;

Recommendation 3 d) be revised to read: That the City of Vaughan will work cooperatively with the applicant and the TRCA to address the accessory stormwater management structures (i.e., plunge pool and access road) in a manner that maintains the number of units within the plan, as proposed;

Recommendations 1 and 3 contained in Communication C1, Memorandum from the Deputy City Manager, Planning and Growth Management dated February 24, 2023, be approved as follows:

1. THAT Recommendations #4 and #6 be deleted;
3. THAT Attachment 1 respecting Conditions of Approval for Draft Plan of Subdivision File 19T-21V002, be replaced, as red-lined, with the attached to correct an error as identified by the applicant in their letter dated June 20, 2022, and to add a condition as identified by Development Engineering staff;

Recommendation 6 be reinstated and revised to allocate servicing capacity for 144 residential units and the appropriate persons equivalent; and

- 2) That the comments from Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, be received.

Recommendations

Council, at its meeting of September 28, 2022, adopted the following recommendation (Item 9, Committee of the Whole, Report No. 32), without amendment:

Recommendations of the Committee of the Whole of September 13, 2022:

1. That consideration of this matter be deferred to the Q1 of 2023, Committee of the Whole meeting; and

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2. That the following Communication be received:

C3. Rosemarie Humphries, Humphries Planning Group Inc.,
dated September 2, 2022

Council, at its meeting of June 28, 2022, adopted the following recommendation, (Item 9, Committee of the Whole, Report No. 30), without amendment:

Recommendation of the Committee of the Whole of June 21, 2022:

1. That consideration of this matter be deferred to the September 13, 2022, Committee of the Whole meeting; and
2. That the following Communication be received:
C12. Rosemarie Humphries, Humphries Planning Group Inc.,
dated June 20, 2022.

Report / recommendations of the of the Report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

1. THAT Official Plan Amendment File OP.21.005 (3911 Teston Road Inc.) BE APPROVED to amend Vaughan Official Plan 2010 and Official Plan Amendment 600 for the Subject Lands shown on Attachment 2, to permit the development within the “Low-Density Residential” designation, together with the site-specific exceptions identified in Table 1, SUBJECT TO THE FOLLOWING MODIFICATIONS:
 - a. Back-to-Back Townhouse Blocks 7 and 8 as shown on Attachment 5, are removed to accommodate a centralized parkette, and;
 - b. The gross density be revised from 5 to 11.3 units per hectare rather than 5 to 11.41 units per hectare to account for the net loss of 20 dwelling units due to the above noted modification.
2. THAT Zoning By-law Amendment Z.21.008 (3911 Teston Road Inc.) BE APPROVED IN PRINCIPLE to amend Zoning By-law 1-88 to rezone the Subject Lands from “A Agricultural Zone” and “OS1 Open Space Conservation Zone” in Zoning By-law 1-88 to “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “A Agricultural Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 2, SUBJECT TO THE FOLLOWING MODIFICATIONS as shown on Attachments 5 and 6:
 - a. replace Back-to-Back Townhouse Blocks 7 and 8, as shown on Attachment 5, to accommodate a centralized parkette;

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- b. facilitate a single access on Teston Road to be shared by the subject lands and the abutting lands to the west, municipally known as 3979 Teston Road;
 - c. explore alternative access locations from Teston Road to avoid an existing catch basin located along Teston Road, to the satisfaction of York Region, and;
 - d. relocate the accessory stormwater management structures (i.e. plunge pool and access road) to the satisfaction of the TRCA, which may result in the loss of unit(s) to Block 18, as shown on Attachment 6.
- 3. THAT prior to the enactment of the implementing Zoning By-law Amendment for File Z.21.008, the related Site Development Application (File DA.21.069) shall be approved and address the following to the satisfaction of the City:
 - a. replace Back-to-Back Townhouse Blocks 7 and 8, as shown on Attachment 5 to accommodate a centralized parkette;
 - b. facilitate a single access on Teston Road to be shared by the subject lands and the abutting lands to the west, municipally known as 3979 Teston Road;
 - c. explore alternative access locations from Teston Road to avoid an existing catch basin located along Teston Road to the satisfaction of York Region, and;
 - d. relocate the accessory stormwater management structures (i.e. plunge pool and access road) to the satisfaction of the TRCA, which may result in the loss of unit(s) to Block 18, as shown on Attachment 6.
- 4. 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 comes into effect, to permit minor adjustments to the implementing Zoning By-law;
- 5. THAT Draft Plan of Subdivision File 19T-21V002 (3911 Teston Road Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified in Attachment 1, to permit one (1) residential block (Block “1”), one (1) 10 m open space buffer block (Block “2”) and a one (1) block to be retained by the Owner for future development purposes (Block “3”), with the portions proposed to be rezoned to “OS1 Open Space Conservation Zone,” to be conveyed to the TRCA.
- 6. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

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“THAT Draft Plan of Subdivision File 19T-21V002 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 125 residential units (383 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 Section if the development does not proceed to registration and/or building permit issuance within 36 months”.

4. **RAISING THE SYMBOLIC VIETNAMESE HERITAGE AND FREEDOM FLAG**

The Committee of the Whole recommends:

- 1) **That the recommendations contained in the resolution of Mayor Del Duca, dated February 28, 2023, be approved; and**
- 2) **That the comments from James Nguyen, Timberland Drive, Woodbridge, be received.**

Member's Resolution

Submitted by Mayor Del Duca

Whereas, the cities of Brampton and Mississauga, as well as the Ontario Legislature, and Parliament of Canada, have come together to raise the Heritage and Freedom Flag of South Vietnam; and,

Whereas, events such as this flag raising commemorate the great sacrifices made to find freedom and democracy after the fall of Saigon in 1975; and,

Whereas, following the fall of Saigon, tens of thousands of Vietnamese refugees fled by boat, and, after a perilous journey, made Canada home; and,

Whereas, Journey to Freedom Day is organized by the Vietnamese community across Canada every year on April 30, to remember the lives lost and acknowledge the important role played by Canada in accepting Vietnamese refugees.

It is therefore recommended:

1. **THAT the Heritage and Freedom Flag be raised at City Hall on April 30, 2023; and,**
2. **THAT April 30, 2023, be proclaimed Journey to Freedom Day in Vaughan; and,**

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3. THAT the Clerk be directed to forward a copy of this resolution to York Region, Vaughan MPPs and Vaughan MPs.

5. **100th YEAR ANNIVERSARY CELEBRATION – WOODBRIDGE HORTICULTURAL SOCIETY**

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Councillor Volpentesta, dated February 28, 2023:

Member's Resolution

Submitted by Councillor Volpentesta

Whereas, on April 23, 1923, a number of keen gardeners in the Woodbridge area met to form the Woodbridge and District Horticultural Society (WHS) with Dr. Garnet McLean as its first president; and

Whereas, the WHS has remained active in the community, including the surrounding areas of Thistletown, Edgeley, Smithfield, Kleinburg and Nobleton; and

Whereas, the WHS took advantage at every opportunity to introduce new varieties of flowers and bulbs; and

Whereas, the flower shows attained prominence and became the community's prime social events. The shows were held in the Orange Hall on Wallace Street and the John Watson Automobile Showroom on Pine Street, featuring displays of exceptional exhibits and orchestral performances; and

Whereas, the WHS continues to hold regular meetings at the Woodbridge Memorial Arena and has hosted the District 15 Annual Meeting. Members of the WHS are not only residents of Vaughan but many of the surrounding areas; and

Whereas, the WHS continues to contribute by caring for gardens and raising funds to purchase materials to beautify the community. They have planted, maintained and cared for the gardens at Memorial Hill, Woodbridge Post Office, Kleinburg Public School, The Historical Wallace House, Fred Armstrong Park and the Fire Hall Parkette; and

Whereas, WHS members continue to decorate the village of Woodbridge, by beautifying the bridges of Woodbridge Ave., Islington Ave. and Clarence Street. In addition, WHS members organize their annual Garden Tours, support the Christmas in the Village events and the Woodbridge Fall Fair.

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It is therefore recommended:

1. That a 100th Year Anniversary celebration event be organized to commemorate this milestone with WHS members, Members of Council and staff at the April 25th Council meeting and provide them with the use of the Garden Room to hold a reception prior to the event; and
2. That the City install a plaque in the garden at the Historical Wallace House, recognizing the work and dedication by WHS in maintaining and caring for the gardens; and
3. That the WHS work with the City of Vaughan Archives Department staff to organize a display case at the Woodbridge Memorial Arena displaying various materials pertaining to their role in participating in the Woodbridge community; and
4. That the Corporate and Strategic Communications department uses its corporate channels to support this resolution, as appropriate; and
5. That Vaughan Public Libraries be requested to work with WHS to explore holding a speaker series showcasing gardening topics.

6. ENHANCING PUBLIC SAFETY AND MENTAL HEALTH SERVICES

The Committee of the Whole recommends:

- 1) **That consideration of this matter be referred to the Committee of the Whole (2) meeting of March 8, 2023.**

Member's Resolution

Submitted by Councillor Mario G. Racco

Whereas on December 18, 2022, the City of Vaughan suffered a tragic incident at the Bellaria Towers;

Whereas on February 16, 2023 the City of Vaughan listened to the feedback and concerns from residents of the Bellaria Towers;

Whereas it is imperative for the City of Vaughan and other levels of government to seek solutions on providing robust funding to mental health services and strategies to further mitigate gun violence.

It is therefore recommended:

1. That the Office of Communications and Economic Development report back with grant and funding options available at all levels of government in support of Victim Services of York Region, to

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advance the organization's mandates to help people in need;

2. That the City Solicitor draft a letter on behalf of Council for the City of Vaughan to Minister Tibollo asking that the Province immediately investigate opportunities for earlier access to and more collaborative mental health initiatives in instances of emergencies such as this, and also that the Province provide more funding for individuals requiring mental health interventions and supports;
3. That the City Solicitor draft a letter on behalf of Council for the City of Vaughan, to the Solicitor General of Ontario and the Minister of Municipal Affairs requesting that the Province of Ontario require condominiums and high-density development communities to have a public safety communication plan; and
4. That City Council request that staff bring a report on the status of these recommendations at the Community Safety Advisory Committee no later than the end of Quarter 3 of 2023.

7. OTHER MATTERS CONSIDERED BY THE COMMITTEE

7.1 STAFF COMMUNICATION

The Committee of the Whole recommends:

- 1) **That the following Staff Communication be received:
SC1, Memorandum from the Deputy City Manager,
Planning and Growth Management, dated February 13,
2023, with respect to the 2023 Earth Hour.**

The meeting adjourned at 2:04 p.m.

Respectfully submitted,

Councillor Gila Martow, Chair