



**CITY OF VAUGHAN
REPORT NO. 20 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on May 16, 2023*

The Committee of the Whole met at 1:01 p.m. on May 2, 2023.

Present:

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

The following items were dealt with:

- 2777100 ONTARIO INC. ZONING BY-LAW AMENDMENT FILE Z.20.025
DRAFT PLAN OF SUBDIVISION FILE 19T-20V003 SITE
DEVELOPMENT FILE DA.20.044 DRAFT PLAN OF CONDOMINIUM
FILE 19CDM-20V007 9675, 9687 AND 9697 KEELE STREET VICINITY
OF KEELE STREET AND BARRHILL 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 May 2, 2023, be approved, subject to the following amendment, in accordance with Communication C1, Memorandum from the Deputy City Manager, Planning and Growth Management, dated May 1, 2023:**

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 16, 2023**

1. THAT Attachment 12 of the report of the Deputy City Manager, Planning and Growth Management dated May 2, 2023, be replaced with Attachment 12 provided with this Memorandum; and
- 2) That the comments from Adam Layton, Evans Planning, Yonge Street, Richmond Hill, on behalf of the applicant, be received.

Recommendations

1. THAT Zoning By-law Amendment File Z.20.025 (2777100 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachment 1, from “R1 Residential Zone” to “R5(H) Residential Zone” subject of the “(H)” Holding Symbol in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 12;
 2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the following condition is satisfied:
 - a. Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands;
 3. THAT Draft Plan of Subdivision File 19T-20V003 (2777100 Ontario Inc.) BE DRAFT APPROVED, to permit a residential Draft Plan of Subdivision as shown on Attachment 10, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 13;
 4. THAT Site Development Application File DA.20.044 (2777100 Ontario Inc.) BE DRAFT APPROVED, as shown on Attachment 2, to subject to the conditions included in Attachment 15; and
 5. THAT Draft Plan of Condominium (Common Elements) File 19CDM-20V007 (2777100 Ontario Inc.) BE DRAFT APPROVED, to establish the common element as shown on Attachment 11, subject to the Conditions of Draft Plan of Condominium Approval in Attachment 14.
-
2. **MIMOON INC. AND MIBOOPA INC.: A BY-LAW TO DEREGISTER BLOCKS 8, 9 AND 10, PLAN 65M-3966 FROM THE PLAN OF SUBDIVISION - 175, 191 AND 209 MILANI BOULEVARD, VICINITY OF MILANI BOULEVARD AND HIGHWAY 27**

The Committee of the Whole recommends:

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 16, 2023**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated May 2, 2023, be approved; and
- 2) That Communication C2 from Ms. Irene Ford, dated May 1, 2023, be received.

Recommendations

1. THAT Council enact a by-law to deem the lands legally described as Blocks 8, 9 and 10 on Plan 65M-3966 not to be blocks within a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act* RSO 1990, c. P.13, as amended;
2. THAT the by-law be registered on title to the lands in accordance with Sections 50(27) and 50(28) of the *Planning Act*, and
3. THAT the City Clerk provide notice of passage of the by-law as required by subsections 50(26) and 50(29) of the *Planning Act*.

3. CONSOLIDATED LINEAR INFRASTRUCTURE PERMISSIONS FOR SEWAGE COLLECTION AND STORMWATER MANAGEMENT PROJECTS

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Public Works, dated May 2, 2023.

Recommendations

1. That Council confirm the Director of Environmental Services, or designate, shall act as the Owner Representative of the municipal sewage collection system and municipal stormwater management system; and
2. That By-law 010-2023 be amended to expand the applicability of the existing service charges in Schedule "L-2" and Schedule "L-3" to include the review of municipal sewage collection system alterations and the review of municipal stormwater management system alterations.

4. TAKING ACTION TO COMBAT AUTO THEFTS

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Community Services, dated May 2, 2023.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 16, 2023**

Recommendation

1. THAT Council approve Option #1 and that staff from the Community Services Portfolio, supported by other corporate departments, be directed to implement Option #1 for the Distribution Program.

5. NOISE EXEMPTION REQUEST FOR CONSTRUCTION OF MIXED-USE RESIDENTIAL BUILDING AT 2920 HIGHWAY 7, VAUGHAN

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Community Services, dated May 2, 2023.

Recommendations

1. THAT the applicant, Royal 7 Developments Ltd., be granted a noise exemption, in accordance with the City's Noise Control By-Law 121-2021, for the purposes of construction of a mixed-use tower located at 2920 Highway 7, from May 3, 2023, to May 3, 2024, 6:00 a.m. to 7:00 p.m., Monday through Friday, except on statutory holidays;
2. THAT the applicant be able to renew the noise exemption through an administrative renewal for an additional one-year, and one six-month exemptions; and
3. 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 the construction communication notices to residents and businesses include 24-hour contact information for the Applicants, including the on-site construction supervisor and/or any person having care, control and over-sight over all construction activity taking place on the subject property;
 - c. That the Applicant monitor, investigate and respond to any complaints received regarding construction noise;
 - d. 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

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 16, 2023**

- e. That no construction outside of hours permitted by the by-law take place on Saturdays, Sundays, or Statutory Holidays.

6. NOISE EXEMPTION REQUEST FOR CONSTRUCTION OF HIGH-RISE RESIDENTIAL BUILDING AT 1 PROMENADE CIRCLE, VAUGHAN

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Community Services, dated May 2, 2023.

Recommendations

1. That the Applicant, DMF Construction Management Inc., be granted a noise exemption, in accordance with the City's Noise Control By-Law 121-2021, for the purposes of construction of two mixed-use residential and commercial towers located at 1 Promenade Circle, for the period of May 2, 2023, through May 2, 2024, 6:00 a.m. to 12:00 a.m., except on Saturdays, Sundays and statutory holidays;
2. That the applicant be able to renew the noise exemption through an administrative renewal for an additional seven-month exemption; and
3. 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 pm;
 - 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 over-sight 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 takes 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

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 16, 2023**

- f. That no construction outside of hours permitted by the by-law take place Saturdays, Sundays, or Statutory Holidays.

7. DELISTING OF 12330 HIGHWAY 27, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS') (DEFERRED) (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the report of the Heritage Vaughan Committee, dated May 2, 2023.

Recommendations

The Heritage Vaughan Committee forwards the following recommendation from its meeting of April 19, 2023 (Item 1, Report No. 4), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023, be approved;
- 2) That the following Communications be received:
 - C1. Memorandum from the Manager of Urban Design and Cultural Heritage, dated April 18, 2023; and
 - C2. John Bartella, on behalf of the Diana/Hilda community, residents on HWY 27 and residents in Ward 1, Vaughan, dated April 19, 2023; and
- 3) That the staff presentation, be received.

Recommendation of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023:

THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the Ontario Heritage Act.

8. PROPOSED REAR ALTERATIONS LOCATED AT 881 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the report of the Heritage Vaughan Committee, dated May 2, 2023.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 16, 2023**

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of April 19, 2023, (Item 2, Report No. 4) for consideration:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023, be approved; and
2. That the staff presentation, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023:

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a. that further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
 - b. that any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
 - c. that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application; and
 - d. that the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and the Chief Building Official.
- 9. CONSTRUCTION OF A REAR YARD CABANA WITH CONNECTED SERVICES AT 10680 ISLINGTON AVENUE, A PROPERTY WITHIN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Heritage Vaughan Committee, dated May 2, 2023.

REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MAY 16, 2023

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of April 19, 2023, (Item 3, Report No. 4) for consideration:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023, be approved; and
2. That the staff presentation, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023:

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a. that further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
 - b. that any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
 - c. that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application; and
 - d. that the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and the Chief Building Official
10. **DEMOLITION OF ONE TWO-STOREY DWELLING AND THE CONSTRUCTION OF TWO TOWNHOUSE BLOCKS AT 158 AND 166 WALLACE STREET, WOODBRIDGE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Heritage Vaughan Committee, dated May 2, 2023.

REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MAY 16, 2023

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of April 19, 2023, (Item 4, Report No. 4) for consideration:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023, be approved;
2. That comments from the following speakers, be received:
 1. Kayly Robbins, Weston Consulting, Millway Avenue, Vaughan, on behalf of King Home Construction Inc.; and
 2. Renzo Martire, King Home Construction Inc., Mapledown Way, Vaughan; and
3. That the staff presentation, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023:

THAT Heritage Vaughan recommend Council approve the proposed demolition of one two-storey dwelling and the new construction of two 3.5-storey blocks of townhouses with four residential units in each block at 158-166 Wallace Street, Woodbridge under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c. That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

11. **PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 8682 HIGHWAY 27 WARD 2 - VICINITY OF HIGHWAY 27 AND NORTH OF LANGSTAFF ROAD (TRANSMITTAL REPORT)**

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 16, 2023**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Heritage Vaughan Committee, dated May 2, 2023.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of April 19, 2023, (Item 5, Report No. 4) for consideration:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023, be approved; and
2. That the staff presentation, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023:

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

1. That the Designation Report for 8682 Highway 27 be Received.
2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 8682 Highway 27 in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
3. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the Ontario Heritage Act R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner (City of Vaughan), and published in the local newspapers.
4. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 8682 Highway 27 and a copy of the by-law shall be served on the Owner (City of Vaughan) and Ontario Heritage Trust and a notice shall be published in the local newspapers.

12. PROCLAMATION REQUEST: PROVINCIAL DAY OF ACTION ON LITTER

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 May 2, 2023.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 16, 2023**

Recommendations

1. That May 9, 2023, be proclaimed as “Provincial Day of Action on Litter”;
2. That Council ratify this recommendation at the Council meeting of May 16, 2023; and
3. That the proclamation be posted on the City’s website and the Corporate and Strategic Communications department be directed to promote the above-noted proclamation through the various corporate channels.

13. PRESENTATION – SANTO ATTENTO: REQUEST TO REOPEN CONNECTING LANEWAY BY THE SPORTS CENTRE BETWEEN VILLA GIARDINO AND MELVILLE AVENUE

The Committee of the Whole recommends that the presentation by Santo Attento, Rutherford Road, Concord, be received.

14. PRESENTATION – HIKE FOR HOSPICE

The Committee of the Whole recommends that the presentation by Camile Garzon, Manager of Fund Development, Margaret Bahen Hospice and Doane House Hospice, Queen Street, Newmarket, be received.

15. PRESENTATION – SENIORS FOCUS REQUESTING SENIORS HUB IN WOODBRIDGE

The Committee of the Whole recommends that the presentation by Sara Tripodi, Seniors Focus, Arbors Lane, Woodbridge, be received and referred to staff for a report to a future Committee of the Whole meeting.

16. OTHER MATTERS CONSIDERED BY THE COMMITTEE

16.1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee reports be received:

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 16, 2023**

- 1. VMC Sub-committee meeting of April 11, 2023 (Report No.1);**
 - 2. Official Plan Update Sub-committee meeting of April 12, 2023 (Report No.3); and**
 - 3. Heritage Vaughan Committee meeting of April 19, 2023 (Report No.4).**
-

The meeting adjourned at 1:57 p.m.

Respectfully submitted,

Regional Councillor Linda Jackson, Deputy Mayor, Chair