



**CITY OF VAUGHAN
REPORT NO. 16 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on April 25, 2023***

The Committee of the Whole met at 1:01 p.m. on April 4, 2023.

Present:

Council Member	In-Person	Electronic Participation
Regional Councillor Mario G. Racco, Chair	X	
Mayor Steven Del Duca	X	
Regional Councillor Linda Jackson, Deputy Mayor	X	
Regional Councillor Gino Rosati	X	
Regional Councillor Mario Ferri	X	
Councillor Marilyn Lafrate	X	
Councillor Adriano Volpentesta	X	
Councillor Rosanna DeFrancesca	X	
Councillor Chris Ainsworth	X	
Councillor Gila Martow	X	

The following items were dealt with:

- 1. CELEBRATION ESTATES INC.: OFFICIAL PLAN AMENDMENT FILE OP.22.015, SITE DEVELOPMENT FILE DA.13.016 – 11, 15, 23 AND 27 LANSLOWNE AVENUE, VICINITY OF REGIONAL ROAD 7 AND KIPLING AVENUE**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated April 4, 2023.

Recommendations

1. THAT Official Plan Amendment File OP.22.015 (Celebration Estates Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, amending the “Mid-Rise Residential” designation as shown on Schedule 13, to increase the maximum permitted building height from 10-storeys to 11-storeys and FSI from 3.5 times the area of the lot to 3.58 times the area of the lot;

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2. THAT Site Development File DA.13.016 (Celebration Estates Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit an 11-storey residential apartment building with 180 residential dwelling units; and
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.13.016 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 8 residential apartment units (18 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.”

2. ONE-FOOT DEVELOPMENTS INC.: ZONING BY-LAW AMENDMENT FILE Z.21.025, DRAFT PLAN OF SUBDIVISION FILE 19T-21V006 – 8741 HUNTINGTON ROAD, VICINITY OF HUNTINGTON ROAD AND LANGSTAFF 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 April 4, 2023, be approved; and
- 2) That the following be approved in accordance with Communication C2, memorandum from the Deputy City Manager, Planning and Growth Management, dated March 28, 2023:
 1. THAT Table 2 for the “Definition of a Front Lot Line” within Item # 2, be revised in accordance with this Communication.

Table 2:

	Zoning By-law 1-88 Standard	EM2 Zone Requirements	Proposed Exceptions to the EM2 Zone Requirements
a.	Definition of a “Front Lot Line”	Means the street line, provided that in the	Shall be the lot line abutting Street ‘2’

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		case of a corner lot, the shorter street line is deemed to be the front lot line	(Block 2)
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Recommendations

1. That Zoning By-law Amendment File Z.21.025 (One-foot Developments Inc.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM2 General Employment Area Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report;
 2. That the Holding Symbol “(H)” shall not be removed from Block 3, until the following condition is satisfied:
 - a) That the Block 3 lands be consolidated with the abutting lands to the north being 400 Anatolian Drive;
 3. That Draft Plan of Subdivision File 19T-21V006 (One-foot Developments Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1 to facilitate the draft plan of subdivision shown on Attachment 3;
 4. That Council’s approval of Draft Plan of Subdivision File No. 19T-21V006 subject to the conditions set out in Attachment 1 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period; and
 5. THAT the relocation of the Stormwater Management Pond W2 to the southeast side of Street ‘G’ and redesignation of those lands as General Employment in the Block 59 Block Plan, as shown on Attachment 4, BE APPROVED, and that the final Block 59 Block Plan be modified to reflect these changes.
3. **DANIELS BAIF THORNHILL INC.: ZONING BY-LAW AMENDMENT FILE Z.22.033 – 7950 BATHURST STREET, VICINITY OF BATHURST STREET AND BEVERLEY GLEN BOULEVARD**

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2023.

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Recommendation

1. THAT Zoning By-law Amendment File Z.22.033 BE APPROVED, to amend Zoning By-law 1-88 and 001-2021 to permit additional commercial uses on the Subject Lands as shown on Attachments 1 and 2, as follows:

- An Eating Establishment – Take Out;
- Eating Establishment – Convenience;
- Regulated Health Professional Office or Clinic;
- Personal Service Shop;
- Pet Grooming Establishment;
- Pharmacy; and
- Bank or Financial Institution.

4. **DANIELS BAIF THORNHILL INC.: DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V008 – VICINITY OF BATHURST STREET AND BEVERLEY GLEN BOULEVARD**

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2023.

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V008 (Daniels Baif Thornhill Inc.) BE APPROVED, to establish the condominium tenure for a high-rise mixed-use building which includes two residential towers on a 4-storey podium located at 7950 Bathurst Street, subject to the conditions of Draft Plan of Condominium Approval identified in Attachment 1.

5. **DANIELS BAIF THORNHILL INC.: DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V009 – VICINITY OF BATHURST STREET AND BEVERLEY GLEN BOULEVARD**

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2023.

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V009 (Daniels Baif Thornhill Inc.) BE APPROVED, to establish the

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condominium tenure for two high-rise residential apartment buildings on a one-storey podium, located at 8 Beverley Glen Boulevard, subject to conditions of Draft Plan of Condominium Approval identified in Attachment 1.

6. ZANCOR HOMES (STEELES) LP OFFICIAL PLAN AMENDMENT OP.21.028 ZONING BY-LAW AMENDMENT FILE Z.21.057 – 2600 & 2700 STEELES AVENUE WEST VICINITY OF STEELES AVENUE WEST AND KEELE 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 April 4, 2023.

Recommendations

1. THAT Recommendation 1a) of the Committee of the Whole Report dated November 22, 2022 (Item No. 5, Report No. 38), be deleted and replaced with the following:
 - “1a) To amend section 9.2.3.6 to permit the portion of the High-Rise Buildings above 12 storeys to be set back a minimum of 8 metres from any property line”
2. THAT Recommendation 1 of the Committee of the Whole Report dated November 22, 2022 (Item No. 5, Report No. 38), be amended to include the following additional amendments to Vaughan Official Plan 2010 in sequential order:
 - “e) To amend Policy 11.3.4.9 to permit golf driving range and miniature golfuses in the Public Park, to permit a gas station only in accordance withthe gas station policies of the in-effect Vaughan Official Plan, and to permit a drive-through establishment only in accordance with the drive-through facilities policies of the in-effect Vaughan Official Plan
 - f) To amend the Urban Design policies in Section 11.3.10.5.c. to permit buildings to have entrances other than the main entrance facing Steeles Avenue West (where the building(s) are located on Steeles Avenue West) and section 11.3.10.8.d. to permit the tallest buildings to be located fronting on the east-west and north-south primary roads and the east-west secondary road identified on Map 11.3.B – Transportation Network

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- g) To amend section 11.3.12.42 to permit a minimum 3 metre landscape buffer for residential uses on the south side of the east-west primary road”
- 3. THAT Table 1 of the Committee of the Whole Report dated November 22, 2022 (Item No. 5, Report No. 38), be revised to remove a banquet hall, motor vehicle sales establishment, automotive retail store, car rental service, and retail warehouse as permitted uses on the Subject Lands.
- 4. THAT Table 1 and Table 2 of the Committee of the Whole Report dated November 22, 2022 (Item No. 5, Report No. 38), be revised to amend the Maximum Building Heights as follows:
 - Block 1 – 180.5 metres
 - Block 2 – 95.5 metres
 - Block 3 – 159 metres
 - Block 4 – 192.5 metres

7. PROCLAMATION – 2023 NATIONAL PUBLIC WORKS WEEK

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Public Works, dated April 4, 2023.

Recommendations

- 1. That Council proclaim May 21, 2023, to May 27, 2023, as “National Public Works Week” in the City of Vaughan;
- 2. That the opening ceremony be held at the Joint Operations Centre and flag raising be held at Vaughan City Hall and the Joint Operations Centre on Tuesday, May 23, 2023, to commemorate National Public Works Week;
- 3. That Council Chambers be illuminated orange on Tuesday, May 23, 2023; and
- 4. 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.

8. FESTIVAL OF LIGHTS 2023-2024

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Community Services, dated April 4, 2023.

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Recommendations

1. THAT Council approve Option #2 and that staff from Recreation Services, Events Division in Community Services be directed to implement Option #2 of this report for the annual City of Vaughan Festival of Lights Event; and
2. THAT the Office of Communications and Economic Development utilizes corporate communications resources and channels to promote the annual Festival of Lights Event.

9. ROAD CLOSURE – PART OF COMMERCE STREET – VAUGHAN METROPOLITAN CENTRE

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 April 4, 2023.

Recommendations

1. That a portion of Commerce Street, legally described as Part of Lot 5, Concession 5 (geographic Township of Vaughan), designated as Parts 12, 13, 14, 15, 16, 21 and 22 on Reference Plan 65R-40282, as shown on Attachment 2 (the “Lands”), be stopped up and closed as a public highway; and
2. That a By-law be enacted to Stop Up and Close the Lands.

10. SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING SESSION – APRIL 5, 2023

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, dated April 4, 2023:

Recommendations

1. THAT in accordance with Section 239(4) of the *Municipal Act, 2001*, as amended, that Council resolve into Closed Session on April 5, 2023, at 9:00 a.m., for the purpose of an education and training session on the following topic:
 - a. Corporate Security Training.

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11. TAKING ACTION TO COMBAT AUTO THEFTS

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Mayor Del Duca, dated April 4, 2023.

Member's Resolution

Submitted by Mayor Del Duca

Whereas, Vaughan has always been a safe place to live and raise a family, and the city's partners at York Regional Police work hard day in and day out, along with our residents, to ensure this remains the case; and

Whereas, a recent scan of York Regional Police's Crime Trend Dashboard indicates that auto thefts have seen a year-over-year increase of 58.3 per cent across the region. Of note, keyless ignition vehicles are now the prime targets of car thieves; and

Whereas, Mayor Steven Del Duca recently wrote to Prime Minister Justin Trudeau calling on the federal government to urgently modernize Canada's bail system to ensure that dangerous offenders are kept off our streets from committing crimes ranging from gun violence to home break-ins and auto thefts; and

Whereas, Mayor Del Duca further wrote to Canada's Public Safety Minister Marco Mendicino on auto thefts asking what protocols are used by the Canadian Border Services Agency for the screening and/or inspection of exports leaving our country. This correspondence urges the federal government to consider reviewing their processes, in collaboration with Greater Toronto and Hamilton Area (GTHA) police services and other law enforcement partners, to ensure that Canada's approach is consistent with established best practices; and

Whereas, Mayor Del Duca advocated in a letter to Ontario's Finance Minister Peter Bethlenfalvy for the province to introduce a Home & Vehicle Security Tax Credit to provide savings for people to make critical investments in security devices; and

Whereas, these letters reiterate the shared goals to protect the property of hard-working Vaughan residents and a determination to ensure it happens; and

Whereas, Vaughan is not alone in the spike of auto thefts occurring across the GTHA. Mayor Del Duca raised the issue of auto thefts with other municipal leaders, including during a recent meeting of the GTHA Mayors and Chairs working group; and

Whereas, it is reported that car thieves across communities conduct what is known as relay attacks – wherein these criminals use vulnerabilities in keyless FOBs to steal vehicles swiftly. Thieves read the radio frequency of

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the key FOBs in a house and relay that frequency to a car on the driveway, tricking the car into thinking the key FOB is next to, or in, the vehicle; and

Whereas, Faraday bags/pouches are moderately priced items that keyless ignition car keys can be placed inside to block thieves from reading radio frequencies in key FOBs; and

Whereas, the City of Brampton is applauded for adopting a timely and innovative strategy for municipalities to help take action to combat auto thefts, with the adoption of a new pilot program that would distribute free Faraday bags/pouch to select neighbourhoods in that community; and

Whereas, all options must be on the table for every level of government to do their part to combat auto theft, including the implementation of programs from similar jurisdictions; and

Whereas, looking ahead, community safety remains a top-of-mind city-building priority. Council has endorsed creating a new Community Safety Advisory Committee. In addition, as the City continues developing its new 2022 to 2026 Term of Council Strategic Plan, safeguarding the well-being of residents and partnering with critical stakeholders, like first responders, will inform this vital strategy; and

Whereas the City of Vaughan is focused on taking action to combat auto thefts.

It is therefore recommended:

1. THAT the City's Community Services Portfolio, supported by other corporate departments, report back to Council at its Committee of the Whole (1) meeting of Tuesday, May 2, 2023, on options available and recommendations for a pilot program to leverage the potential benefits of using Faraday bags/pouches to help reduce auto thefts in the community; and
2. THAT the City's Community Services Portfolio's report back to Council include recommendations relating to the establishment of a cross-functional working group led by the City's Community Services Portfolio, supported by other corporate departments and community stakeholders, be established to oversee the administration of this pilot program; and
3. THAT the City's Community Services Portfolio's report back to Council include the following considerations:
 - a) THAT expenditures associated with this pilot program be covered through existing operating budgets incurred by the Corporation of the City of Vaughan, with funding for this pilot project of up to \$30,000; and

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- b) THAT Procurement Services undertake the appropriate steps to procure the Faraday bags/pouches for the pilot program, in line with the proposed budget; and
- c) THAT any implemented pilot project include a City staff report back at a future Committee of the Whole meeting on the results of the pilot program; and
- 4. THAT City staff work with community safety stakeholders, including but not limited to York Regional Police, to identify neighbourhoods throughout each of Vaughan's five municipal wards for participation in this pilot program, and the appropriate number of Faraday bags/pouches to distribute to these households; and
- 5. THAT this Members' Resolution be fully endorsed during the April 4, 2023, Committee of the Whole (1) meeting; and
- 6. THAT this decision be ratified by Council.

**12. CEREMONIAL PRESENTATION – 2023 FESTIVAL AND EVENTS
ONTARIO AWARDS**

The City of Vaughan was presented with four awards by Festival and Events Ontario at the 2023 FEO Awards Gala: Best promotional campaign for Concerts in the Park and Canada Day events, and Top 100 Festivals and Events in Ontario for the Canada Day and Concerts in the Park events.

**13. PRESENTATION – DEVELOPMENT CHARGE DEFERRAL REQUEST:
DA.19.077, 80 YORK HILL BOULEVARD**

The Committee of the Whole recommends:

- 1) That the existing Development Charge Deferral Agreement with Eitz Chaim School be amended to include the proposed expansion project;
- 2) That Section 6.2 of the City of Vaughan Procedure By-law 7-2011, as amended, to provide 24-hours' notice be waived for a Special Council meeting to be held immediately following the Committee of the Whole (1) meeting for the purpose of considering this matter;
- 3) That Council's decision be forwarded to York Region subsequent to its ratification at the April 4, 2023, Special Council meeting; and

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- 4) That the presentation by Kayly Robbins, Weston Consulting, Millway Avenue, Vaughan; and Communications C1, dated March 21, 2023, and C3, presentation material, be received.

14. OTHER MATTERS CONSIDERED BY THE COMMITTEE

**14.1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE
REPORT**

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee report be received:
1. Official Plan Update Sub-Committee meeting of March 1, 2023 (Report No. 1).
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The meeting adjourned at 2:04 p.m.

Respectfully submitted,

Regional Councillor Mario G. Racco, Chair