



**CITY OF VAUGHAN
REPORT NO. 25 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on June 20, 2023*

The Committee of the Whole met at 1:03 p.m. on May 30, 2023.

Present:

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

The following items were dealt with:

1. **BETHPAGE PROPERTIES WEST INC.: OFFICIAL PLAN AMENDMENT FILE OP.21.013, ZONING BY-LAW AMENDMENT FILE Z.21.023 – 9001 REGIONAL ROAD 50, VICINITY OF REGIONAL ROAD 50 AND RUTHERFORD ROAD**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023:

Recommendations

1. THAT Official Plan Amendment File OP.21.013 (Bethpage Properties West Inc.), BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the subject lands shown on Attachment 1 as follows:
 - a) redesignate the Subject Lands from “Employment Commercial Mixed-Use” with a maximum building height of 4-storeys and a maximum floor space index (FSI) of 1.5

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- times the area of the lot, “General Employment”, “Prestige Employment”, and “Natural Areas” to “Employment Commercial Mixed-Use” with a maximum building height of 4-storeys and a maximum FSI of 1.5 times the area of the lot and “Natural Areas”, as shown on Attachments 2 and 3;
- b) permit accessory outside storage for trucks and trailers, intermodal containers, and commercial motor vehicles, within the “Employment Commercial Mixed-Use” designation abutting an arterial road; and
 - c) permit accessory outside storage for trucks and trailers, intermodal containers, and commercial motor vehicles, on a corner lot;
2. THAT Zoning By-law Amendment File Z.21.023 (Bethpage Properties West Inc.), BE APPROVED, to rezone the Subject Lands from “EM1 Prestige Employment Area Zone”, “EM2 General Employment Area Zone”, “EM3 Retail Warehouse Employment Area Zone” and “OS1 Open Space Conservation Zone” shown on Attachment 1 to:
- a. “EM3 Retail Warehouse Employment Area Zone”, “C7 Service Commercial Zone”, and “OS1 Open Space Conservation Zone” in Zoning By-law 1-88 in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 in Attachment 9 of this report; and
 - b. “EMU Employment Commercial Mixed Use”, “SC Service Commercial Zone”, and “EP Environmental Protection Zone” in Zoning By-law 001-2021 in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 2 in Attachment 10 of this report; and
2. THAT the Block 64 Plan (Boca Business Park), as shown on Attachment 8, BE APPROVED to show the redesignated subject lands as “Prestige Employment” and “Natural Areas”.
- 2. BLOCK 18 PROPERTIES INC. & BLOCK 18 (RUTHERFORD) INC.:
ZONING BY-LAW AMENDMENT FILE Z.20.039, DRAFT PLAN OF
SUBDIVISION FILE 19T-20V008 – VICINITY OF RUTHERFORD ROAD
AND PETER RUPERT AVENUE**
- The Committee of the Whole recommends:**
- 1) **That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management,**

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dated May 30, 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 29, 2023:

1. THAT the Recommendation 1. of the Committee of the Whole Report dated May 30, 2023, be deleted and replaced in its entirety with the following:

“1. THAT Zoning By-law Amendment File Z.20.039 (Block 18 Properties Inc. & Block 18 (Rutherford) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from “RD4 Residential Detached Zone Four”, “RD3 Residential Detached Zone Three”, “OS5 Open Space Environmental Protection Zone” and “A Agricultural Zone” to “RT1(H) Residential Townhouse Zone” with a Holding Symbol “(H)”, “OS2 Open Space Park Zone” and to revise the zone boundary for the “OS5 Open Space Environmental Protection Zone” as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 (Attachment 4);” and

2. THAT the following additional recommendation be added as Recommendation 4 to the Committee of the Whole Report dated May 30, 2023:

“4. THAT Attachment 3 – Proposed Zoning and Draft Plan of Subdivision File 19T-20V008 be deleted and replaced in its entirety with Attachment 3 – Proposed Zoning and Draft Plan of Subdivision File 19T-20V008 attached to the Communication dated May 24, 2023.

Recommendations

1. THAT Zoning By-law Amendment File Z.20.039 (Block 18 Properties Inc. & Block 18 (Rutherford) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from “RD4 Residential Detached Zone Four”, “RD3 Residential Detached Zone Three”, “OS5 Open Space Environmental Protection Zone” and “A Agricultural Zone” to “RT1 Residential Townhouse Zone” and to revise the zone boundary for the “OS5 Open Space Environmental Protection Zone” as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 (Attachment 4);
2. THAT Draft Plan of Subdivision File 19T-20V008 (Block 18 Properties Inc. & Block 18 (Rutherford) Inc.) as shown on Attachment 3, BE APPROVED, to permit a residential Draft Plan of

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Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1; and

3. THAT the Holding Symbol (“H”) shall not be removed from the subject lands, or any portion (phase) thereof, until the following condition is satisfied:
4. THAT the Holding Symbol (“H”) shall not be removed from the subject lands, or any portion (phase) thereof, until the following condition is satisfied:
 - a. For Vaughan Council to adopt a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.

3. AUGEND INVESTMENTS LTD. TGA GROUP: ZONING BY-LAW AMENDMENT FILE NO. Z.21.051 – 20 ROYAL GATE BOULEVARD, VICINITY OF REGIONAL ROAD 27 AND HIGHWAY 7

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023:

Recommendations

1. THAT Zoning By-law Amendment File Z.21.0251 (Augend Investments Ltd. TGA Group), BE APPROVED, to rezone the Subject Lands shown on Attachment 1:
 - a) From “C8 Office Commercial Zone”, subject to site-specific Exception 9(654F) in Zoning By-law 1-88 to “EM1 Prestige Employment Area Zone” in Zoning By-law 1-88 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report, and
 - b) “EM2 General Employment Zone”, by Zoning By-law 001-2021 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of this report.
4. **NASHVILLE TEN ACRES DEVELOPMENTS INC. AND NASHVILLE DEVELOPMENTS (BARONS) INC.: ZONING BY-LAW AMENDMENT FILE NO. Z.22.001 – NORTHEAST CORNER OF MACTIER DRIVE AND BARONS STREET, VICINITY OF HUNTINGTON ROAD AND MACTIER DRIVE**

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The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023:

Recommendations

1. THAT Zoning By-law Amendment File Z.22.001 (Nashville Ten Acres Developments Inc. and Nashville Developments (Barons) Inc.) BE APPROVED, to rezone the Subject Lands shown on Attachments 2 to 6 as follows:
 - From “RVM2 Residential Urban Village Multiple Dwelling Zone Two” and “OS2 Open Space Park Zone”, subject to site-specific Exception 9(1376) in Zoning By-law 1-88 to “RVM2 Residential Urban Village Multiple Dwelling Zone Two” in Zoning By-law 1-88 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 on Attachment 7; and
 - From “RM1(H)-1006 Multiple Unit Residential Zone” with the addition of the Holding Symbol (H) and “OS1-1006 Public Open Space Zone” in Zoning By-law 001-2021 to “RT1 Townhouse Residential Zone” in Zoning By-law 001-2021 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 on Attachment 8.

**5. THE CHURCH OF JESUS CHRIST (THE APOSTLES FOUNDATION):
ZONING BY-LAW AMENDMENT FILE Z.22.017 – 227 BOWES ROAD,
SOUTHEAST QUADRANT OF KEELE ST. AND RIVERMEDE ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023:

Recommendation

1. THAT Zoning By-law Amendment File Z.22.017 (The Church of Jesus Christ (The Apostles Foundation)) BE APPROVED, to amend Zoning By-law 001-2021 to permit the additional use of a Place of Worship and Worship Space up to a maximum of 300 m² (3,229 ft²) as shown on Attachment 2.
- 6. YORK MAJOR HOLDINGS INC.: ZONING BY-LAW AMENDMENT FILE
Z.22.044 – 1840, 1850, 1860, 1890 AND 1900 MAJOR MACKENZIE
DRIVE WEST AND 150, 170, 190 AND 200 MCNAUGHTON ROAD
EAST, VICINITY OF MCNAUGHTON ROAD EAST AND MAJOR
MACKENZIE DRIVE WEST**

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The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023:

Recommendations

1. THAT Zoning By-law Amendment File Z.22.044 (York Major Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, on the Subject Lands as shown on Attachment 1, to add additional site-specific exceptions identified in Table 1 to the existing “M1 Restricted Industrial Zone” subject to site-specific Exception 9(1097);
 2. THAT Zoning By-law Amendment File Z.22.044 (York Major Holdings Inc.) BE APPROVED, to amend Zoning By-law 001-2021, on the Subject Lands as shown on Attachment 1, to add additional site-specific exceptions identified in Table 2 to the existing “EM1 Prestige Employment Zone,” subject to site-specific Exception 756; and
 3. THAT City of Vaughan staff and external consultants, as required, be directed to attend the Ontario Land Tribunal hearing in support of the recommendations contained in this report with regard to Zoning By-law Amendment File Z.22.044.
7. **2706640 ONTARIO INC.: ZONING BY-LAW AMENDMENT FILE Z.20.035, SITE DEVELOPMENT FILE DA.20.058 – 9575 KEELE STREET, VICINITY OF KEELE STREET AND KNIGHTSWOOD 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 May 30, 2023:

Recommendations

1. THAT Zoning By-law Amendment File Z.20.035 (2706640 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachment 2, from “R3 Residential Zone” subject to site-specific Exception 9(495) to “RM2(H) Residential Multiple Zone” with a Holding Symbol (‘H’) and “OS1 Open Space Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 9;
2. THAT Zoning By-law Amendment File Z.20.035 (2706640 Ontario Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the subject lands shown on Attachment 2, from “I1 Institutional Zone” subject to site-specific Exception 14.295 to “RM1(H) Multiple Unit Residential Zone” with a Holding Symbol

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(‘H’) and “EP Environmental Protection Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 10;

3. That the Holding Symbol “(H)” shall not be removed the Subject Lands or any portion thereof, until the following condition is satisfied:
 - a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands; and
4. THAT Site Development File DA.20.058 (2706640 Ontario Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 11, to the satisfaction of the Development Planning Department to permit the development of the subject lands with 2 semi-detached dwellings fronting Keele Street and a three-storey residential apartment building having a floor space index of 1.5 times the area of the lot with a total of 60 units.

8. GRANEROLA RESIDENCES LTD.: DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V012, VICINITY OF RUTHERFORD ROAD AND JANE 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 May 30, 2023.

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V009 (Granerola Residences Ltd.) BE DRAFT APPROVED, to establish the condominium tenure for two residential apartment buildings connected by a 5 and 6-storey podium at 8960 Jane Street, subject to conditions of the Draft Plan Approval identified in Attachment 9.

9. DULCINA INVESTMENTS INC.: SITE DEVELOPMENT FILE DA.20.060 – 8960 JANE STREET, VICINITY OF JANE STREET AND RUTHERFORD ROAD

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023.

Recommendations

1. THAT Site Development File DA.20.060 (Dulcina Investments Inc.) as shown on Attachments 2 to 6, BE APPROVED, to permit a

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mixed-use residential apartment building with a maximum building height of 29-storeys, 275 m² of at-grade commercial uses, a Floor Space Index of 4.13 times the area of the lot and 342 units, subject to the Conditions of Approval in Attachment 7; and

2. THAT staff, at the earliest opportunity upon receiving confirmation or assignment of Regional water and wastewater servicing capacity, allocate Regional water and wastewater servicing capacity to Site Development Application File DA.20.060 per the City's Servicing Capacity Distribution Policy.

10. THORNHILL SNAP MULTI-YEAR AGREEMENT AND UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023:

Recommendation

1. That the Deputy City Manager, Planning and Growth Management or designate be authorized to execute the Thornhill SNAP Program Agreement and any related documents, including any amendments, with the Toronto and Region Conservation Authority on behalf of the City of Vaughan, in accordance with this Report, in a form satisfactory to Legal Services.

11. SEWER USE BY-LAW ADMINISTRATIVE AMENDMENTS

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023:

Recommendation

1. THAT the Sewer Use By-law (By-law No. 130-2022) be amended to reflect the recommended administrative changes in this Report, in a manner satisfactory to Legal Services.

12. BACKYARD HENS

The Committee of the Whole recommends that the recommendations contained in the report of the Deputy City Manager, Community Services be approved, subject to the following additional recommendation being added as Recommendation 5:

5. That this matter be reviewed in 2 (two) years.

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Recommendations

1. THAT amendments not be made to Animal Control By-law 066-2020 to permit the keeping of backyard hens;
2. THAT the pilot program to keep backyard hens in the City of Vaughan be concluded with immediate effect;
3. THAT any person lawfully keeping two backyard hens be permitted to keep those existing birds until the birds' death; and
4. THAT any person who is actively participating in the pilot program as of June 6, 2023, make contact with Animal Services prior to June 30, 2023, to register their birds and receive information on disease mitigation.

**13. CITY OF VAUGHAN MAYOR'S GALA AND MAYOR STEVEN DEL
DUCA CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS
FROM JANUARY 1, 2023 TO APRIL 30, 2023**

The Committee of the Whole recommends approval of the recommendation contained in the resolution of Mayor Del Duca dated May 30, 2023.

Members Resolution

Submitted by Mayor Del Duca

Whereas, the City of Vaughan is committed to fostering an inclusive society; and

Whereas, the May 3, 2011, Council resolution authorized that recipients include, but not be limited to:

Whereas, the use of the net proceeds was communicated to the public through the Mayor's Gala and the Mayor's Charity Golf Classic material, Council reports and media articles; and

Whereas, the recipient organizations have been identified based on recommendations from Members of Council, community leaders and organization/community requests.

It is therefore recommended:

1. That Council receive the attached list of recipient organizations that have received, for the period from January 1, 2023, to April 30, 2023, net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic.

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14. COMMUNITY MEETING INCLUDING STAFF AND REGIONAL COUNCILLORS RE: 2668654 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.20.010 ZONING BY-LAW AMENDMENT FILE Z.20.031 VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Councillor Volpentesta, dated May 30, 2023.

Members Resolution

Submitted by Councillor Volpentesta

Whereas, the applicant appeared at the Committee of the Whole (Public Meeting) on December 6, 2022; and

Whereas, at the December 6, 2022, Committee of the Whole (Public Meeting) it was recommended and approved that a working group be established with the applicant, residents, Ratepayers and Local and Regional Councillors, to continue negotiations regarding the issue; and

Whereas, at the community meeting, which was held on May 25, 2023, the working group requested a further meeting with key community members, the applicant, Regional & Local Councillors and that Staff be in attendance.

It is therefore recommended:

1. That a further meeting be organized by the Local Councillor ensuring that the requested staff members be in attendance at this meeting; and
2. That the Local and Regional Councillors be invited to this meeting

15. NATIONAL REMEMBRANCE OF THE 100TH ANNIVERSARY OF THE ENACTMENT OF THE CHINESE EXCLUSION ACT IN CANADA

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Regional Councillor Racco dated May 30, 2023.

Members Resolution

Submitted by Regional Councillor Racco

Whereas, the enactment of the Chinese Immigration Act of 1923, also known as the Chinese Exclusion Act, was a significant event in Canadian history that left a profound impact on the Chinese-Canadian community; and

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Whereas, the Chinese Exclusion Act was a piece of legislation that effectively prohibited Chinese immigration to Canada for more than 2 decades; and

Whereas, the Chinese Exclusion Act imposed a head tax on Chinese immigrants who were already in Canada; and

Whereas, during the 24 years (until 1947) when the Chinese Exclusion Act was repealed by the Canadian Government, it was estimated that less than 100 Chinese immigrants were accepted into Canada and existing Chinese immigrants were unable to bring their spouses and children to Canada; and

Whereas, the Chinese-Canadian was the only ethnic group that was barred from entry based solely on their country of origin in Canadian history; and

Whereas, the Chinese Exclusion Act legally sanctioned racial discrimination and perpetuated systemic racism against Chinese Canadians, setting a clear example of discrimination on the basis of race and was a product of the prevailing xenophobic attitudes of the time; and
Whereas, notwithstanding these significant hardships and negative impacts the Chinese Exclusion Act has had on generations of Chinese Canadians, Chinese Canadian community is proud of the immense contributions in making Canada a great nation as it is; and

Whereas, this year's 100th Anniversary of the Enactment of this Act provides an important opportunity to remember the injustices that were inflicted upon the Chinese-Canadian community; and

Whereas, on behalf of the Honourable Senator Yuen Pau Woo and the Honourable Senator Victor Oh, in partnership of with Action! Chinese Canadians Together (ACCT) Foundation organized a National Remembrance event on June 23, 2023, 3:00-5:00 p.m. ET in the Senate of Canada Chamber.

It is therefore recommended:

1. That the City of Vaughan organize a livestream viewing event to provide citizens the opportunity to mark this centenary event, by helping to educate our community, especially the younger generation, about the history, and to encourage them to reflect on our past, acknowledge the harm that was done, and work towards a more just and equitable future for all Canadians; and
That other community groups be encouraged to participate by hosting their own livestreaming events; and
2. That the City Clerk forward a copy of this Member's Resolution to York Region and all York Region Municipalities, MPs & MPPs; and

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3. That the Corporate and Strategic Communications department promote this event through the City of Vaughan's corporate communications channels, as appropriate; and
4. That these recommendations be ratified by Council on May 30, 2023.

16. CEREMONIAL PRESENTATION – OPWA PROJECT OF THE YEAR AWARD

The City of Vaughan was recognized with the Project of the Year Award, for a second consecutive year, by the Ontario Public Works Association (OPWA) for Vaughan's Smart Cities Road Patrol Solution.

17. CEREMONIAL PRESENTATION – BIRD FRIENDLY CITY CERTIFICATION

The City of Vaughan received the official Bird Friendly City Certification, having met the required criteria developed by Nature Canada, in its efforts to save birds.

18. CEREMONIAL PRESENTATION – FIRE CHIEF'S COMMENDATION

Adrian Goodridge, a City of Vaughan employee in the Transportation and Fleet Management Services department, was presented with the Fire Chief's Commendation for exceeding Service Excellence by his heroic actions in assisting a resident in distress during a fire in their residence.

19. OTHER MATTERS CONSIDERED BY THE COMMITTEE

19.1. 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 May 3, 2023 (Report No.4).

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19.2. STAFF COMMUNICATION

The Committee of the Whole recommends:

1) That the following Staff Communication be received:

**SC 1. Memorandum from the Deputy City Manager,
Corporate Services, City Treasurer and Chief
Financial Officer, dated May 16, 2023, with respect
to the 2022 Annual Accessibility Status Report.**

The meeting adjourned at 2:12 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair