



**CITY OF VAUGHAN
REPORT NO. 28 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 1:05 p.m., on June 6, 2023.

| Council Member | In-Person | Electronic Participation |
|---|------------------|---------------------------------|
| Councillor Adriano Volpentesta, Chair | X | |
| Steven Del Duca, Mayor | X | |
| Regional Councillor Linda Jackson, Deputy Mayor | X | |
| Regional Councillor Mario Ferri | X | |
| Regional Councillor Gino Rosati | 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. 2022 ANNUAL INVESTMENT REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 6, 2023:

Recommendations

1. THAT this report be received for information.

2. 2022 DEVELOPMENT CHARGE RESERVE AND SPECIAL RESERVE STATEMENT

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 6, 2023:

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Recommendations

1. THAT the 2022 Development Charges Reserve Fund and Special Fund Statement be received for information; and
2. THAT the 2022 Development Charges Reserve Fund and Special Fund Statement be made available to the public, and that a copy be forwarded to the Ministry of Municipal Affairs and Housing on request.

3. 2023 ISSUANCE OF DEBENTURES

The Committee of the Whole recommends:

1. That the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 6, 2023, be approved; and
2. That staff be directed to explore the internal borrowing opportunities to reduce the amount of debentures, and to report back on their findings at the Council meeting of June 20, 2023.

Recommendations

1. THAT Council authorize the Regional Municipality of York to issue debt in the amount not to exceed \$45,489,000 on behalf of the City of Vaughan repayable over a term not exceeding ten (10) years to fund capital work completed and previously authorized by Council to be financed from long-term debt as listed in Attachment 1;
2. THAT a by-law be enacted authorizing the Regional Municipality of York to issue debt on behalf of the City of Vaughan; and
3. THAT the Chief Financial Officer and City Clerk, together with the City Solicitor, be authorized to execute any documents required to affect the foregoing.

4. 2023 ADOPTION OF TAX RATES AND ISSUANCE OF PROPERTY TAX NOTICES – ALL WARDS

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 6, 2023:

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Recommendations

1. THAT a by-law be enacted to adopt Municipal, Regional and Education Property Tax Rates as submitted in Attachment 1; and
2. THAT staff be authorized to proceed with the issuance of final property tax bills for 2023.

5. PROJECT SEARCH IMPLEMENTATION REPORT

The Committee of the Whole recommends:

1. That the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 6, 2023, be approved; and
2. That staff assess opportunities to continue the program, financial impact and potential partners, and report back before the end of Q4-2023.

Recommendations

1. THAT this report be received for information.

6. PROPOSED AMENDMENT TO VAUGHAN OFFICIAL PLAN 2010, VOLUME 1, POLICY 10.1.3 AND BY-LAW 278-2009 AS AMENDED IN RESPONSE TO BILL 109 (MORE HOMES FOR EVERYONE, 2022) FILE 25.7

The Committee of the Whole recommends:

1. That consideration of this matter be deferred to the Council meeting of June 20, 2023, and that staff continue discussions with the development community and BILD;
2. That the comments by David Falletta, Bousfields Inc., Church Street, Toronto, and Communication C13, dated June 5, 2023, be received; and
3. That the following Communications be received:
 - C12. Don Given, Founder, Malone Given Parsons, Renfrew Drive, Markham, dated June 5, 2023;
 - C14. Don Given, Founder, Malone Given Parsons, Renfrew Drive, Markham, dated June 5, 2023;
 - C15. Victoria Mortelliti, Building Industry and Land Development (BILD), Sheppard Avenue East, Toronto, dated June 5, 2023; and

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C16. Don Given, Founder, Malone Given Parsons, Renfrew Drive, Markham, dated June 5, 2023.

Recommendations

1. THAT Official Plan Amendment File 25.7 BE APPROVED, to amend the City of Vaughan Official Plan 2010, Volume 1, Policy 10.1.3 respecting the Pre-Consultation and Complete Application Submission Requirements; and
2. THAT the amendment to By-law 278-2009, as amended by By-law 125-2013, BE APPROVED, to update the City of Vaughan Pre-Consultation process.

7. CANADA MORTGAGE AND HOUSING CORPORATION - HOUSING ACCELERATOR FUND

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 6, 2023, be approved; and
2. That that confidential recommendations from the Committee of the Whole (Closed Session) meeting of June 6, 2023, be approved.

Recommendations

1. THAT Council endorse the Action Plan in support of the City's application to the Housing Accelerator Fund.

8. 8274-8286 ISLINGTON AVENUE INC. OFFICIAL PLAN AMENDMENT FILE OP.22.003 ZONING BY-LAW AMENDMENT FILE Z.22.005 - 8270, 8274, AND 8286 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 6, 2023:

Recommendations

1. THAT Official Plan Amendment File OP.22.003 (8274-8286 Islington Avenue Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, for the subject lands shown on Attachment 1, from "Low-Rise Residential (2)" to "Low-Rise Residential (3)" and

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“Natural Areas” in the manner shown on Attachment 2, together with the site-specific exceptions identified in Table 1 of this report;

2. THAT Zoning By-law Amendment File Z.22.005 (8274-8286 Islington Avenue Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1, from “R2 Residential Zone” (‘R2 Zone’) to “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” (‘RA3(H) Zone’) and “OS1 Open Space Conservation Zone” (‘OS1 Zone’) in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report;
3. THAT Zoning By-law Amendment File Z.22.005 (8274-8286 Islington Avenue Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “R2A(EN) Second Density Residential Zone (Established Neighbourhood)” (‘R2A(EN’) and “I1 General Institutional Zone” (‘I1 Zone’) to “RM2(H) Multiple Residential Zone” with a Holding Symbol “(H)” and “Environmental Protection Zone” (‘EP Zone’) in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 3 of this report; and
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. 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.
 - b. The Owner shall submit a Stage 2 Archeological Assessment and any further archaeological assessment reports required to be completed as recommended. These reports shall be prepared by a licensed professional archaeologist and together with a letter or letters of review and acceptance from the Ministry of Citizenship and Multiculturalism, all to the satisfaction of the Cultural Heritage division of the Development Planning Department.
 - c. The Owner shall submit a revised Functional Servicing & Stormwater Management Report that shall include the following information to the satisfaction of the Development Engineering Department:
 - i. Short-term construction and long-term dewatering information and recommendations provided in the Geotechnical and Hydrogeological Investigations prepared by EXP Services Inc. dated February 14,

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2022, and March 9, 2022, respectively (including any subsequent amendments and/or revisions); and

- ii. Hydrant flow and pressure test to confirm the existing water supply infrastructure within Islington Avenue has adequate pressure to accommodate the proposed development for domestic and fire flow demands.
 - d. Should any municipal infrastructure improvements be identified external to the Subject Lands, as required to service the development, the Owner shall enter into an Agreement with the City to secure for the construction and conveyance of the identified improvements to the satisfaction of the City and York Region.
9. **GB (MAPLECRETE) LIMITED PARTNERSHIP OFFICIAL PLAN AMENDMENT FILE OP.21.008 ZONING BY-LAW AMENDMENT FILE Z.21.011 AND PLAN OF SUBDIVISION FILE 19T-21V003 - 185 DOUGHTON ROAD, 108-112 MAPLECRETE ROAD VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD**

The Committee of the Whole recommends:

- 1. **That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 6, 2023, be approved; and**
- 2. **That the following Communications be received:**
 - C5. Memorandum from the Deputy City Manager, Planning and Growth Management, dated June 1, 2023; and**
 - C6. Grant Uyeyama, Principal Planner, KLM Planning, Jardin Drive, Concord, dated June 2, 2023.**

Recommendations

- 1. THAT Official Plan Amendment File OP.21.008 BE APPROVED, to amend Vaughan Official Plan 2010 ('VOP 2010') and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan ('VMCSP') to add a new Site-Specific Policy Area on Schedule "K" to:
 - a. Identify the Subject Lands located west of Maplecrete Road and south of Doughton Road as Area "U"
 - b. Increase the maximum permitted building height from 25-storeys to 42-storeys (Tower A) and 39-storeys (Tower B)

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- c. Increase the maximum permitted density (Floor Space Index ('FSI') from 4.5 times the area of the lot to 7.73 times the area of the lot (based on the Zoning By-law definition of Gross Floor Area ('GFA') that excludes certain areas within the building)
 - d. Increase the maximum permitted podium height from 4-storeys to 6-storeys
 - e. Increase the maximum permitted residential tower floor plate size from 750 m² to the following:
 - i. Tower A
 - 868 m² – Level 7
 - 799 m² – Levels 8 to 40
 - 776 m² – Levels 41 to 42
 - ii. Tower B
 - 875 m² – Level 7
 - 799 m² – Levels 10 to 37
 - 776 m² – Levels 38 to 39
2. THAT Zoning By-law Amendment File Z.21.011 BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 2 from the "EM1 Prestige Employment Area Zone" to the "C9 Corporate Centre Zone with a Holding Symbol "(H)" in the manner shown on Attachment 4, together with site-specific exceptions identified in Attachment 9 of this report;
3. 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. 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;
 - b. The Owner shall submit to the City the following information, to the satisfaction of the Development Engineering Department:
 - i. the delineated areas of potential environmental concern identified on the Subject Lands;
 - ii. a Remedial Action Plan (RAP); and

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- iii. a Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands
 4. THAT Draft Plan of Subdivision File 19T-21V003 BE DRAFT APPROVED, to facilitate the creation of a high-rise mixed-use development block, a portion of a public Local Street, 3.0 m road widenings, and 0.3 m reserves as shown on Attachment 5 subject to the Conditions of Draft Approval in Attachment 10.
10. **27 DEVELOPMENTS INC. DRAFT PLAN OF SUBDIVISION FILE 19T-20V009 SITE DEVELOPMENT FILE DA.18.088 DRAFT PLAN OF CONDOMINIUM FILE 19CDM-20V010 (COMMON ELEMENT) 8440 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 6, 2023:

Recommendations

1. THAT Draft Plan of Subdivision File 19T-20V009 (27 Developments Inc.) BE DRAFT APPROVED, to create a total of 6 blocks: 3 development blocks, a block for a common element road, a block for a shared parking area, and a block for a road widening, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 9;
2. THAT Site Development File DA.18.088 (27 Developments Inc.) BE DRAFT APPROVED to permit the development of a 14-storey hotel with Ancillary/Accessory Uses with 2 storeys of business/professional offices connected by a 2 storey link to the existing banquet hall, as shown on Attachment 2, subject to the Conditions of Site Plan Approval in 10, to the satisfaction of the Development Planning Department; and
3. THAT Draft Plan of Condominium (Common Element) File 19CDM-20V010 (27 Developments Inc.) BE DRAFT APPROVED, to establish the condominium tenure and common elements as shown on Attachment 8, subject to the Conditions of Draft Plan of Condominium Approval in Attachment 11.

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**11. NASHVILLE MAJOR DEVELOPMENTS INC. ZONING BY-LAW
AMENDMENT Z.22.027 BLOCK 226 AND PART OF BLOCK 227, PLAN
65M-4373 VICINITY OF MAJOR MACKENZIE DRIVE AND
HUNTINGTON ROAD**

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 6, 2023, be approved; and**
- 2. That Communication C10 from Carolyn Smith, Resident, dated June 4, 2023, be received.**

Recommendations

1. THAT Zoning By-law Amendment File Z.22.027 (Nashville Major Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachments 1 and 2, from “A Agricultural Zone” and “OS1 Open Space Conservation Zone” to “C5 Community Commercial Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 on Attachment 14 of this report.
2. THAT Zoning By-law Amendment File Z.22.027 (Nashville Major Developments Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachments 1 and 2, from “A Agricultural Zone” and “OS1 Public Open Space Zone” to “GC General Commercial Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 on Attachment 14 of this report.
3. THAT the revised Nashville Heights Block 61 West Plan shown on Attachment 13 BE APPROVED.

**12. PROMENADE LIMITED PARTNERSHIP ZONING BY-LAW
AMENDMENT FILE Z.22.026 - 1 PROMENADE CIRCLE VICINITY OF
BATHURST STREET AND CENTRE STREET**

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 6, 2023, be approved; and**
- 2. That the following Communications be received:**
 - C8. Hannah Cardaci, Resident, dated June 1, 2023; and**

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C11. Presentation material titled “New Office Development, Promenade Mall, Vaughan, Ontario”, from Bousfields Inc., Church Street, Toronto, on behalf of the applicant, dated June 6, 2023.

Recommendations

1. THAT Zoning By-law Amendment File Z.20.026 (Promenade Limited Partnership) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1, from “C5 Community Commercial Zone” and “RA5 High Density Residential” subject to site-specific Exception 9(480) to “C5 Community Commercial Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 2 and 3, together with the site-specific zoning exceptions identified in Table 1 (Attachment 6) of this report.
 2. THAT Zoning By-law Amendment File Z.20.026 (Promenade Limited Partnership) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “GC General Commercial Zone” and “RM2 Residential Multiple Zone” subject to site-specific Exception 14.281 to “HMU High-Rise Mixed-Use Residential Town Centre Zone” and “OS1 Public Open Space Zone” in the manner shown on Attachments 2 and 3, together with the site-specific zoning exceptions identified in Table 2 (Attachment 7) of this report.
 3. THAT the implementing Zoning By-law for Comprehensive Zoning By-law 001-2021 be withheld until the City of Vaughan receives confirmation that the Owner has withdrawn its appeal to Comprehensive Zoning By-law 001-2021 (OLT-22-002104, Appeal No. 002789) as it relates to the subject lands shown on Attachment 1, or there is an alternative arrangement for scoping the comprehensive zoning by-law appeal satisfactory to the City Solicitor.
- 13. VALLEY MAJOR DEVELOPMENTS LIMITED DRAFT PLAN OF CONDOMINIUM FILE 19CDM-23V003 (COMMON ELEMENT CONDOMINIUM) 4433, 4455, AND 4477 MAJOR MACKENZIE VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 6, 2023:

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Recommendations

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-23V003 (Valley Major Developments Limited) BE APPROVED, as shown on Attachment 3, subject to the Conditions of Draft Approval in Attachment 5; and
2. THAT Council's approval of Draft Plan of Condominium (Common Elements) File 19CDM-23V003, subject to the conditions set out in Attachment 5, 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.

14. YONGE NORTH SUBWAY EXTENSION (YNSE) – SPRING 2023 UPDATE

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated June 6, 2023, be approved; and
2. That the comments by Stephen Collins and Rajesh Khetarpal, Metrolinx, Bay Street, Toronto, and Communication C1, presentation material titled "Yonge North Subway Extension, Project Updated", dated June 6, 2023, be received.

Recommendations

1. THAT the presentation from Metrolinx staff on the status of the Yonge North Subway Extension (YNSE) project be received.

15. SNOW TUBING AND WINTER RECREATION AT NORTH MAPLE REGIONAL PARK

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated June 6, 2023:

Recommendations

1. THAT this report be received for information.

16. BLOCK 32 VELLORE WOODS COMMUNITY IMPROVEMENTS

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated June 6, 2023:

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Recommendations

1. THAT a new 2023 Capital Project “Vellore Woods Community Improvements (Block 32)” be created in the amount of \$3,500,000 (inclusive of applicable taxes and administration recovery), funded from the Subdivider Contribution Reserve;
2. THAT a 4-year temporary contract position be approved to implement this program, funded from the approved Capital Project “Vellore Woods Community Improvements (Block 32);” and
3. THAT the inclusion of this matter on a Public Committee or Council agenda with respect to the Capital Budget request identified as “Vellore Woods Community Improvements (Block 32)” is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002, as amended.

17. 2022 DELIVERY REPORT – INFRASTRUCTURE DEVELOPMENT

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated June 6, 2023:

Recommendations

1. THAT this report be received for information.

18. SIGN BY-LAW RELIEF FOR BUSINESSES

The Committee of the Whole recommends:

1. **That the following be approved in accordance with Communication C9, Memorandum from the Deputy City Manager, Community Services, dated June 2, 2023;**

THAT the Committee of the Whole defer Item 18 and Item 20 of Report No. 28 to the Committee of the Whole meeting of September 12, 2023.

Recommendations

1. THAT Council approve the following permanent changes to the Sign By-law:
 - (a) Mobile signs be permitted on an eligible property, with a minimum distance of 30 metres (or 100 feet) between such signs, with up to three (3) signs per property, provided that the mobile sign does not directly abut a residentially zoned property;

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- (b) No limit be placed on the number of permits that may be obtained by any one business, subject to the limits in recommendation 1(a);
 - (c) No black-out period be imposed between permits, with permits continuing to be for 21 days, and each permit requiring a separate application and fee;
 - (d) To expedite the issuance process, application requirements be streamlined by permanently suspending zoning clearances and the submission of site drawings; and
 - (e) The Director and Chief Licensing Officer be authorized to refuse mobile sign permit applications where he or she determines there are ongoing compliance issues.
2. THAT the proposed by-law amendments to the Sign By-law be in a form satisfactory to the City Solicitor.

19. REGULATORY SUPPORT FOR REFRESHMENT VEHICLES

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Community Services, dated June 6, 2023:

Recommendations

1. THAT this Report be received for information.

20. TECHNICAL AMENDMENTS REPORT ON THE BUSINESS LICENSING, NOISE, PARKING AND FEES AND CHARGES BY-LAWS

The Committee of the Whole recommends:

1. That the following be approved in accordance with Communication C9, Memorandum from the Deputy City Manager, Community Services, dated June 2, 2023;

THAT the Committee of the Whole defer Item 18 and Item 20 of Report No. 28 to the Committee of the Whole meeting of September 12, 2023.

Recommendations

1. THAT the recommendations contained in Attachment 1 to this report be approved; and
2. THAT a By-law be enacted giving effect to these recommendations, in a form satisfactory to the City Solicitor.

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21. ART ON BOXES TRAFFIC SIGNAL BOX PROGRAM – THE GROUP OF SEVEN REMIXED PILOT UPDATE

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the City Manager, dated June 6, 2023, be approved; and**
- 2. That the staff presentation and Communication C17, titled “Art on Boxes, Group of Seven Remixed Pilot, Public Art Unveiling”, dated June 6, 2023, be received.**

Recommendations

1. THAT the staff presentation be received;
2. THAT staff report back in Q4 2023 with a comprehensive ARTonBOXES traffic signal box program 10-year implementation strategy;
3. THAT the City Clerk forward a copy of this report to York Region, York Region District School Board, and York Catholic District School Board; and
4. THAT the Office of Communications and Economic Development be directed to implement a Public Art awareness campaign profiling the ARTonBOXES program and Group of Seven REMIXED pilot across the City’s channels where appropriate.

22. VAUGHAN TRANSPORTATION INNOVATION PROGRAM

The Committee of the Whole recommends approval of the recommendations contained in the following report of the City Manager and Deputy City Manager, Infrastructure Development, dated June 6, 2023:

Recommendations

1. THAT Council endorse the launch of the Transportation Innovation Program and any successor programs and permits the use of city space and infrastructure as test sites to demonstrate new technologies, in accordance with the goals of the Vaughan Transportation Plan;
2. THAT Council authorizes the City Manager or City Clerk to enter into and execute all necessary or ancillary agreements with applicants, program partners, grant funding partners, stakeholders or any other potential third-party partners with respect to the launch and operation of the Transportation Innovation Program;

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3. THAT all agreements are in a form satisfactory to the Deputy City Manager of Administrative Services and City Solicitor, or designate, the Deputy City Manager, Infrastructure Development, or designate, and the Director, Economic Development, or designate; and,
4. THAT Council direct staff to enact all necessary refinements, minor modifications, technical amendments to City policies and procedures, or by-law amendments to allow or facilitate testing within the Transportation Innovation Program.

**23. BUSINESS RETENTION, EXPANSION, AND ATTRACTION 2022:
ECONOMIC DEVELOPMENT YEAR IN REVIEW**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the City Manager, dated June 6, 2023:

Recommendations

1. THAT the Business, Retention, Expansion, and Attraction 2022 Year in Review be received for information;
2. THAT staff distribute a designed Annual Report to Council and Senior Leadership in June, 2023;
3. THAT the physical/digital copies of the designed Annual Report be distributed to Members of Parliament, Members of Provincial Parliament, local and regional partners, and all other relevant organizations/individuals; and
4. THAT the Office of Communications and Economic Development be directed to communicate the information in this report across the City's channels where appropriate.

24. KING VAUGHAN ROAD (PINE VALLEY DRIVE TO BATHURST STREET) TRANSFER OF OWNERSHIP CONSIDERATIONS

The Committee of the Whole recommends:

1. That consideration of this matter be deferred to the Council meeting of June 20, 2023, and that staff review York Region's By-law No. R-1017-93-112 and report back on their process of granting legal access to a property and identify opportunities to strengthen the approval process, if any;
2. That the comments of following speakers be received; and
 1. Nelson Costa, Manager, Corridor Control and Road Safety, York Region, Yonge Street, Newmarket; and

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2. **Alexandra Ney, King Vaughan Road, Vaughan.**
3. **That the Confidential Communication C4 from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 6, 2023, be received.**

Recommendations

1. THAT this report be received for information.

25. STOPPING PROHIBITION – COLD CREEK ROAD

The Committee of the Whole recommends:

1. **That the report of the Deputy City Manager, Public Works, dated June 6, 2023, be approved; and**
2. **That staff prepare the necessary implementing by-laws for consideration at the Council meeting of June 20, 2023.**

Recommendations

1. THAT a stopping prohibition be implemented on both sides of Cold Creek Road from Nashville Road to King Vaughan Road (anytime); and
2. THAT Schedule 3 of the Parking By-law Number 064-2019 be amended to add a stopping prohibition on both sides of Cold Creek Road from Nashville Road to King Vaughan Road (anytime).

26. ADMINISTRATIVE MONETARY PENALTIES ADJUDICATION REVIEW

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor and Deputy City Manager, Community Services, dated June 6, 2023:

Recommendations

1. THAT the authority to appoint Hearing Officers under the Administrative Monetary Penalties system be transferred from the Director of By-law and Compliance, Licensing and Permit Services to the City Clerk.
2. THAT all necessary bylaws, including any amendments required to existing bylaws, be enacted to give effect to Council's direction.

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27. PROCLAMATION REQUESTS - MONTH OF REMEMBRANCE, FIREFIGHTERS' NATIONAL MEMORIAL DAY AND VIETNAM NATIONAL DAY

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 6, 2023:

Recommendations

1. THAT the month of November be proclaimed as "Month of Remembrance" going forward on an annual basis;
2. THAT the second Sunday in September be proclaimed as "Firefighters' National Memorial Day" going forward on an annual basis;
3. THAT September 2, 2023, be proclaimed as "Vietnam National Day"; 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.

28. PROCLAMATION REQUESTS - WORLD CEREBRAL PALSY (CP) AWARENESS DAY AND WORLD SICKLE CELL DAY

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 6, 2023:

Recommendations

1. THAT October 6, 2023, be proclaimed as "World Cerebral Palsy (CP) Awareness Day";
2. THAT June 19, 2023, be proclaimed as "World Sickle Cell Day" and that Council ratify this recommendation at the Council meeting of June 20, 2023; and,
3. 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.

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**29. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 11151 KEELE STREET WARD 1 – NORTH OF TESTON ROAD, ADJACENT TO MAPLE REGIONAL PARK
(TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Heritage Vaughan Committee, dated June 6, 2023:

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of May 24, 2023 (Item 4, Report No. 5), for consideration:

1. THAT the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 24, 2023, be approved;
2. THAT the comments from Sarah Harrison, Chester Avenue, Newmarket, be received; and
3. THAT the staff presentation, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management dated May 24, 2023:

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

1. That the Designation Report for 11151 Keele Street be Received;
2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 11151 Keele Street 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; and
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 11151 Keele Street 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.

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FOR CONSIDERATION BY COUNCIL JUNE 20, 2023**

**30. DEMOLITION OF A TWO-STOREY DWELLING AND CONSTRUCTION OF A SEMI-DETACHED BUILDING AT 56 WALLACE STREET, AND RENOVATIONS AT 66 WALLACE AND 1 MEMORIAL DRIVE, WOODBRIDGE HERITAGE CONSERVATION DISTRICT
(TRANSMITTAL REPORT)**

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Heritage Vaughan Committee, dated June 6, 2023, be approved, subject to changes in accordance with Communication C2, Memorandum from the Deputy City Manager, Planning and Growth Management, dated May 25, 2023:

THAT paragraph 2 of section 6.2.5 on page 4 of the May 23, 2023, Heritage Vaughan Committee report be deleted and replaced with:

“56 Wallace Street and 1 Memorial Drive are considered non-contributing and 66 Wallace Street is considered contributing by the WHCD Plan. As such, staff finds the proposed demolition acceptable as supported by the proponent’s CHIA (see attachment 2), and the proposed replacement and new buildings are in keeping with the contributing architectural styles outlined in the WHCD Plan.”

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of May 24, 2023 (Item 2, Report No. 5), for consideration:

1. THAT the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 24, 2023, be approved;
2. THAT the comments from Connor Wright, Evans Planning, Yonge Street, Richmond Hill, be received; and
3. THAT the staff presentation, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management dated May 24, 2023:

THAT Heritage Vaughan recommend Council approve the proposed demolition of one non-contributing building and new construction of two semi-detached buildings at 56 Wallace Street, and proposed renovations at 66 Wallace and 1 Memorial Drive, Woodbridge under Section 42 of Ontario Heritage Act, subject to the following conditions:

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- 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.

**31. PROPOSED DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF DETACHED HOUSE AT 7808 YONGE STREET IN THE THORNHILL HERITAGE CONSERVATION DISTRICT
(TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Heritage Vaughan Committee, dated June 6, 2023:

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of May 24, 2023 (Item 1, Report No. 5), for consideration:

1. THAT the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 24, 2023, be approved, subject to the following amendments:
 - a. That the windows be more sympathetic to the heritage styles within the Thornhill Heritage Conservation District;
 - b. That salvageable materials are re-used in the façade of the new building to the greatest extent possible; and
 - c. That staff be present on site during the demolition to clarify salvageable materials;
2. THAT comments from the following speakers and Communications, be received:
 - a. Jackie Fu, Alamosa Drive, North York, property owner;

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- b. Benjamin Holthof, LHC Heritage Planning and Archaeology Inc., Princess Street, Kingston, on behalf of the property owner;
 - c. Valerie Burke, Thornhill, and C2, dated May 23, 2023; and
 - d. Barry Nelson, Treasurer, Thornhill Historical Society, Yonge Street, Thornhill;
3. THAT Communication C1 from Adam Birrell, President, Thornhill Historical Society, dated May 23, 2023, be received; and
4. THAT the staff presentation, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management dated May 24, 2023:

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

- a. Any 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. 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 the applicant will document any further building features of interest during demolition and will explore salvage opportunities during the demolition process which will be summarized in a salvage report to Cultural Heritage staff prior to final Building Permit approvals.
- d. 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.
- e. 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 Chief Building Official, prior to final Building Permit approval
- f. The subject property has been cleared of archaeological concerns through the Stage 1-3 Archaeological Assessment process. However, deeply buried resources may remain and may be disturbed through the demolition and construction activities. Therefore, the standard archaeological clause shall be applied:

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- i. *Should previously undocumented archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ministry of Citizenship and Multiculturalism (the Ministry that administers the Ontario Heritage Act), and the Development Planning Department, Urban Design and Cultural Heritage Division at the City of Vaughan.*
- ii. *If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.*

32. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 82 MONSHEEN DRIVE WARD 2 – VICINITY OF HIGHWAY 7 AND EAST OF ISLINGTON AVENUE (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Heritage Vaughan Committee, dated June 6, 2023:

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of May 24, 2023 (Item 3, Report No. 5), for consideration:

1. THAT the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 24, 2023, be approved; and
2. THAT the staff presentation, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated May 24, 2023:

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

1. That the Designation Report for 82 Monsheen Drive be Received.
2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 82 Monsheen Drive in accordance with Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18.

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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 82 Monsheen Drive 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

33. PRESENTATION – RECOGNIZING AND CELEBRATING THE CITY’S DIVERSE 2SLGBTQI+ COMMUNITIES, THE 482 COLLECTIVE

The Committee of the Whole recommends:

1. That the following request from Jumol Royes, The 482 Collective, contained in Communication C7, be approved:

Support from the Corporate and Strategic Communications department to promote this year’s Pride Month flag raising event on June 13 via the City’s official communication channels;
2. That the request for future years support and budget allocation be referred to staff to report back to a future meeting; and
3. That Communication C7, from Jumol Royes, The 482 Collective, Great Gulf Drive, Concord, dated June 6, 2023, be received.

34. “LACE-UP TO END DIABETES” EVENT, DIABETES CANADA

The Committee of the Whole recommends:

That the presentation by Bobbi-Jo White, and Communication C3, presentation material titled “Lace-Up to End Diabetes”, Diabetes Canada, University Avenue, Toronto, dated May 30, 2023, be received and referred to staff to report back to a future meeting.

35. OTHER MATTERS CONSIDERED BY THE COMMITTEE

35.1 RECESS INTO CLOSED SESSION

The Committee of the Whole recessed into Closed Session at 4:06 p.m. for the purpose of considering the following matter:

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Item 7:

**CANADA MORTGAGE AND HOUSING CORPORATION -
HOUSING ACCELERATOR FUND**

(a trade or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value)

The Committee of the Whole reconvened into Open Session at 5:13 p.m. with the following Members present:

**Mayor, Steven Del Duca
Regional Councillor Linda Jackson, Deputy Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Councillor Marilyn Iafrate
Councillor Adriano Volpentesta, Chair
Councillor Rosanna DeFrancesca
Councillor Chris Ainsworth
Councillor Gila Martow.**

**35.2 CONSIDERATION OF STATUTORY/AD HOC COMMITTEE
REPORTS**

The Committee of the Whole recommends that the following Ad-Hoc Committee reports be received:

- 1. Heritage Vaughan Committee meeting of May 24, 2023 (Report No. 5)**
- 2. Audit Committee meeting of May 29, 2023 (Report No. 3)**

35.3 STAFF COMMUNICATIONS

The Committee of the Whole recommends that the following Staff Communications be received:

- SC1. Memorandum from the Deputy City Manager, Infrastructure Development, dated June 6, 2023, with respect to Parking Spaces in Kleinburg Village.**
- SC2. Memorandum from the Deputy City Manager, Infrastructure Development, dated June 6, 2023, with respect to a Status Update on Parkland Dedication.**
- SC3. Memorandum from the Deputy City Manager, Infrastructure Development, dated May 31, 2023, with respect to the Block 27 Collector Roads Municipal Class Environmental Assessment (MCEA) – Notice of Completion.**

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SC4. Memorandum from the Deputy City Manager, Public Works, dated June 1, 2023, with respect to the Rainbow Crosswalk and Every Child Matters Crosswalk.

**36. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
JUNE 6, 2023**

The following resolution was passed to enable Committee of the Whole (Closed Session) to resolve into closed session for the purpose of discussing the following; and

That consideration of the following items be deferred to the Council meeting of June 20, 2023:

- 1. PROPERTY MATTER PROPOSED ACQUISITION OF
PROPERTY BLACK CREEK RENEWAL PROJECT YORK
CONDOMINIUM PLAN NO. 499 UNITS 1 TO 17 MUNICIPALLY
KNOWN AS 7683-7695 JANE STREET**

(acquisition or disposition of land)
- 2. PROPERTY MATTER REQUEST FOR DIRECTION ON THE
KLEINBURG COMMUNITY CENTRE AND LIBRARY (BLOCK
55/62)**

(acquisition or disposition of land)
- 3. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-22-
002104 (APPEAL NO. 002789) PROMENADE LIMITED
PARTNERSHIP 1 AND 180 PROMENADE CIRCLE**

(litigation or potential litigation)
- 4. ENFORCEMENT OPTIONS FOR UNLAWFUL USES OF
AGRICULTURAL LANDS**

(solicitor/client privilege)

The meeting adjourned at 5:17 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair