



**CITY OF VAUGHAN
COUNCIL MINUTES
JUNE 20, 2023**

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CITY OF VAUGHAN
COUNCIL MEETING
TUESDAY, JUNE 20, 2023

MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:41 p.m.

The following members were present:

Council Member	In-Person	Electronic Participation
Steven Del Duca, Mayor, Chair	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 Adriano Volpentesta	X	
Councillor Rosanna DeFrancesca	X	
Councillor Chris Ainsworth	X	
Councillor Gila Martow	X	

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Ferri

That the Rules of Procedure with respect to start time be waived to permit the meeting to commence at 1:41 p.m.

CARRIED

82. CONFIRMATION OF AGENDA

MOVED by Councillor Volpentesta
seconded by Regional Councillor Ferri

THAT the agenda be confirmed.

AMENDMENT

MOVED by Councillor Ainsworth
Seconded by Councillor DeFrancesca

1. **ROAD CLOSURE – PART OF LICHEN COURT**
Report of the Deputy City Manager, Legal and Administrative Services & City Solicitor with respect to the above.

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2. APPOINTMENTS TO NON-STATUTORY COMMITTEES FOR THE 2022-2026 TERM OF OFFICE
Report of the Deputy City Manager, Legal and Administrative Services & City Solicitor with respect to the above.
3. PLANNING ACT UPDATE: BILL 97 AND IMPLICATIONS OF S. 49.2
Confidential verbal report of the Deputy City Manager, Planning and Growth Management with respect to the above.
4. ONTARIO LAND TRIBUNAL APPEALS
OLT CASE NO. OLT-22-004122
AUTO COMPLEX LTD.
7200 YONGE STREET
OP.22.001, Z.22.004 AND 19T-22V001
Confidential report of the Deputy City Manager, Legal and Administrative Services & City Solicitor and the Deputy City Manager, with respect to the above.
5. ONTARIO LAND TRIBUNAL APPEAL
OLT CASE NO. OLT-21-001436
7080 YONGE LIMITED
7080 YONGE STREET
OP.20.011 AND Z.20.026
Confidential report of the Deputy City Manager, Legal and Administrative Services & City Solicitor and the Deputy City Manager, Planning and Growth Management with respect to the above.
6. SITE DEVELOPMENT APPLICATION DA.22.027 15
Resolution of Councillor DeFrancesca with respect to the above.
7. BY-LAW NUMBER 110-2023 17
(Council, April 25, 2023, Item 3, Report No. 18)

A By-law to amend the Fees and Charges By-law 010-2023 to correct the Development Engineering, Development Planning, and Committee of Adjustment fees.

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

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83. DISCLOSURE OF INTEREST

Regional Councillor Ferri declared an interest with respect to Item 6, Report No. 28, of the Committee of the Whole, 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, as recently his son's firm submitted an application on behalf of the applicant.

Having previously declared an interest Regional Councillor Ferri did not take part in the discussion or vote on the foregoing matter.

84. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Martow
seconded by Councillor Iafrate

THAT the minutes of the Council meeting of May 16, 2023 and Special Council meeting of June 6, 2023, be adopted as presented.

CARRIED

85. COMMUNICATIONS

MOVED by Councillor Volpentesta
seconded by Regional Councillor Jackson

THAT Communications C1 to C21 inclusive be received and referred to their respective items on the agenda.

CARRIED

86. CEREMONIAL PRESENTATIONS

1. Mayor and Members of Council recognized the City of Vaughan for receiving bronze at the Municipal Waste Associations Promotion & Education Awards for our 2022 Waste Collection Calendar.

87. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole (2) Report No. 28

Items 3, 6, 8, 9, 24 and 35

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Committee of the Whole (Closed Session) Report No. 29

Items 1, 2, 3 and 4

Special Committee of the Whole Report No. 30

Items 2

Addendum Items

Items 1, 2, 3, 4, 5, 6 and 7

MOVED by Councillor Volpentesta
seconded by Councillor Iafrate

THAT Items 1 to 19 of the Committee of the Whole (1) Report No. 25, with the exception of the items identified for separate discussion, BE APPROVED;

THAT Items 1 to 5 of the Committee of the Whole (Public Meeting) Report No. 26, with the exception of the items identified for separate discussion, BE APPROVED;

THAT Items 1 to 4 of the Committee of the Whole (Working Session) Report No. 27, with the exception of the items identified for separate discussion, BE APPROVED;

THAT Items 1 to 36 of the Committee of the Whole (2) Report No. 28, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 4 of the Committee of the Whole (Closed Session) Report No. 29, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 and 2 of the Special Committee of the Whole Report No. 30, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

CARRIED

COUNCIL MEETING MINUTES – JUNE 20, 2023

88. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 28

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 3 2023 ISSUANCE OF DEBENTURES

MOVED by Councillor Ainsworth
seconded by Councillor Martow

THAT Item 3, Committee of the Whole Report No. 28, be adopted and amended, as follows:

By approving the following in accordance with C14, memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 13, 2023, as follows:

1. That Council authorize to proceed with the issuance of debentures of \$45,489,000 through York Region as requested in the Staff Report, 2023 Issuance of Debentures presented at Committee of the Whole 2 on June 6, 2023 (Item 3, Report No. 1).

CARRIED

ITEM - 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

MOVED by Councillor Iafrate
seconded by Councillor Martow

THAT Item 6, Committee of the Whole Report No. 28, be adopted and amended, as follows:

By approving the report of the Deputy City Manager, Planning and Growth Management, dated June 6, 2023; and

By receiving the following Communications:

- C11. Max Laskin, Goodmans LLP, Bay Street, Toronto, dated June 5, 2023;
- C15. Leigh McGrath, Urban Strategies Inc., Spadina Avenue, Toronto, dated June 15, 2023; and

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C19. Quinto M. Annibale, Loopstra Nixon LLP., Queens Plate Drive, Toronto, dated June 16, 2023.

CARRIED

Regional Councillor Ferri declared an interest with respect to the foregoing matter, as recently his son's firm submitted an application on behalf of the applicant, and he did not take part in the discussion or vote on the matter.

ITEM - 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

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

THAT Item 8, Committee of the Whole Report No. 28, be adopted and amended, as follows:

By approving the following in accordance with C17, memorandum from the Deputy City Manager, Planning and Growth Management, dated June 15, 2023, as follows:

1. That Tables 2 and 3 for the "Maximum Building Height" and "Maximum Height of a Retaining Wall" within Item #8, Report No. 28 of the June 6, 2023, Committee of the Whole, be revised in accordance with the revised tables (in part) within this Communication; and
2. That Council confirm, notwithstanding the proposed Zoning By-Law Amendment File Z.22.005 is different from what was proposed at the May 30, 2022 Statutory Public Meeting, that Council find the revisions to be minor and that no further notice is required in accordance with Section 34(17) of the Planning Act.

CARRIED

ITEM - 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

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MOVED by Regional Councillor Rosati
seconded by Councillor Ainsworth

THAT Item 9, Committee of the Whole Report No. 28, be adopted and amended, as follows:

By approving the following in accordance with C16, memorandum from the Deputy City Manager, Planning and Growth Management, dated June 15, 2023., as follows:

1. That Attachment #10a of the report of the Deputy City Manager, Planning and Growth Management dated June 6, 2023 (Committee of the Whole (2), Item 9), be replaced with Attachment #10a to this communication; and

By receiving Communication C13 from Irene Ford, dated June 6, 2023.

CARRIED

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

MOVED by Regional Councillor Jackson
seconded by Councillor Iafrate

THAT Item 24, Committee of the Whole Report No. 28, be adopted and amended, as follows:

By receiving the report of the Deputy City Manager, Public Works, dated June 6, 2023.

CARRIED

ITEM - 35 OTHER MATTERS CONSIDERED BY THE COMMITTEE

MOVED by Councillor Iafrate
seconded by Regional Councillor Ferri

THAT Item 35, Committee of the Whole Report No. 28, be adopted without amendment.

CARRIED

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SPECIAL COMMITTEE OF THE WHOLE REPORT NO. 30

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

**ITEM - 2 PLANNING FOR VAUGHAN'S PROMISING FUTURE:
DELIVERING SERVICE EXCELLENCE AND PROTECTING
TAXPAYERS**

MOVED by Regional Councillor Jackson
seconded by Councillor Martow

THAT Item 2, Special Committee of the Whole Report No. 30, be adopted without amendment.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

- YEAS
- Regional Councillor Ferri
- Regional Councillor Rosati
- Councillor DeFrancesca
- Councillor Ainsworth
- Councillor Martow
- Councillor Volpentesta
- Regional Councillor Racco
- Councillor Iafrate
- Regional Councillor Jackson
- Mayor Del Duca

NAYS

Addendum Items

89. ROAD CLOSURE – PART OF LICHEN COURT
(Addendum No. 1)

MOVED by Councillor Ainsworth
seconded by Councillor Martow

That the following recommendation contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 20, 2023, be approved:

Recommendations

1. That portions of Lichen Court located north of Comdel Boulevard and east of Weston Road legally described as part of Lichen Court on Plan 65M-3457 designated as Parts 5 to 7 on a draft reference plan to be deposited (the "Lands") as shown on Attachment #1, be deemed surplus and approved to be stopped up and closed; and

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2. That Council enact a By-law to Stop Up and Close the Lands.

CARRIED

**90. SITE DEVELOPMENT APPLICATION DA.22.027
(Addendum No. 6)**

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Jackson

That the recommendation contained in the following resolution of Councillor DeFrancesca, dated June 20, 2023, be approved:

CARRIED

Resolution

WHEREAS the City of Vaughan Site Plan Control By-law 123-2013, as amended designates the whole of the City of Vaughan as a Site Plan Control Area, whereby Vaughan Council is the approval authority for most classes of Site Plan development in the City for applications received prior to July 1, 2022;

WHEREAS through the legislative amendments brought about by Bill 109 with respect to Section 41 of the Planning Act, that the Deputy City Manager, Planning and Growth Management, or designate received the ability for delegated authority for Site Plan Control decisions for applications received after July 1, 2022;

WHEREAS the owner (the “Applicant”) of 9465 Weston Road (the “Subject Lands”) in the City of Vaughan has submitted a Site Development Application (DA.22.027) deemed complete on June 16, 2022 to the City requesting Site Plan Approval under Section 41 of the Planning Act for the Subject Lands;

WHEREAS the provincial objectives set forth through More Homes Built Faster Act, 2022 to streamline land use policies and approvals to eliminate time and costs associated with planning processes and improve efficiency of government services; and

THEREFORE, be it resolved that Vaughan Council supports delegating the power and authority to the Deputy City Manager, Planning and Growth Management, or designate to review and approve Site Development Application DA.22.027, pursuant to Section 41 of the Planning Act, and the City of Vaughan Site Plan Control By-law 123-2013.

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91. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Regional Councillor Jackson
seconded by Councillor Iafrate

That Council resolve into Closed Session for the purpose of discussing the following matter:

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
(Committee of the Whole (Closed Session) Report No. 29, Item 1)
(acquisition or disposition of land)
2. PROPERTY MATTER REQUEST FOR DIRECTION ON THE
KLEINBURG COMMUNITY CENTRE AND LIBRARY (BLOCK 55/62)
(Committee of the Whole (Closed Session) Report No. 29, Item 2)
(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
(Committee of the Whole (Closed Session) Report No. 29, Item 3)
(litigation or potential litigation)
4. ENFORCEMENT OPTIONS FOR UNLAWFUL USES OF
AGRICULTURAL LANDS
(Committee of the Whole (Closed Session) Report No. 29, Item 4)
(solicitor/client privilege)
5. APPOINTMENTS TO NON-STATUTORY COMMITTEES FOR THE 2022-
2026 TERM OF OFFICE
(Addendum 2)
(personal matters about an identifiable individual)
6. PLANNING ACT UPDATE: BILL 97 AND IMPLICATIONS OF S. 49.2
(Addendum 3)
(solicitor/client privilege)
7. ONTARIO LAND TRIBUNAL APPEALS
OLT CASE NO. OLT-22-004122
AUTO COMPLEX LTD.
7200 YONGE STREET
OP.22.001, Z.22.004 AND 19T-22V001
(Addendum 4)
(litigation or potential litigation)

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8. ONTARIO LAND TRIBUNAL APPEAL
OLT CASE NO. OLT-21-001436
7080 YONGE LIMITED
7080 YONGE STREET
OP.20.011 AND Z.20.026
(Addendum 5)

(litigation or potential litigation)

CARRIED

Council recessed at 2:50 p.m.

MOVED by Regional Councillor Ferri
seconded by Councillor Martow

THAT Council reconvene at 5:20 p.m.

CARRIED

Council reconvened at 5:20 p.m. with all members present.

92. **CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 29

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 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

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

THAT Item 1, Committee of the Whole (Closed Session) Report No. 29, be adopted and amended, as follows and the recommendation made public upon ratification:

By approving the recommendations contained in the confidential report of the Deputy City Manager, Infrastructure Development and the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 6, 2023, as follows:

1. That staff be directed to negotiate the acquisition of a privately owned 17-unit industrial/commercial condominium plaza located on the east

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side of Jane Street south of Highway 7, municipally known as 7683-7695 Jane Street, required for the construction of the Black Creek Renewal Project to the satisfaction of the City Manager, Deputy City Manager, Infrastructure Development and Deputy City Manager Legal and Administrative Services & City Solicitor;

2. That a by-law be enacted to authorize the acquisition of 14 or more units within a 17-unit industrial/commercial condominium that forms York Condominium Plan No. 499 at fair market value, plus Land Transfer Tax (LTT), appraisal fees, due diligence and any other and further costs required to complete the transaction to the satisfaction of the City Manager, Deputy City Manager, Infrastructure Development and Deputy City Manager Legal and Administrative Services & City Solicitor;
3. That the land acquisition costs are included in an approved capital project (DE-7176-17) funded by the Black Creek Financial Strategy Area Specific Development Charge By-law, City-Wide Engineering Development Charges and Stormwater Rates;
4. That the Mayor and/or Clerk be authorized to execute any agreements and other documents necessary to facilitate the transaction, in a form satisfactory to the Deputy City Manager Legal and Administrative Services & City Solicitor; and
5. That the recommendations in this Committee of the Whole (Closed Session) report be made public upon Council ratification.

CARRIED

ITEM - 2 PROPERTY MATTER REQUEST FOR DIRECTION ON THE KLEINBURG COMMUNITY CENTRE AND LIBRARY (BLOCK 55/62)

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

THAT Item 2, Committee of the Whole (Closed Session) Report No. 29, be adopted and amended, as follows:

By approving the report of the Deputy City Manager, Infrastructure Development, dated June 6, 2023; and

By approving the confidential recommendation of the June 20, 2023 Council (Closed Session).

CARRIED

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ITEM - 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

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

THAT Item 3, Committee of the Whole (Closed Session) Report No. 29, be adopted and amended, as follows and the recommendation made public, in part, upon ratification:

By approving the recommendations contained in the confidential report of the Deputy City Manager, Legal and Administrative Services & City Solicitor and the Deputy City Manager, Planning and Growth Management, dated June 6, 2023, as follows:

1. THAT Council endorse OLT approval of the settlement to Comprehensive Zoning By-law 001-2021 set out in this Report for OLT Case No. OLT-22-002104 (Appeal No. 002789), subject to any minor modifications as may be deemed appropriate by the Deputy City Manager, Planning and Growth Management;
3. THAT the Deputy City Manager, Legal and Administrative Services and City Solicitor be authorized to execute minutes of settlement, if necessary, that are consistent with the settlement set out in this Report;
4. THAT Council authorize the Deputy City Manager, Planning and Growth Management to finalize the draft Section 14 Zone Exceptions and related mapping for approval by the OLT based on Council's adopted recommendations;
5. THAT Legal Services appear before the OLT for Case No. OLT-22-002104 (Appeal No. 002789) in support of Council's adopted recommendations; and
6. THAT recommendations 1, 3, 4 and 5 in this Committee of the Whole (Closed Session) report be made public upon Council ratification. Recommendation 2 is to remain confidential.

CARRIED

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ITEM - 4 ENFORCEMENT OPTIONS FOR UNLAWFUL USES OF AGRICULTURAL LANDS

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

THAT Item 4, Committee of the Whole (Closed Session) Report No. 29, be adopted and amended, as follows and the recommendation made public, in part, upon ratification:

By approving the recommendations contained in the confidential report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 6, 2023, as follows:

3. THAT one new permanent full-time Legal Counsel position and \$100,000 for additional professional fees for the retainer of external legal services be approved and the combined cost of approximately \$340,000 be included in the 2024 operating budget;
4. THAT the 2023 financial impact of these additional resources, estimated to be approximately \$220,000, be temporarily managed within the City's existing 2023 operating budget;
5. THAT Staff be authorized to undertake any other actions required to implement the recommendations of this Report; and
6. That recommendations nos. 3, 4, and 5 of this Committee of the Whole (Closed Session) report be made public upon Council ratification.

By approving the confidential recommendation of the June 20, 2023 Council (Closed Session).

By receiving Communication C1 memorandum from Deputy City Manager, Community Services, dated June 5, 2023 from the June 6, 2023 Committee of the Whole (Closed Session).

Addendum Items

- 93. APPOINTMENTS TO NON-STATUTORY COMMITTEES FOR THE 2022-2026 TERM OF OFFICE**
(Addendum No. 2)

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

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That the following recommendations of Council (Closed Session) June 20, 2023, be approved and the recommendation made public upon ratification:

- 1) That Council approve the appointment of the following citizen members to the Age-Friendly Advisory Committee:
 1. Dr. Dina Eylon
 2. Randy Lopatin
 3. Shivi Jawanda
 4. Gerard O'Connor ("Gerry")
 5. Marina Di Battista
 6. Soledad Quintanilla

- 2) That Council approve the appointment of the following citizen members to the Anti-Hate, Diversity, and Inclusion Advisory Committee:
 1. Seyfi Tomar
 2. Carrie Silverberg
 3. Hina Zahid
 4. Erol Kavas
 5. Sam Eskenasi
 6. Hitesh Anand
 7. Ruchi Punjabi
 8. Asia Nisar
 9. Sabrina Di Marco

- 3) That Council approve the appointment of the following citizen members to the Transportation and Infrastructure Advisory Committee:
 1. Mary Proc
 2. Guillermo Rybnik
 3. Elias El Ferezli
 4. Oguzhan Tekin
 5. Daniel Henrique
 6. Andres Larios
 7. Tanya Nagayeva
 8. Logan MacGillivray
 9. Aydin Yuce
 10. Gary Papas

That the recommendation contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 20, 2023, be approved; and

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Recommendations

1. That Council consider the applications received for the Age-Friendly Vaughan Advisory Committee; Anti-Hate, Diversity & Inclusion Advisory Committee; and Transportation & Infrastructure Advisory Committee (Attachments 1 to 3); and
2. That Council provide direction regarding the appointment of citizen members.

CARRIED

94. PLANNING ACT UPDATE: BILL 97 AND IMPLICATIONS OF S. 49.2
(Addendum No. 3)

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

That the recommendation contained in the confidential verbal report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 20, 2023, be received; and

That the confidential recommendation of the June 20, 2023 Council (Closed Session), be approved.

CARRIED

95. ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-22-004122 AUTO COMPLEX LTD. 7200 YONGE STREET OP.22.001, Z.22.004 AND 19T-22V001
(Addendum No. 4)

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

That the recommendation contained in the confidential report of the of the Deputy City Manager, Legal and Administrative Services & City Solicitor and the Deputy City Manager, Planning and Growth Management, dated June 20, 2023, be approved as follows and the recommendation made public, in part, upon ratification:

2. That staff attend the Auto Complex Ltd. appeal proceedings at the Ontario Land Tribunal (case no. OLT-22-004122) in support of Council's resolutions.
3. That recommendations no. 2 of this Committee of the Whole (Closed Session) report be made public upon Council ratification; and

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That the confidential recommendation of the June 20, 2023 Council (Closed Session), be approved.

CARRIED

96. ONTARIO LAND TRIBUNAL APPEAL OLT CASE NO. OLT-21-001436 - 7080 YONGE LIMITED - 7080 YONGE STREET OP.20.011 AND Z.20.026
(Addendum No. 5)

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

That the recommendation contained in the confidential report of the of the Deputy City Manager, Legal and Administrative Services & City Solicitor and the Deputy City Manager, Planning and Growth Management, dated June 20, 2023, be approved as follows and the recommendation made public, in part, upon ratification:

5. That staff attend the Ontario Land Tribunal hearing for 7080 Yonge Limited's appeal (OLT-21-001436) in support of Council's adopted recommendations.
6. That recommendation no. 5 of this Council (Closed Session) report be made public upon Council ratification; and

CARRIED

97. BY-LAWS

MOVED by Councillor DeFrancesca
seconded by Councillor Iafrate

- 1) That the recommendations contained in Communications C18, memorandum from the Deputy City Manager, Planning and Growth Management, dated June 16, 2023, as it related to By-law 103-2023, be approved;
- 2) That the first section of By-law 110-2023, be revised to replace "110 with 010", to read as follows:

A By-law to amend the Fees and Charges By-law 010-2023 to correct the Development Engineering, Development Planning, and Committee of Adjustment fees; and
- 2) THAT the following by-laws be enacted

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- BY-LAW NUMBER 063-2023 A By-law to assume Municipal Services in respect of Registered Plan 65M- 4506. (Andridge Homes, 19T-99V08) (Delegation By-law 005-2018)
- BY-LAW NUMBER 064-2023 A By-law to assume Municipal Services in respect of Registered Plan 65M- 3537. (Corstate Industrial Subdivision Phase 3 (Vaughan Business Park), Corstate Developments Inc.,19T-88028) (Delegation By-law 005-2018)
- BY-LAW NUMBER 065-2023 A By-law to assume Municipal Services in respect of Registered Plan 65M-4425. (Longyard Properties Inc.,19T-03V13) (Delegation By-law 005-2018)
- BY-LAW NUMBER 066-2023 A By-law to assume Municipal Services in respect of Registered Plan 65M- 4361. (Molise Kleinburg Estates Subdivision, Phase 2A, Partial 2, 19T-06V14) (Delegation By-law 005-2018)
- BY-LAW NUMBER 067-2023 A By-law to assume Municipal Services in respect of Registered Plan 65M- 4460. (Molise Kleinburg Estates South Subdivision Phase 2B,19T-06V14) (Delegation By-law 005-2018)
- BY-LAW NUMBER 068-2023 A By-law to assume Municipal Services in respect of Registered Plan 65M- 4508. (Molise Kleinburg Estates Subdivision Phase 2C,19T-06V14) (Delegation By-law 005-2018)
- BY-LAW NUMBER 069-2023 A By-law to assume Municipal Services in respect of Registered Plan 65M- 4557. (Molise Castlepoint Kipling North Subdivision, Phase 1,19T-13V009) (Delegation By-law 005-2018)
- BY-LAW NUMBER 070-2023 A By-law to assume Municipal Services in respect of Registered Plan 65M- 4604 (Monarch Castlepoint Kipling North Subdivision, Phase 2,19T-13V009) (Delegation By-law 005-2018)

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- BY-LAW NUMBER 071-2023 A By-law to assume Municipal Services in respect of Registered Plan 65M- 4558. (Monarch Castlepoint Kipling South Subdivision, Phase 1,19T-13V008) (Delegation By-law 005-2018)

- BY-LAW NUMBER 072-2023 A By-law to assume Municipal Services in respect of Registered Plan 65M- 4558. (Monarch Castlepoint Kipling South Subdivision, Phase 2,19T-13V008) (Delegation By-law 005-2018)

- BY-LAW NUMBER 073-2023 A By-law to amend City of Vaughan By-law 001-2021, as amended. (located on the northeast corner of Teston Road and Dufferin Street, municipally known as 1136 and 1190 Teston Road, City of Vaughan.) (October 21, 2021, Report 46, Item 9)

- BY-LAW NUMBER 074-2023 A By-law to amend City of Vaughan By-law 001-2021, as amended. (Z.22.017, 227 Bowes Rd. Part of Lot 7, Concession 3, The Church of Jesus Christ (The Apostles Foundation), located at the 227 Bowes Road, being Lot 20, Registered Plan 7925, City of Vaughan.) (Item 5, Committee of the Whole, Report No. 25)

- BY-LAW NUMBER 075-2023 A By-law to amend the Parking By-law 064-2019, as amended, to prohibit vehicles from stopping on Cold Creek Road from Nashville Road to King Vaughan Road at any time. (Item 25, Committee of the Whole, Report No. 28)

- BY-LAW NUMBER 076-2023 A By-law to amend the Sewer Use By-law 130-2022, to add clarity to the applicability of the definition of Temporary (Short-term) Private Water Discharge, to acknowledge the various approval authorities that were in place prior to June 28, 2022, to make administrative amendments to the limits for sewer discharge, and to add additional administrative penalties. (Item 11, Committee of the Whole, Report No. 25)

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BY-LAW NUMBER 077-2023 A By-law to make an administrative amendment to Water By-law 106-2022, clarifying that the Water By-law is a designated By-law under the Administrative Monetary Penalties By-law 063-2019, as amended. (Council, March 22, 2022, Item 7, Committee of the Whole, Report No. 9)

BY-LAW NUMBER 078-2023 A By-law to adopt property tax rates, and tax ratios, to provide for the general local municipality levies and the collection of levies required by the Corporation of the City of Vaughan (the “City”) for the year 2023 and to provide for the issuance of tax bills requiring payment of taxes for the year 2023. (Item 4, Committee of the Whole, Report No. 28)

BY-LAW NUMBER 079-2023 A By-law to amend City of Vaughan By-law 001-2021. (Z.21.023, Related Files OP.21.013 and DA.23.026, 9001 Regional Road 50, Part of Lots 14 and 15, Concession 10, Bethpage Properties West Inc., located on the east side of Regional Road 50 and south side of Rutherford Road, are municipally known as 9001 Regional Road 50, and are legally described as Part of Lots 14 and 15, Concession 10, in the City of Vaughan.) (Item 1, Committee of the Whole, Report No. 25)

BY-LAW NUMBER 080-2023 A By-law to amend City of Vaughan By-law 1-88. (Z.21.023, OP.21.013 and DA.23.026, 9001 Regional Road 50 Part of Lots 14 and 15, Concession 10, Bethpage Properties West Inc., located on the east side of Regional Road 50 and south side of Rutherford Road, are municipally known as 9001 Regional Road 50, and are legally described as Part of Lots 14 and 15, Concession 10, in the City of Vaughan.) (Item 1, Committee of the Whole, Report No. 25)

BY-LAW NUMBER 081-2023 A By-law to adopt Amendment Number 107 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.21.013,

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Related Files Z.21.023 and DA.23.026, Part of Lots 14 and 15, Concession 10, 9001 Regional Road 50, Bethpage Properties West Inc., located on the east side of Regional Road 50 and south side of Rutherford Road, are municipally known as 9001 Regional Road 50, and are legally described as Part of Lots 14 and 15, Concession 10, in the City of Vaughan.) (Item 1, Committee of the Whole, Report No. 25)

BY-LAW NUMBER 082-2023

A By-law to amend City of Vaughan By-law 001-2021. (Z.21.051, Part of Lots 4 and 5, Concession 8, 20 Royal Gate Boulevard, Augend Investments Ltd. TGA Group, located east of Regional Road 27 and on the north side of Royal Gate Boulevard, being Parts 4, 5 and 6, on Reference Plan 65R-32562 in Part of Block 1 on Registered Plan 65M-3033, in Part of Lots 4 and 5, Concession 8, City of Vaughan.) (Item 3, Committee of the Whole, Report No. 25)

BY-LAW NUMBER 083-2023

A By-law to amend City of Vaughan By-law 1-88. (Z.21.051, Part of Lots 4 and 5, Concession 8, 20 Royal Gate Boulevard, Augend Investments Ltd. TGA Group, located east of Regional Road 27 and on the north side of Royal Gate Boulevard, being Parts 4, 5 and 6, on Reference Plan 65R-32562 in Part of Block 1 on Registered Plan 65M-3033, in Part of Lots 4 and 5, Concession 8, City of Vaughan.) (Item 3, Committee of the Whole, Report No. 25)

BY-LAW NUMBER 084-2023

A By-law to amend City of Vaughan By-law 001-2021. (Z.22.005, Related File OP.22.003, 8270, 8274 and 8286 Islington Avenue Part of Lot 9, Concession 7, 8274-8286 Islington Avenue Inc., located on the west side of Islington Avenue, south of Gamble Street and Pine Grove Road known municipally as 8270, 8274 and 8286 Islington Avenue, in the City of Vaughan.) (Item 8, Committee of the Whole, Report No. 28)

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- BY-LAW NUMBER 085-2023 A By-law to amend City of Vaughan By-law 1-88. (File: Z.22.005, Related File OP.22.003, 8270, 8274 and 8286 Islington Avenue Part of Lot 9, Concession 7, 8274-8286 Islington Avenue Inc., located on the west side of Islington Avenue, south of Gamble Street and Pine Grove Road known municipally as 8270, 8274 and 8286 Islington Avenue, in the City of Vaughan.) (Item 8, Committee of the Whole, Report No. 28)
- BY-LAW NUMBER 086-2023 A By-law to adopt Amendment Number 108 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.22.003, Related File Z.22.005, Part Lot 9, Concession 7, 8274-8286 Islington Avenue Inc., located on the west side of Islington Avenue municipally known as 8270, 8274 and 8286 Islington Avenue being Part of Lot 9, Concession 7 in the City of Vaughan.) (Item 8, Committee of the Whole, Report No. 28)
- BY-LAW NUMBER 087-2023 A By-law to amend City of Vaughan By-law 01-2021, as amended. (Z.20.035, Related Files DA.20.058, Part of Lot 17, Concession 3, 9575 Keele Street, 2706640 Ontario Inc., located on the east side of Keele Street, north of Knightswood Avenue, being Part of Lot 17, Concession 3 and municipally known as 9575, Keele Street, City of Vaughan.) (Item 7, Committee of the Whole, Report No. 25)
- BY-LAW NUMBER 088-2023 A By-law to amend City of Vaughan By-law 1-88, as amended. (Z.20.035, Related File DA.20.058, Part of Lot 17, Concession 3, 9575 Keele Street, 2706640 Ontario Inc., located on the east side of Keele Street, north of Knightswood Avenue, being Part of Lot 17, Concession 3 and municipally known as 9575, Keele Street, City of Vaughan.) (Item 7, Committee of the Whole, Report No. 25)

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BY-LAW NUMBER 089-2023 A By-law to amend City of Vaughan By-law 001-2021. (Z.22.027, Related File DA.22.055, 38 Barons Street, Part of Lot 21, Concession 9, Nashville Major Developments Inc., located at the northwest corner of Major Mackenzie Drive West and Barons Street, municipally known as 38 Barons Street, being Block 226 and Part of Block 227, Plan 65M-4373, City of Vaughan) (Item 11, Committee of the Whole, Report No. 28)

BY-LAW NUMBER 090-2023 A By-law to amend City of Vaughan By-law 1-88. (Z.22.027, Related File DA.22.055, 38 Barons Street, Part of Lot 21, Concession 9, Nashville Major Developments Inc., located at the northwest corner of Major Mackenzie Drive West and Barons Street, municipally known as 38 Barons Street, being Block 226 and Part of Block 227, Plan 65M-4373, City of Vaughan.) (Item 11, Committee of the Whole, Report No. 28)

BY-LAW NUMBER 091-2023 A By-law to amend City of Vaughan By-law 001-2021. (Z.22.044, 1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West and 150, 170, 190 and 200 McNaughton Road East, Blocks 4, 5 and 7 Plan 65M-4061, Part of Lots 21 and 22, Concession 3, York Major Holdings Inc., located at the northwest corner of Major Mackenzie Drive West and McNaughton Road East. 1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West and 150, 170, 190 and 200 McNaughton Road East being Blocks 4,5, and 7 on Registered Plan (65M-4061), Part of Lots 21 and 22, Concession 3, City of Vaughan.) (Item 6, Committee of the Whole, Report No. 25)

BY-LAW NUMBER 092-2023 A By-law to amend City of Vaughan By-law 1-88. (Z.22.044, 1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West and 150, 170, 190 and 200

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McNaughton Road East Blocks 4, 5 and 7 Plan 65M-4061, Part of Lots 21 and 22, Concession 3, York Major Holdings Inc., located at the northwest corner of Major Mackenzie Drive West and McNaughton Road East. 1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West and 150, 170, 190 and 200 McNaughton Road East being Blocks 4,5, and 7 on Registered Plan (65M-4061), Part of Lots 21 and 22, Concession 3, City of Vaughan) (Item 6, Committee of the Whole, Report No. 25)

BY-LAW NUMBER 093-2023

A By-law to amend City of Vaughan By-law 001-2021. (Z.22.001, Part of Lot 25, Concession 9, Nashville Ten Acres Developments Inc. and Nashville Developments (Barons) Inc., located east of Huntington Road and north of Mactier Drive in Part of Lot 25, Concession 9, City of Vaughan.) (Item 4, Committee of the Whole, Report No. 25)

BY-LAW NUMBER 094-2023

A By-law to amend City of Vaughan By-law 1-88. (Z.22.001, Part of Lot 25, Concession 9, Nashville Ten Acres Developments Inc. and Nashville Developments (Barons) Inc., located east of Huntington Road and north of Mactier Drive in Part of Lot 25, Concession 9, City of Vaughan.) (Item 4, Committee of the Whole, Report No. 25)

BY-LAW NUMBER 095-2023

A By-law to amend City of Vaughan By-law 001-2021, as amended. (Z.22.026, Relate File DA.22.050, 1 Promenade Circle, Part of Lots 4 and 5, Concession 2, Promenade Limited Partnership, located south of Centre Street, west of Bathurst Street, municipally known as 1 Promenade Circle, Part of Lots 4 and 5, Concession 2, in the City of Vaughan.) (Item 12, Committee of the Whole, Report No. 28)

BY-LAW NUMBER 096-2023

A By-law to amend City of Vaughan By-law 1-88, as amended. (Z.22.026, Related File, DA.22.050, 1 Promenade

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Circle, Part of Lots 4 and 5, Concession 2 APPLICANT: Promenade Limited Partnership, located south of Centre Street, west of Bathurst Street, municipally known as 1 Promenade Circle, Part of Lots 4 and 5, Concession 2, in the City of Vaughan.) (Item 12, Committee of the Whole, Report No. 28)

BY-LAW NUMBER 097-2023

A By-law to amend City of Vaughan By-law 1-88. (Z.21.011, Related Files OP.21.008, 19T-21V003, DA.22.072, 185 Doughton Road, 108 - 112 Maplecrete Road Lots 23 and 24 Plan 7977, Part of Lot 5, Concession 4, GB (Maplecrete) Properties Limited, located on the south side of Doughton Road and west side of Maplecrete Road, and are municipally known as 185 Doughton Road and 108-112 Maplecrete Road in the Vaughan Metropolitan Centre (VMC), City of Vaughan.) (Item 9, Committee of the Whole, Report No. 28)

BY-LAW NUMBER 098-2023

A By-law to adopt Amendment Number 103 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.21.008, Relate File Z.21.011 and 19T-21V003, Part of Lot 5, Concession 4, 185 Doughton Road, 108-112 Maplecrete Road, GB (Maplecrete) Limited Partnership, located south of Doughton Road and west of Maplecrete Road and are municipally known as 185 Doughton Road and 108-112 Maplecrete Road in the Vaughan Metropolitan Centre (“VMC”), City of Vaughan.) (Item 9, Committee of the Whole, Report No. 28)

BY-LAW NUMBER 099-2023

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 157-2022 and 018-2023. (Z.23.010, Related files Z.21.010, OP.21.007, DA.18.037,1930328 Ontario Inc., located at the southeast corner of Maplecrete Road and Highway 7 (within the Vaughan Metropolitan Centre), being Part of Lot 5, Concession 4, and are municipally addressed as 2871 Highway 7, City of

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Vaughan.) (Council, June 28, 2022, Item 10, Committee of the Whole, Report No. 27)

BY-LAW NUMBER 100-2023 A By-law to amend City of Vaughan By-law 1-88, as amended. (Z.20.039, Related File 19T-20V008, Part of Lot 16, Concession 3, Part of Blocks 1 and 3, 65M-3972, Block 18 Properties Inc. and Block 18 (Rutherford) Inc., located at the northwest corner of Rutherford Road and Peter Rupert Avenue and are legally described as being Part of Blocks 1 and 3 on Registered Plan 65M-3972 and within Part of Lot 16, Concession 3.) (Item 2, Committee of the Whole, Report No. 25)

BY-LAW NUMBER 101-2023 A By-law to exempt parts of Plan 65M-4714 from the provisions of Part Lot Control. (PLC.23.003, 19T-12V003, Part of Lot 11, Concession 8, 1668135 Ontario Inc., located north of Langstaff Road and east of Highway 27, being Lots 2 to 5, 7 to 10, 12 to 29 and Part of Block 34 on Registered Plan 65M-4714, in Part of Lot 11, Concession 8, City of Vaughan.) (Delegation By-law 005-2018)

BY-LAW NUMBER 102-2023 A By-law to adopt Amendment Number 93 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (Item 6, Committee of the Whole, Report No. 28)

BY-LAW NUMBER 103-2023 A By-law to adopt Amendment Number 81 to Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.21.005, Related Files Z.21.008, 19T-21V002, DA.21.069, Part of Lot 25, Concession 6, 3911 Teston Road Inc., located on the south side of Teston Road, west of Weston Road and are municipally known as 3911 Teston Road, in the City of Vaughan.) (Council, March 21, 2023, Item 3, Committee of the Whole, Report No. 11)

BY-LAW NUMBER 104-2023 A By-law to amend By-law 278-2009 as amended by By-law 125-2013, thereby

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implementing amendments to the City of Vaughan requirements to hold a Pre-Application Consultation (PAC) meeting prior to the submission of a planning application for specific classes of development as identified in this By-law. (Item 6, Committee of the Whole, Report No. 28)

BY-LAW NUMBER 105-2023

A By-law to amend City of Vaughan By-law 1-88. By-law 2777100 Ontario Inc. 9697, 9687 9697 Keele Street. (Z.20.025, Related Files DA.20.044, 19T-20V003, 19CDM-20V007, Part of Lot 18, Concession 3, 9675, 9687, 9697 Keele Street, 2777100 Ontario Inc., located on the east side of Keele Street at 9675, 9687 and 9697 Keele Street in the vicinity of Keele Street and Barrhill Road, being Part, of Lot 18, Concession 3, City of Vaughan.) Council May 16, 2023, Item 1, Committee of the Whole, Report No. 20)

BY-LAW NUMBER 106-2023

A By-law to amend City of Vaughan By-law 001-2021. (Z.23.009, Related Files Z.14.072 and 19T-14V011, Part of Lot 30, Concession 8, Sunfield Kleinburg JV Inc., located south of Kirby Road, west of Kipling Avenue, being Lots 19 and 20 on Registered Plan 65M- 4634, in Lot 30, Concession 8, City of Vaughan.) (Council, January 24, 2017, Item 8, Committee of the Whole, Report No.2)

BY-LAW NUMBER 107-2023

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 090-2017. (Z.23.009, Related Files Z.14.072 and 19T-14V011, Part of Lot 30, Concession 8, Sunfield Kleinburg JV Inc., located south of Kirby Road, west of Kipling Avenue, being Lot 20 on Registered Plan 65M-4634, in Lot 30, Concession 8, City of Vaughan.) (Council, January 24, 2017, Item 8, Committee of the Whole, Report No.2)

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BY-LAW NUMBER 108-2023 A By-law to designate by Number an amendment to amend City of Vaughan By-law 1-88, as effected by the Ontario Land Tribunal. (Z.20.018, Relate File DA.20.029, Part of Lot 34, Concession 5, 3501 King-Vaughan Road, 2109179 Ontario Inc., located on the south side of King-Vaughan Road and west of Highway 400, municipally known as 3501 King-Vaughan Road, Part of Lot 34, Concession 5, City of Vaughan.) (OLT, May 24, 2023, Case No. OLT-22-004564)

BY-LAW NUMBER 109-2023 A By-law to authorize the City of Vaughan’s acquisition of an industrial/commercial condominium property being York Condominium Plan No. 499 (“YCP 499”), which comprises 17 condominium units and their appurtenant interests in the common elements of the condominium (the “Property”), as required for the VMC Black Creek Renewal Project generally affecting lands located east of Jane Street, south of Highway #7. (Item 1, Committee of the Whole (Closed Session), Report No. 29)

BY-LAW NUMBER 110-2023 A By-law to amend the Fees and Charges By-law 010-2023 to correct the Development Engineering, Development Planning, and Committee of Adjustment fees. (Council, April 25, 2023, Item 3, Report No. 18) (Addendum 7)

CARRIED

98. CONFIRMING BY-LAW

MOVED by Councillor Volpentesta
seconded by Councillor Martow

THAT By-law Number 111-2023, being a by-law to confirm the proceedings of Council at its meeting on June 20, 2023, be enacted.

CARRIED

99. ADJOURNMENT

MOVED by Councillor Volpentesta
seconded by Councillor Martow

THAT the meeting adjourn at 5:22 p.m.

CARRIED

Steven Del Duca, Mayor

Todd Coles, City Clerk