



**CITY OF VAUGHAN  
REPORT NO. 39 OF THE  
COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on October 17, 2023*

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The Committee of the Whole met at 1:01 p.m., on October 3, 2023.

Present:

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

The following items were dealt with:

1. **ISLINGTON M.D. DEVELOPMENTS INC. AND 7040 ISLINGTON M.D. DEVELOPMENTS INC.: OFFICIAL PLAN AMENDMENT FILE OP.21.014, ZONING BY-LAW AMENDMENT FILE Z.21.024 – 7034 & 7040 ISLINGTON AVENUE, VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE WEST**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated October 3, 2023, be approved, subject to the following, in accordance with Communication C1, memorandum from the Deputy City Manager, Planning and Growth Management, dated September 29, 2023:
  - a) THAT Attachment 7(Table 2) – “Proposed Zoning Exceptions to Zoning By-law 1-88” be deleted and replaced with the revised Attachment 7 attached hereto to this Communication.

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**Recommendations**

1. THAT York Region be advised that Vaughan Council recommends Official Plan Amendment File OP.21.014 (Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc.) BE APPROVED to amend the Vaughan Official Plan 2010 to redesignate the subject lands from “Mid-Rise Mixed-Use” with a maximum building height of 8 storeys and a maximum Floor Space Index of 2.5 and “Natural Areas” to “High-Rise Mixed-Use” with a maximum building height of 28 storeys and a maximum Floor Space Index of 8.3 and “Natural Areas”, as shown on Attachment 9, along with the site-specific amendments identified in Table 1 of this report.
2. THAT Official Plan Amendment File OP.21.014 (Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc.) BE FORWARDED to York Region FOR APPROVAL and inclusion into Vaughan Official Plan, 2010, Volume 1 and Volume 2, Policy 13.12 – Steeles/Islington Avenues Services Review Area.
3. THAT Zoning By-law Amendment Z.21.024 (Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc.) BE APPROVED to amend Zoning By-law 1-88, to rezone the subject lands from “EM1 - Prestige Employment Area Zone” subject to site-specific Exception 9(1183) and “A - Agricultural Zone” as shown on Attachment 1, to “RA3 - Apartment Residential Zone” with a Holding Symbol “(H)” and “OS1 - Open Space Conservation Zone”, in the manner shown on Attachment 2, together with site-specific zoning exceptions identified in Table 2 (Attachment 7) of this report.
4. THAT the Holding Symbol “(H)” shall not be removed from the subject lands until the following conditions are met to the satisfaction of the respective department/agency:
  - 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
  - b. The Owner has received confirmation from York Region that the proposed storm connection to the regional storm sewer and the associated flows are acceptable
  - c. Submit a revised Transportation Impact Study to address outstanding comments to the satisfaction of the Development Engineering Department of the City of Vaughan, City of Toronto, and York Region.
  - d. The Owner shall submit a revised conceptual site plan that includes a shared vehicular access, or an internal access easement registered on title as appropriate, with 7046

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Islington Avenue, to ensure coordinated development once it redevelops with a compatible land use, to the satisfaction of York Region.

- e. The Owner shall submit a revised ground floor plan that demonstrates compliance with the City of Vaughan Development Engineering criteria, including ramp grading transitions and loading space maneuvering, or provide appropriate justification for not meeting the City standards, to the satisfaction of the Transportation division of the Development Engineering Department.

**2. CO-MART HOLDINGS LTD.: OFFICIAL PLAN AMENDMENT FILE OP.21.027, ZONING BY-LAW AMENDMENT FILE Z.21.056 – 20 ROYSUN ROAD, VICINITY OF MARTIN GROVE ROAD AND HIGHWAY 7**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated October 3, 2023, be approved; and**
- 2) That Communication C16 from Phil J. Stewart, Pound & Stewart Planning Consultants, Belsize Drive, Toronto, dated October 3, 2023, be received.**

**Recommendations**

- 1. THAT Official Amendment File OP.21.027 (Co-Mart Holdings Ltd.) BE APPROVED to amend the Vaughan Official Plan 2010 to:
  - a. Redesignate the subject lands from “Prestige Employment” to “Mid-Rise Mixed-Use” with a permitted maximum building height of 12 storeys and a maximum Floor Space Index (density) of 3.33 times the area of the lot;
  - b. Amend Policy 9.2.3.5.b, to permit a decrease in the minimum tower set back from the podium from 3 metres to 0 metres along public street frontages
- 2. THAT Zoning By-law Amendment File Z.21.056 (Co-Mart Holdings Ltd.) BE APPROVED to amend Zoning By-law 001-2021 to rezone the subject lands from “EM1 Prestige Employment Zone” to “MMU Mid-Rise Mixed-Use Zone,” with a Holding Symbol “(H)”, in the manner shown on Attachment 2, together with the site-specific exceptions identified Table 1 (Attachment 8) of this report.

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3. THAT the Holding Symbol “(H)” shall not be removed from the subject lands or any portion thereof, until the following condition(s) are addressed to the satisfaction of the City:
  - a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands.
  - b. The Owner shall submit a revised Stormwater Management and Functional Servicing Report containing the following information to the satisfaction of the City’s Development Engineering Department and York Region:
    - i. Short-term construction and long-term dewatering discharge plans to an approved municipal sewer in coordination with the discharge rates and recommendations provided in the Hydrogeological Study and Water Balance Assessment prepared by EXP Services Inc. dated October 14, 2022 (including any subsequent amendments and/or revisions)
    - ii. A Water Supply Analysis that includes water demands for domestic and fire flow purposes for the proposed development in coordination with the City’s Design Criteria and the Fire Underwriters Survey (‘FUS’) to confirm the existing water supply infrastructure within Sovereign Court has adequate pressure based on the Hydrant Flow and Pressure Test to accommodate the development
    - iii. Downstream sanitary capacity analysis to the nearest trunk sewer complete with unit count information for approved and proposed development applications within the sanitary drainage area, to identify any required wastewater infrastructure improvements to service the development:  
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.
  - c. The Owner shall provide a revised Transportation Mobility Plan that addresses outstanding comments and provides a loading study for the consolidated loading space demonstrating functionality of all design vehicles, and acceptable management of loading activities, to the satisfaction of the Development Engineering Department.

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- d. The Owner shall provide a revised plans to the satisfaction of the Development Planning and Development Engineering Departments, demonstrating the recommended site plan improvements as identified in this report and shown on Attachments 6 and 7.

**3. HOLLYWOOD PRINCESS CONVENTION & BANQUET CENTRE LTD.:  
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT FILES  
OP.10.002 AND Z.23.001 – 2800 HIGHWAY 7, VICINITY OF HIGHWAY  
7 AND CREDITSTONE 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 October 3, 2023.**

**Recommendations**

1. THAT Official Plan Amendment File OP.10.002 (Hollywood Princess Convention & Banquet Centre Ltd.) BE APPROVED, to amend Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Vaughan Metropolitan Centre Secondary Plan ('VMCSP') for the Subject Lands shown on Attachment 1 as follows:  
  
To add a new site-specific Policy Area on Schedule "K" to
  - a) Identify the Subject Lands located at 2800 Highway 7 (south-east corner of Barnes Court and Expo Way), as Area "T".
  - b) Permit a maximum building height of 38-storeys (Towers 1 and 2) for the residential towers with a maximum density of 7.25 times the area of the lot (Floor Space Index – 'FSI'), whereas a maximum building height of 30-storeys and 5.0 FSI is permitted.
  - c) Permit a minimum podium height of 2-storeys; whereas, a minimum of 4-storeys is required;
2. THAT Zoning By-law Amendment File Z.23.001 (Hollywood Princess Convention & Banquet Centre Ltd.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 3, from "C7 Service Commercial Zone," subject to site-specific Exception 9(420) to "C9(H) Corporate Centre Zone" with a Holding Symbol "(H)" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1, Attachment 8 of this report;
3. THAT Zoning By-law Amendment File Z.23.001 (Hollywood Princess Convention & Banquet Centre Ltd.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands

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shown on Attachment 4, from “V3 Vaughan Metropolitan Centre Neighbourhood Zone”, subject to site-specific Exception 14.240 to the “V3(H) Vaughan Metropolitan Centre Neighbourhood Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 4, together with site-specific zoning exceptions identified in Table 2, Attachment 9 of this report;

4. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following condition(s) is(are) addressed to the satisfaction of the City:
  - a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands;
5. THAT the implementing Official Plan Amendment be forwarded to York Region for approval; and
6. THAT the implementing Zoning By-law Amendments be brought forward to a future Vaughan Council meeting in accordance with section 24(2) of the Planning Act.

**4. 11191 KEELE STREET GP. INC.: ZONING BY-LAW AMENDMENT FILE Z.21.036, DRAFT PLAN OF SUBDIVISION FILE 19T-21V007 – 11191 KEELE STREET, VICINITY OF KEELE STREET AND KIRBY ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 3, 2023, be approved; and
- 2) That Communication C2 from Rosemarie L. Humphries, President, Humphries Planning Group Inc., Pippin Road, Vaughan, dated October 2, 2023, be received.

**Recommendations**

1. THAT Zoning By-law Amendment File Z.21.036 (11191 Keele St. GP Inc.) BE APPROVED, to rezone the subject lands from “A Agricultural Zone” to “RT1 (H) Residential Townhouse Zone” subject to a Holding Symbol “(H)” in the manner shown on Attachment 4, together with site-specific zoning exceptions identified in Attachment 7 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the following condition is satisfied:
  - a. Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved

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Servicing Capacity Distribution Policy assigning capacity to the subject lands;

3. THAT Draft Plan of Subdivision File 19T-21V007 (11191 Keele St. GP Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified on Attachment 1, to create one residential development block (Block 1) and sight triangle purposes (Blocks 2 and 3) to be conveyed to York Region, as shown on Attachment 3.

**5. 2024 SCHEDULE OF MEETINGS**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated October 3, 2023:**

**Recommendations**

1. That the 2024 Schedule of Meetings be adopted in accordance with the calendar as set out in Attachment 1; and
2. That the City Clerk be authorized to amend the schedule by changing the time and/or date of a scheduled meeting or cancelling meetings that are not required, subject to posting such amendments on the City's website in accordance with the Procedure By-law.

**6. PROCLAMATION REQUEST – WEAR RED CANADA DAY**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated October 3, 2023:**

**Recommendations**

1. That February 13, 2024, be proclaimed as "Wear Red Canada Day"; and,
2. That the proclamation be posted on the City's website and that the Corporate and Strategic Communications department be directed to promote the above-noted proclamation through the various corporate channels.

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**7. REDUCING BARRIERS TO MORE AFFORDABLE HOUSING OPTIONS**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the resolution of Mayor Del Duca, dated October 3, 2023, be approved;
- 2) That the comments from Rose Savage, Blackburn Boulevard, Woodbridge, on behalf of the Weston Downs Ratepayers' Association, be received; and
- 3) That the following Communications be received:
  - C3. Victor Lacaria, Co-president, Weston Downs Ratepayers' Association, Blackburn Boulevard, Woodbridge, dated October 2, 2023;
  - C4. Sandra Yeung Racco, President, Brownridge Ratepayers' Association, dated October 2, 2023;
  - C5. Andrea Di Ilio, dated October 2, 2023;
  - C6. Ausilia Spano, dated October 3, 2023;
  - C7. Fansports, dated October 3, 2023;
  - C8. Claudio Grossi, Green Manor Crescent, dated October 3, 2023;
  - C9. Anna Ambrosino Halkiotis, resident of Weston Downs, dated October 3, 2023;
  - C10. Victor and Vickie Piscione, Village Green Drive, Woodbridge, dated October 3, 2023;
  - C11. Tony Di Pasquale, Creative Forces Media Inc., Siderno Crescent, Woodbridge, dated October 3, 2023;
  - C12. Joe Castiglione, dated October 3, 2023;
  - C13. Joseph Brunaccioni, dated October 3, 2023;
  - C14. Dino Andre Segna, dated October 3, 2023;
  - C15. Wendy Balicki, resident of Woodbridge, dated October 3, 2023;
  - C17. Amanda Ferri, resident of Weston Downs, dated October 3, 2023; and
  - C18. Joseph Facca, Kingsnort Boulevard, Woodbridge, dated October 3, 2023.



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## **Member's Resolution**

Submitted by Mayor Steven Del Duca

**Whereas**, between 2011 and 2021, Vaughan experienced a population increase of almost 30 per cent, and is forecasted to grow by 66 per cent by 2051 for a minimum total population of 570,000; and

**Whereas**, in March 2023, Vaughan Council approved a commitment to the Ontario government's Housing Pledge that included a provincially mandated housing target for Vaughan of 42,000 housing units by 2031; and

**Whereas**, the Housing Accelerator Fund (HAF) grant program represents an opportunity for the City to refine the policies, procedures and processes to manage development in an effort to increase the supply of housing consistent with the Housing Pledge; and

**Whereas**, Bill 23, amended the Planning Act to create a new provincial threshold for what is permitted and moving toward "as-of-right" zoning to meet planned minimum density targets; and

**Whereas**, the City of Vaughan now currently permits "as-of-right" building ~~permits~~ for up to 3 residential units in accordance with Bill 23; and

**Whereas**, the City of Vaughan would like to further promote environmental sustainability with more efficient land use and provide more affordable housing options for families by reducing unnecessary barriers.

### **It is therefore recommended:**

1. That staff BE DIRECTED to prepare a zoning by-law amendment that would permit "as-of-right" building ~~permits~~ for up to four (4) residential units on a property wherever zoning permits single, semi or street townhouses for consideration by Council as soon as permitted by the statutory requirements of the Planning Act.
8. **HIGHWAY 50 NOMINEE INC.: ZONING BY-LAW AMENDMENT FILE Z.21.054, SITE DEVELOPMENT APPLICATION FILE DA.21.063 – 30 LABOURER'S WAY, VICINITY OF HIGHWAY 50 AND LANGSTAFF 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 October 3, 2023:**

### **Recommendations**

1. THAT Zoning By-law Amendment File Z.21.054 (Highway 50 Nominee Inc.) BE APPROVED to amend Zoning By-law 001-2021, to rezone part of the Subject Lands shown on Attachment 1, from

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“EM2 General Employment Zone” to “EM1 Prestige Employment Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report;

2. THAT Site Development File DA.21.063 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 9 to the satisfaction of the Development Planning Department, to permit the second phase of an industrial development on the Subject Lands, identified as Building ‘B’ on Attachments 2 to 7; and
3. THAT the removal of the municipal road (cul-de-sac) shown on the subject lands in the Block 64 Block Plan, as shown on Attachment 8, BE APPROVED, and that the final Block 64 Block Plan be modified to reflect these changes.

**9. CEREMONIAL PRESENTATION – AMERICAN LIBRARY ASSOCIATION’S (ALA) PR XCHANGE AWARDS**

Vaughan Public Libraries was recognized with the following ALA PR XChange awards:

1. VMC Library Virtual Tour;
2. VPL 2021 Annual Report; and
3. Masks in the Library.

**10. PRESENTATION – ASYLUM SEEKERS IN VAUGHAN**

The Committee of the Whole recommends:

- 1) That the presentation by Shernett Martin, Director, ANCHOR Canada, be received.

**11. OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**11.1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS**

- 1) The Committee of the Whole recommends that the following Ad-Hoc Committee reports be received:
  1. Vaughan Healthcare Centre Precinct Advisory Committee meeting of September 5, 2023 (Report No. 1);

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2. **Accessibility Advisory Committee meeting of September 18, 2023 (Report No. 4); and**
3. **Official Plan Update Sub-Committee meeting of September 20, 2023 (Report No. 8).**

**12. NEW BUSINESS – BLOCK 64 SOUTH BLOCK PLAN**

**The Committee of the Whole recommends:**

- 1) **That staff be directed to bring back the Block 64 South Block Plan for Council approval before December 31, 2023.**

*The foregoing matter was brought to the attention of the Committee by Deputy Mayor Jackson.*

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The meeting adjourned at 2:41 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair