



**CITY OF VAUGHAN
REPORT NO. 54 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on December 10, 2021***

The Committee of the Whole met at 1:02 p.m., on November 30, 2021.

Present:

Council Member	In-Person	Electronic Participation
Councillor Sandra Yeung Racco, Chair	X	
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Tony Carella		X
Councillor Rosanna DeFrancesca		X
Councillor Alan Shefman		X

The following items were dealt with:

1. GTA WEST UPDATE PRESENTATION - FEDERAL IMPACT ASSESSMENT ACT

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Acting Deputy City Manager, Infrastructure Development dated November 30, 2021 be approved;**

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- 2) That the presentation by the following speakers and C 37, presentation material entitled “*Highway 413 Transportation Corridor Route Planning and Preliminary Design Project – Federal Impact Assessment Process*”, be received:
 1. Mr. Hossein Hosseini, Project Manager, Major Planning Projects, Ministry of Transportation Ontario, Toronto;
 2. Ms. Britta Patkowski, Associate Vice President, Impact Assessment and Permitting, AECOM, Toronto;
 3. Mr. Jay Goldberg, Project Manager, WSP Canada; and
 4. Mr. Martin Michalek, Civil Engineer and Project Manager, Ministry of Transportation Ontario, Toronto;
- 3) That the comments from Mr. Keith Brooks, Programs Director, Environmental Defence Canada, Toronto be received; and
- 4) That the following Communications be received:
C 36 Carrie Manley dated November 22, 2021;
C 41 Ms. Kathryn Angus, President, Kleinburg & Area Ratepayers’ Association dated November 24, 2021; and
C 56 Ms. Irene Ford dated November 29, 2021.

Recommendations

1. That the presentation by the Ministry of Transportation with respect to the GTA West Corridor Route Planning and Environmental Assessment Study be received for information purposes; and
 2. That a copy of this report be forwarded to the Province, the Ministry of Transportation Ontario (MTO), the City of Brampton, Town of Caledon, Township of King, Region of Peel and Region of York.
2. **CLUBHOUSE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.19.014 ZONING BY-LAW AMENDMENT FILE Z.19.038 DRAFT PLAN OF SUBDIVISION FILE 19T-19V007 VICINITY OF CLARENCE STREET AND ISLINGTON AVENUE**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated November 30, 2021 be approved;

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- 2) That the comments from the following speakers be received:
 1. Mr. Mark Flowers, Partner, Davies Howe LLP, Adelaide Street West, Toronto, on behalf of the applicant;
 2. Mrs. Paola Crocetti, Kilmuir Gate, Woodbridge, and on behalf of her neighbour, Mrs. Maria Rosana Pietras, Kilmuir Gate, Woodbridge;
 3. Mr. Hatem Abou El Nile, Kilmuir Gate, Woodbridge;
 4. Ms. Daniela Costantini, Kilmuir Gate, Woodbridge, on behalf of Keep Vaughan Green; and
 5. Mr. Danny Costantini, Kilmuir Gate, Woodbridge; and

- 3) That the following Communications be received:
 - C1. Lisa and Bruno Oppedisano, Cairnburg Place, Woodbridge dated November 19, 2021;
 - C2. Ms. Rose Giunta, Kilmuir Gate, Woodbridge dated November 18, 2021;
 - C3. Paola Maria Stefania Crocetti and Francesco Giuseppe Apollinaro, dated November 18, 2021;
 - C4. Ms. Anna Zamparo, dated November 18, 2021;
 - C5. Dr. Donna Mahoney, Woodbridge dated November 18, 2021;
 - C6. Ms. Nadia Lima dated November 18, 2021;
 - C7. Ms. Daniela Costantini, Keep Vaughan Green dated November 18, 2021;
 - C8. Sergio Villani, Cairnburg Place, Woodbridge dated November 18, 2021;
 - C9. Istvan Toth dated November 19, 2021;
 - C10. Fay Saber dated November 19, 2021;
 - C11. Ms. Andrea C. Lutzeier, Toronto Law, on behalf of The Lutzeier Family dated November 19, 2021;
 - C12. Frank and Rose Troina, Kilmuir Gate, Woodbridge dated November 19, 2021;
 - C13. Anthony and Jenny Petta, Squire Graham Lane, Woodbridge dated November 19, 2021;
 - C14. Ms. Marina Dykhtan dated November 19, 2021;
 - C15. Got Hair Boutique dated November 19, 2021;
 - C16. Ms. Tina Vogan dated November 19, 2021;
 - C17. Diana & Ernie Cascone, Clarence Street, Woodbridge dated November 19, 2021;
 - C18. Ms. Eva Spanoyannis dated November 19, 2021;
 - C19. George Spanoyannis dated November 19, 2021;
 - C20. Corrado Balducci dated November 19, 2021;
 - C21. George Moutsias dated November 19, 2021;
 - C22. Olga and Sergey Nikulenko dated November 21, 2021;
 - C23. Joseph Choe dated November 21, 2021;

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- C24. James & Gillian Downey dated November 20, 2021;**
- C25. Mary and Ferdinando Torrieri dated November 20, 2021;**
- C26. Umberto and Julia Ippoliti dated November 20, 2021;**
- C27. Ms. Tracie Dykas dated November 19, 2021;**
- C28. Tim Dykas dated November 19, 2021;**
- C29. John Troina dated November 19, 2021;**
- C30. Joe Wahba, Principal, Ontario Land Surveyor, R-PE
Surveying Ltd., Chrislea Road, Woodbridge dated
November 22, 2021;**
- C31. Marco, Lucia, Emma, and Sara Pulciani dated November
23, 2021;**
- C32. John Dickson dated November 22, 2021;**
- C33. Martin Douglas dated November 22, 2021;**
- C34. Sam & Cathy Scicchitano dated November 22, 2021;**
- C35. Ms. Lella Conte, Director, Special Projects Branch, WSIB
Ontario dated November 23, 2021;**
- C38. Joe and Lynn Jordan, Wycliffe Avenue, Woodbridge
dated November 19, 2021;**
- C39. Ms. Daniela Costantini, Keep Vaughan Green dated
November 23, 2021;**
- C40. Ms. Caroline Vecchiarelli dated November 21 / 23, 2021;**
- C42. Mr. Vincent Musaib-Ali dated November 25, 2021;**
- C43. The Lutzeier Family dated November 25, 2021;**
- C44. Paul & Alicia Talluri, Kilmuir Gate, Woodbridge dated
November 25, 2021;**
- C45. Joe Wahba, Principal, Ontario Land Surveyor, R-PE
Surveying Ltd., Chrislea Road, Woodbridge dated
November 22, 2021;**
- C46. Lorenzo Bonofiglio, Gate House Court, Woodbridge
dated November 27, 2021;**
- C47. Ms. Nadia Lima dated November 27, 2021;**
- C48. Mary and Ferdinando Torrieri, Kulmuir Gate,
Woodbridge dated November 28, 2021;**
- C49. Giuseppe and Andrea Bonofiglio, Gate House Court,
Woodbridge dated November 28, 2021;**
- C50. Frank and Rose Troina, Kilmuir Gate, Woodbridge dated
November 28, 2021;**
- C51. Tina Guarino dated November 27, 2021;**
- C52. Paul And Alicia Talluri, Kilmuir Gate, Woodbridge dated
November 29, 2021;**
- C53. Hatem Abu El-Neel, Kilmuir Gate, Woodbridge dated
November 29, 2021;**
- C54. John Massullo dated November 29, 2021;**
- C55. Ms. Caroline Vecchiarelli dated November 29, 2021;**

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- C57. Ms. Rosanna Rosa Gastaldo, Wycliffe Avenue, Woodbridge dated November 27, 2021;**
- C58. Adam Okhai, Wycliffe Avenue, Woodbridge dated November 29, 2021;**
- C59. Ms. Franca Stirpe dated November 29, 2021;**
- C60. Ms. Lisa Mannella, Waymar Heights Boulevard, Woodbridge dated November 29, 2021;**
- C61. Diana and Ernie Cascone, Clarence Street, Woodbridge dated November 29, 2021;**
- C62. Sara and Emma Pulciani, Kilmuir Gate, Woodbridge dated November 28, 2021;**
- C63. Giuseppe and Josie Ciaravella, Woodbridge Avenue, Woodbridge dated November 27, 2021;**
- C64. Umberto Ippoliti dated November 28, 2021;**
- C65. Ms. Penelope Castrodale, Woodbridge dated November 28, 2021;**
- C66. Marco and Lucia Pulciani and Family, Kilmuir Gate, Woodbridge dated November 27, 2021;**
- C67. Ms. Phyllis Petricca dated November 29, 2021;**
- C68. Josie and Gino Varone, Foreview Court, Woodbridge dated November 29, 2021;**
- C69. Hatem Abu El-Neel, Kilmuir Gate, Woodbridge dated November 29, 2021;**
- C70. Filippo Franco, Cromdale Ridge, Woodbridge dated November 29, 2021; and**
- C71. Ms. Andrea Torrieri, Port Royal Avenue, Kleinburg dated November 27, 2021.**

Recommendations

1. THAT Official Plan Amendment File OP.19.014 (Clubhouse Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the subject lands shown on Attachments 2 and 3:
 - a) Redesignate portions of the Subject Lands from “Private Open Space” to “Low-Rise Residential”, “Infrastructure and Utilities”, “Parks” and “Natural Areas”, as shown on Attachment 3, to facilitate the redevelopment of the Subject Lands for residential, open space, park and stormwater management uses
 - b) Include site-specific policies in Section 3.2.3.7 “Core Features” to permit additional uses including public parks, and a golf course and associated uses
 - c) Expand the Woodbridge Centre Secondary Plan Area to include the entirety of the subject lands; and

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- d) Include additional site-specific policy amendments to facilitate the proposed development as described on Table 1 within this report;
- 2. THAT Zoning By-law Amendment File Z.19.038 (Clubhouse Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from: “OS1 Open Space Conservation Zone”; “OS2 Open Space Park Zone”; “A Agricultural Zone”; “R1 Residential Zone” subject to site-specific Exception 9(263); “R1 Residential Zone” subject to site-specific Exception 9(1090); and, “R2 Residential Zone” to the following zones in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 2 of this report:
 - a) “RD3(H) Residential Detached Zone Three” subject to a Holding Symbol “(H)” - all lots proposed for detached dwellings
 - b) “RT1(H) Residential Townhouse Zone” subject to a Holding Symbol “(H)” – all Blocks proposed for street townhouses
 - c) “OS1 Open Space Conservation Zone” - the proposed open space and stormwater management blocks; and
 - d) “OS2 Open Space Park Zone” - the proposed park and parkette and golf course use;
- 3. THAT the Holding Symbol “(H)” shall not be removed from the subject lands until the Owner provides the following to the satisfaction of the Development Engineering Department:
 - a) Confirmation that the Remedial Action Plan is implemented.
 - b) A copy of the Record of Site Condition (‘RSC’) acknowledged by the Ministry of the Environment, Conservation, and Parks (‘MECP’) and filed on the Environmental Site Registry confirming the subject lands are suitable for the proposed residential development.
 - c) The Owner provides a revised Draft Plan demonstrating that the design and construction of the Street “1” alignment, and its intersection with Clarence Street, as well as its intersection with Street “4” / Street “3” are consistent with the City of Vaughan Engineering Standards and are to the satisfaction of the Development Engineering; and
 - d) The Owner agrees in the subdivision agreement to convey the necessary lands at Street “1” and Clarence Street intersection to the City adhering to the requirements of the City of Vaughan Engineering Standards including but not limited to the daylight triangles, right of way flaring, and 0.3m reserve;

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4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law;
5. THAT Draft Plan of Subdivision File 19T-19V007 (Clubhouse Developments Inc.) BE DRAFT APPROVED AS REDLINED REVISED AND SUBJECT TO THE CONDITIONS as set out in Attachment 1, to facilitate a residential Draft Plan of Subdivision, as shown on Attachment 5; and
6. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-19V007 (Clubhouse Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for 662 residential units. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

3. NASHVILLE DEVELOPMENTS (BARONS) INC. ZONING BY-LAW AMENDMENT FILE Z.17.024 DRAFT PLAN OF SUBDIVISION FILE 19T-17V007 VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated November 30, 2021:

Recommendations

1. THAT the Council approved Recommendations contained in Item 39, Report No. 21 (Nashville Developments (Barons) Inc.) dated June 19, 2018, be amended to include the following recommendation:

“THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.”

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4. PRIMA VISTA ESTATES INC. DRAFT PLAN OF CONDOMINIUM FILE 19CDM-20V002 VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated November 30, 2021:

Recommendations

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-20V002 BE APPROVED, to create a common elements condominium tenure, as shown on Attachment 3, subject to the Conditions of Draft Plan of Condominium Approval identified in Attachment 1.

5. RECOGNITION OF VAUGHAN COMMITTEE OF ASSOCIATIONS TO RESTORE ENVIRONMENTAL SAFETY (CARES) AT NORTH MAPLE REGIONAL PARK

The Committee of the Whole recommends:

- 1) That recommendation 3 contained in the resolution of Deputy Mayor, Local and Regional Councillor Ferri and Councillor Iafrate dated November 30, 2021 be approved, and that recommendations 1 and 2 be replaced with:
 - 1) That the main road leading to the North Maple Regional Park from Keele Street be named “Vaughan CARES Way”; and
 - 2) That a commemorative plaque capturing the official closure of the Keele Valley Landfill on December 31, 2002, be placed at a strategic location near the main park pavilion in the North Maple Regional Park.

Member's Resolution

Submitted by Deputy Mayor, Local and Regional Councillor Mario F. Ferri and Councillor Marilyn Iafrate

Whereas, Vaughan Committee of Associations to Restore Environmental Safety (CARES) was established in 1988 and registered in 1989 as an umbrella association of ratepayers, environmental groups, community activists and concerned residents to spearhead initiatives to close the Keele Valley Landfill and protect the environment, the head waters of the Don River and the health of Vaughan residents; and

Whereas, Vaughan CARES, in collaboration with the City of Vaughan, successfully argued and prevented Metro Toronto from extracting clay in

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hundreds of acres of land immediately around the Keele Valley Landfill owned by Metro Toronto; and

Whereas, Vaughan CARES in its 30 plus years of existence promoted the establishment of new policies eliminating landfilling as the main waste management strategy, diverting waste from landfills, organized and implemented the four (4) R's and advanced arguments for producers responsibility legislation and new packaging policies; and

Whereas, Vaughan CARES organized and participated in numerous deputations, delegations and demonstrations at Queen's Park, the City of Toronto, the landfill sites and other locations simultaneously opposing the expansion of the Keele Valley Landfill, the proposed second landfill in Vaughan consisting of 60 million tonnes and the proposal by Superior – Crawford Sand & Gravel's use of their abandoned pit; and

Whereas, Vaughan CARES between 1990 and 1995 secured intervening funding from the Ministry of the Environment to hire legal and other consultants to successfully and actively advance arguments against the second proposed mega landfill in Vaughan; and

Whereas, from 1996 to 2000 Vaughan CARES continued with its deputations, delegations, and public demonstrations to close the Keele Valley Landfill, establish new environmental policies and advocate for new sustainable waste management strategies; and

Whereas, Vaughan CARES in 2002 with support from the City of Vaughan organized an historic closure event of the Keele Valley Landfill engaging thousands of happy and satisfied residents; and

Whereas, Vaughan CARES in 2003 and beyond continued its advocacy for the rehabilitation of the Keele Valley Landfill, the integration of surrounding lands in a Regional park, effective waste diversion programs, collection of separated organics, greater producers responsibility and more responsible packaging legislation; and

Whereas, Vaughan CARES in the thirty (30) plus years of its existence has invested millions of volunteer hours to protect the environment by eliminating the siting of one mega landfill in Vaughan and closing another and thereby creating the opportunity for City building with vision and pride; an

Whereas, the results of Vaughan CARES actions provided the City of Vaughan with immeasurable financial benefits through the tax base as residential development was able to proceed in and around the former proposed landfill in the Keele St., Jane St., Kirby Rd. area; and

Whereas, Vaughan CARES' actions eliminated the suffering endured by local residents due to obnoxious odors, airborne carcinogens, vectors and thousands of trucks driving through local roads.

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It is therefore recommended:

1. That Council, in appreciation and recognition of Vaughan Committee of Association to Restore Environment Safety's (CARES) long and successful campaign to close the Keele Valley landfill and stop the siting of a second mega dump in Vaughan, and advocated for new sustainable and responsible environmental policies, name a street or a trail located in the North Maple Regional Park (NMRP) as "Vaughan CARES Way";
2. That Council direct staff to review options and report back by Q1 2022 on a location in the NMRP to permanently place the Vaughan commemorative plaque capturing the official closure of the Keele Valley Landfill on December 31, 2002; and
3. That staff be directed to report back to Council, within a reasonable time on the funding source and the cost of designing and producing story panels which capture the various milestones and timelines achieved by Vaughan CARES throughout their campaign to protect the environment and promote the health and well being of Vaughan residents.

6. KLEINBURG MENORAH LIGHTING BY CHABAD JEWISH CENTRE OF WOODBRIDGE

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Councillor Iafrate dated November 30, 2021.

Member's Resolution

Submitted by Councillor Marilyn Iafrate

Whereas, Chanukah is an eight-day holiday celebrated each year by people of the Jewish faith and is observed to commemorate the rededication of the Temple of Jerusalem; and

Whereas, the Menorah is the most recognizable symbol of Chanukah and serves as a symbol of light and life; and

Whereas, the City of Vaughan recognizes the celebration of Chanukah through the Menorah Lighting ceremony; and

Whereas, Rabbi Shalom Bakshi has come forward to request that a Menorah be displayed at the Kleinburg Library

It is therefore recommended:

1. That staff support the request to display the Menorah at the Kleinburg Library located at 10341 Islington Ave; and

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2. That the Menorah Lighting Ceremony be held at this location from November 30, to December 14, 2021 and
3. That City of Vaughan staff assist with the setup and lighting of the Menorah as required; and
4. That the decision be ratified by Council; and
5. That staff be directed to develop a policy and process for these requests and report back at a future date.

7. OTHER MATTERS CONSIDERED BY THE COMMITTEE

1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

1. **VMC Sub-Committee Meeting of November 2, 2021 (Report No. 3); and**
 2. **Transportation and Infrastructure Task Force meeting of November 17, 2021 (Report No. 5).**
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The meeting adjourned at 3:55 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair