

**CITY OF VAUGHAN  
REPORT NO. 58 OF THE  
COMMITTEE OF THE WHOLE**

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

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The Committee of the Whole met at 1:00 p.m., on December 7, 2021.

Present:

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

The following items were dealt with:

**1. BLACK CREEK FINANCIAL STRATEGY AREA SPECIFIC DEVELOPMENT CHARGES UPDATE**

**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 December 7, 2021:**

**Recommendations**

1. That the Development Charges Background Study for the Edgeley Pond and Park and Black Creek Channel Works (Attachment 1) be approved;
2. That Council enact the Edgeley Pond and Park and Black Creek Channel Works Area Specific Development Charge By-law (Attachment 2);

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3. That upon substantial completion of the Black Creek Technical Assignment, staff report back to the Committee of the Whole on the need, if any, for the reopening of the Area Specific Development Charge By-law, due to any significant variance in costs;
4. That the capital forecast to 2041 for the Edgeley Pond and Park and Black Creek Channel Works, included in the Development Charge Background Study, dated November 22, 2021, and subject to maintenance of service levels, the availability of funding and Council policies, be adopted;
5. That Council commit to funding the future operating costs associated with the capital forecast contained in the Development Charge Background Study, which are estimated to reach \$1.7 million annually by 2040, to be addressed through future budget cycles; and
6. That Council confirm that no further public meetings pursuant to the Development Charges Act, 1997 are required prior to the enactment of the new Area Specific Development Charge By-law.

### **2. DISCONTINUATION OF WATER, WASTEWATER AND STORMWATER BILLING SERVICES BY ALECTRA UTILITIES**

**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 December 7, 2021:**

#### **Recommendations**

1. That this report be received;
2. That a By-law be enacted to authorize the Mayor and City Clerk to execute a Shared Services Agreement between The City of Vaughan and Alectra in a form satisfactory to the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and the Deputy City Manager, Administrative Services and City Solicitor;
3. That a By-law be enacted to authorize the Mayor and City Clerk to execute a Transition Agreement between The City of Vaughan and Alectra in a form satisfactory to the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and the Deputy City Manager, Administrative Services and City Solicitor; and
4. That a By-law be enacted to authorize the Mayor and City Clerk to execute a Collaboration Agreement between The City of Vaughan and any or all of the cities of Hamilton, Guelph and Markham in a

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form satisfactory to the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and the Deputy City Manager, Administrative Services and City Solicitor.

### **3. CORPORATE STRUCTURE REVIEW**

**The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of December 10, 2021.**

#### **Recommendations**

1. That the recommendations for revisions to the corporate structure be approved, as presented.

### **4. YORK REGION PRESENTATION – TRANSPORTATION MASTER PLAN UPDATE**

**The Committee of the Whole recommends:**

1. That the recommendations contained in the following report of the Acting Deputy City Manager, Infrastructure Development, dated December 7, 2021, be approved; and
2. That the presentation by Lauren Crawford and Brian Titherington, York Region, Yonge Street, Newmarket, and Communication C9, entitled “*2022 Transportation Master Plan Update: Proposed 2051 Transportation Networks*”, dated December 7, 2021, be received.

#### **Recommendations**

1. That York Region’s 2022 Transportation Master Plan presentation be received for information;
2. That staff continue to engage with York Region on the TMP Update and coordinate with the on-going Vaughan Transportation Plan study to ensure the City’s needs are met; and
3. That a copy of this report be forwarded to York Region.

### **5. ALLOCATION OF SERVICING CAPACITY ANNUAL DISTRIBUTION AND UPDATE**

**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 December 7, 2021:**

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### **Recommendations**

1. THAT development application File Numbers 19T-17V009, DA.13.016, DA.15.072, DA.18.075 (Phase 2), DA.18.084, DA.19.084 be ALLOCATED servicing capacity from the York Sewage / Water Supply System for a total of 3,967 persons equivalent. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Distribution Policy if the development does not proceed to registration and/or building permit issuance within 36 months;
  2. THAT servicing capacity be RESERVED from the York Sewage / Water Supply System as noted below:
    - a. 9,259 persons equivalent for distribution to active development applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area);
    - b. 10,000 persons equivalent (approximately 5,000 apartment units) for distribution to active development applications in Regional Centres and Corridors (Vaughan Metropolitan Centre) and Primary Centres and Intensification Corridors;
    - c. 2,000 persons equivalent (approximately 1,000 apartment units) for distribution to active development applications at the discretion of Council (Council's Reserve); and
    - d. 2,907 persons equivalent for distribution to active development applications within the Kleinburg Water Resource Recovery Facility service area;
  3. THAT an annual review of the City's available servicing capacity and related Policy be undertaken by staff and brought forward annually to a Committee of the Whole meeting;
  4. THAT a copy of this report be forwarded to York Region and to the Building Industry and Land Development Association (BILD) – York Chapter; and
  5. THAT the Allocation of Servicing Capacity Policy (included in Attachment No. 1) be received for information purposes only.
6. **ALL-WAY STOP CONTROL REVIEW AT THE INTERSECTION OF  
LAWFORD ROAD AND HARLEY DRIVE**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated December 7, 2021:**

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### **Recommendations**

1. That Council approve the implementation of an all-way stop control at the intersection of Lawford Road and Harley Drive;
2. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law, to add an all-way stop control at the intersection of Lawford Road and Harley Drive; and
3. That the City Clerk forward a copy of this report to York Regional Police.

### **7. WINTER MAINTENANCE UPDATE – DECLARATION OF SIGNIFICANT WEATHER EVENT**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated December 7, 2021:**

### **Recommendations**

1. That Council adopt the City of Vaughan's Winter Maintenance Policy to Declare a Significant Weather Event in alignment with legislative changes to Ontario Regulation 239/02 Minimum Maintenance Standards; and
2. That Council delegate authority to the Deputy City Manager, Public Works, or designate, to declare the beginning and end of a Significant Weather Event for the purposes of *Municipal Act, 2001* and Ontario Regulation 239/02 (Minimum Maintenance Standards for Municipal Highways), in accordance with the Policy.

### **8. 2021 DISASTER MITIGATION AND ADAPTATION FUND (DMAF) GRANT APPLICATION**

**The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Councillor Racco, dated December 7, 2021:**

### **Member's Resolution**

#### **Submitted by Councillor Racco**

**Whereas**, on August 19, 2005, a severe storm caused significant flooding in the Black Creek sub-watershed, illustrating the need to improve conveyance capacity and implement cost-effective retrofit and stream rehabilitation projects in the Black Creek Channel and Edgeley Pond; and

**Whereas**, the severe weather event and subsequent flooding highlighted that in order to achieve the vision for the Vaughan Metropolitan Centre

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(VMC), the City's emerging downtown, significant infrastructure is required to accommodate future development; and

**Whereas**, the Black Creek corridor is positioned to become a signature feature for the VMC that is poised to attract investment along its frontage, support urban growth and add value as a prominent open space amenity and natural heritage system; and

**Whereas**, the Black Creek renewal will mitigate the current flooding and erosion problems in the Black Creek Channel and Edgeley Pond while introducing enhancements to the natural heritage system and public realm associated with the Black Creek corridor; and

**Whereas**, the City is advancing the construction of this essential stormwater infrastructure to manage flood risks, improving ecological function and providing functional natural habitats - all while creating a first-of-its-kind destination in the VMC; and

**Whereas**, the construction of the works would create diverse job opportunities in the VMC for the construction sector and for many other sectors as lands adjacent to the Edgeley Pond and Black Creek Channel are able to develop once the flood mitigation in the area is complete; and

**Whereas**, a comprehensive financial strategy with multiple funding sources was established for the Black Creek Renewal project; and

**Whereas**, the works related to the Edgeley Pond and Black Creek Channel total approximately \$220 million; and

**Whereas**, a grant application for the Disaster Mitigation and Adaptation Fund (DMAF) was submitted on October 15, 2021 for consideration; and

**Whereas**, a portion of the costs associated with the Edgeley Pond and Park and Black Creek Channel works is considered eligible for potential DMAF grant funding; and

**Whereas**, the amount of \$111.9 million of the total project costs was considered eligible and, if the application is successful, it would result in the maximum funding potential of \$89.6 million; and

**Whereas**, the VMC is the largest and most ambitious project in the City's history; and

**Whereas**, the VMC Secondary Plan sets a target that the downtown will be home to more than 25,000 people living in a projected 12,000 units, by 2031; and

**Whereas**, the VMC continues to exceed those growth targets despite the challenges presented by the ongoing COVID-19 pandemic; and

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**Whereas**, the VMC is home to several transformational projects, including the VMC subway station, regional bus transit infrastructure, high-rise towers and commercial office buildings, which have created thousands of jobs.

**It is therefore recommended:**

1. THAT the Mayor issue written correspondence to the Federal Minister of Infrastructure and Communities; the Federal Minister of Finance; the Honourable Premier of Ontario; the Ontario Minister of Finance; the Ontario Minister of Infrastructure; and the Ontario Minister of Municipal Affairs and Housing, to further outline the economic, social and environmental outcomes of the project; and
2. THAT this resolution be forwarded to the Federal Minister of Infrastructure and Communities; the Federal Minister of Finance; the Honourable Premier of Ontario; the Ontario Minister of Finance; the Ontario Minister of Infrastructure; the Ontario Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario (AMO); the Federation of Canadian Municipalities (FCM); the Toronto Region Conservation Authority (TRCA); the Local Members of Parliament (MPs); the Local Members of Provincial Parliament (MPPs) as well as York Region and its member municipalities.

**9. DEMOLITION OF EXISTING NON-CONTRIBUTING BUILDING AT 9929 KEELE STREET, AND CONSTRUCTION OF A FIVE STOREY MIXED RESIDENTIAL BUILDING, MAPLE HERITAGE CONSERVATION DISTRICT (REFERRED/TRANSMITTAL)**

**The Committee of the Whole recommends:**

1. That the application to demolish the existing structures at 9929 Keele Street, be approved;
2. That the recommendations contained in the following report of the Heritage Vaughan Committee, dated December 7, 2021, be received;
3. That the comments of Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, and Gabe DiMartino, Trinity Point/Sharewell Investments, Dufferin Street, Vaughan, representing the applicant, Communication C8, dated December 6, 2021, and Communication C10, presentation material, be received; and
4. That the following communications be received:  
**C1 Philip and Colleen Madonia, Oakdale Road, Maple, dated December 2, 2021;**

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- C2 Kevin Waithe and Sandra, Oakdale Road, Maple, dated December 1, 2021;**
- C3 Miao Guo and Ashish, Oakdale Road, Maple, dated December 1, 2021;**
- C4 Anthony LaMantia, Oakdale Road, Maple, dated December 3, 2021;**
- C5 Rosalie Chiarelli, dated December 5, 2021;**
- C6 Aldo Perrella, Oakdale Road, Maple, dated December 5, 2021; and**
- C7 Loren Siegal, Oakdale Road, Maple, dated December 6, 2021.**

### **Recommendations**

The Heritage Vaughan Committee forwards the following recommendations from its meeting of November 24, 2021 (Item 3, Report No. 7), for consideration:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 20, 2021, be approved; and
- 2) That the following be approved in accordance with Communication C2, memorandum from the Heritage Coordinator, the Senior Heritage Planner and the Manager Urban Design and Cultural Service, dated November 9, 2021:

THAT in the absence of the required letter of acceptance by the applicants to freeze the 90-day timeline as a condition of the previous Heritage Vaughan October 20, 2021 meeting, the application to demolish the existing structures and construct the proposed five-storey commercial-residential building exceeding 15.5 meters in height (not including the rooftop mechanical level) **BE DENIED.**

Heritage Vaughan, at its meeting October 20, 2021, recommended the following (Item 4, Report No. 6):

- 1) That consideration of this matter be deferred to the Heritage Vaughan Committee meeting of January 19, 2021, subject to the applicant submitting a letter to the City of Vaughan, Cultural Heritage Department, noting acceptance to freeze the 90 days timeline as of the next Heritage Vaughan date (November 24, 2021), as outlined in the Ontario Heritage Act, until the next available Heritage Vaughan meeting date of January 18, 2022 (37 calendar days) when this matter is brought back to the Heritage Vaughan Committee; and



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- 2) That the following comments and Communications were received:
1. Sharon Vattay, GBCA Architects, Davenport Road, Toronto, and Communication C2, presentation material, on behalf of the applicant;
  2. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, and Communication C3, dated October 19, 2021, on behalf of the applicant;
  3. Gabe DiMartino, Trinity Point Developments/Sharewell Investments, Dufferin Street, Vaughan, on behalf of the applicant;
  4. Enzo Corazza, Graziani and Corazza Architects, Jane Street, Concord, on behalf of the applicant; and
  5. Leo Wong, Graziani and Corazza, Jane Street, Concord, on behalf of the applicant.

Report of the Deputy City Manager, Planning and Growth Management,  
dated October 20, 2021

THAT the application to demolish the existing structures and construct the proposed five-storey commercial-residential building exceeding 15.5 meters in height (not including the rooftop mechanical level) BE DENIED.

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

**10.1 CONSIDERATION OF AD-HOC COMMITTEE REPORTS**

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

- 1. Effective Governance and Oversight Task Force meeting of November 17, 2021 (Report No. 9);**
- 2. Diversity and Inclusion Task Force meeting of November 18, 2021 (Report No. 8);**
- 3. Audit Committee meeting of November 22, 2021 (Report No. 5);**
- 4. Accessibility Advisory Committee meeting of November 23, 2021 (Report No. 6); and**
- 5. Heritage Vaughan Committee meeting of November 24, 2021 (Report No. 7).**

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**10.2 STAFF COMMUNICATIONS**

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

- SC1 Memorandum from the Acting Deputy City Manager, Infrastructure Development, dated November 26, 2021; and**
- SC2 Memorandum from the Acting Deputy City Manager, Infrastructure Development, dated December 3, 2021.**

**11. NEW BUSINESS - REQUEST FOR MAPLE HERITAGE CONSERVATION DISTRICT PLAN UPDATE AND PRESENTATION**

The Committee of the Whole recommends that staff be directed to provide a copy of the Maple Heritage Conservation District Plan Update (Draft Plan), along with the presentation, as discussed at the November 24, 2021 Heritage Vaughan Committee meeting, to all Members of Council.

The foregoing matter was brought to the attention of the Committee by Regional Councillor Jackson.

**12. NEW BUSINESS - REQUEST FOR RESPONSE TO ARTICLE ON UNSPENT MUNICIPAL RESERVES**

The Committee of the Whole recommends that staff be directed to provide a memo in response to the Toronto Star article entitled, *“Unspent municipal reserves affect livability, affordability”*, as referenced in Communication C11.

The foregoing matter was brought to the attention of the Committee by Councillor Carella.

**13. NEW BUSINESS - REQUEST FOR LEGAL ADVICE ON AN ENCROACHMENT MATTER**

The Committee of the Whole recommends that staff be directed to provide legal advice regarding an encroachment matter at 29 Ivory Court to a future Committee of the Whole (Closed Session) meeting.

The foregoing matter was brought to the attention of the Committee by Councillor Carella.

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**14. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
DECEMBER 7, 2021**

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

1. **CIVIC HERO – WARD 2**  
(personal matters about identifiable individuals)
2. **CIVIC HERO – WARD 4**  
(personal matters about identifiable individuals)
3. **PROPERTY MATTER - SALE OF CITY LANDS - PART OF  
HUNTINGTON ROAD, SOUTH OF HIGHWAY #7 TO  
HIGHWAY #50**  
(acquisition or disposition of land)
4. **PROPERTY MATTER - SALE OF CITY PROPERTY ADJACENT  
TO RIDGEFIELD CRESCENT - ROAD ALLOWANCE AND  
TEMPORARY WORKING EASEMENTS, AND OTHER MATTERS  
RELATING TO METROLINX REGIONAL EXPRESS RAIL  
PROJECT ADJACENT TO THE BARRIE RAIL CORRIDOR**  
(acquisition or disposition of land)
5. **PARTNERSHIP OPPORTUNITY AT NORTH MAPLE REGIONAL  
PARK DECEMBER 2021 UPDATE**  
(a trade secret or scientific, technical, commercial,  
financial or labour relations information, supplied  
in confidence to the municipality or local board, which,  
if disclosed, could reasonably be expected to prejudice  
significantly the competitive position or interfere  
significantly with the contractual or other negotiations  
of a person, group of persons, or organization)
6. **ONTARIO LAND TRIBUNAL - VAUGHAN OFFICIAL PLAN 2010 -  
BLOCK 27 LANDOWNERS GROUP (APPEAL 149) BLOCK 27  
CASE NO. PL111184**  
(litigation or potential litigation)
7. **HUMAN RESOURCES MATTER RELATED TO SENIOR STAFF**  
(personal matters about identifiable individuals)

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**8. UPDATE ON 9465 WESTON ROAD**

**(a position, plan, procedure, criteria  
or instruction to be applied to any  
negotiations carried on or to be  
carried on by or on behalf  
of the municipality or local board)**

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The meeting adjourned at 4:03 p.m.

Respectfully submitted,

Regional Councillor Gino Rosati, Chair