



**CITY OF VAUGHAN  
REPORT NO. 9 OF THE  
COMMITTEE OF THE WHOLE**

***For consideration by the Council  
of the City of Vaughan  
on March 22, 2022***

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The Committee of the Whole met at 1:02 p.m., on March 1, 2022.

Present:

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

The following items were dealt with:

**1. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021: ZONING BY-LAW AMENDMENT FILE Z.21.052 - REPEAL AND REPLACE TRANSITION PROVISIONS**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated March 1, 2022, be approved; and**
- 2) That the following Communications be received:**
  - C1. Mr. John M. Alati, Davies Howe LLP, Adelaide Street West, Toronto dated February 22, 2022;**

**REPORT NO. 9 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, MARCH 22, 2022**

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- C4. Mr. Mark R. Flowers, Davies Howe LLP, Adelaide Street West, Toronto dated February 28, 2022;**
- C5. Mr. Christopher J. Tanzola, Partner, Overland LLP, Yonge Street, Toronto dated February 28, 2022; and**
- C6. Mr. Mark R. Flowers, Davies Howe LLP, Adelaide Street West, Toronto dated February 28, 2022.**

**Recommendations**

- 1. That Council repeal and replace the transition provisions (Section 1.6) of Zoning By-law 001-2021, in its entirety, in the manner set out in Attachment 1 to this Report;
- 2. That Council authorize the Deputy City Manager, Legal and Administrative Services & City Solicitor to make any stylistic and technical changes to the provisions set out in Attachment 1, as may be required, before introducing the necessary by-law for enactment; and
- 3. That all necessary by-law(s) be enacted.

**2. NORTH MAPLE REGIONAL PARK DEVELOPMENT UPDATE MARCH 2022**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Infrastructure Development dated March 1, 2022:**

**Recommendation**

- 1. That this report be received for information.
- 3. 1529749 ONTARIO INC. (TORGAN GROUP) PHASE 1: OFFICIAL PLAN AMENDMENT FILE OP.16.006 - 7700 BATHURST STREET, VICINITY OF BATHURST STREET AND CENTRE STREET**
- The Committee of the Whole recommends:**
- 1) That consideration of this matter be deferred to the Council meeting of March 22, 2022;
  - 2) That comments from the following speakers be received:
    - 1. **Mr. Mario G. Racco, Brownridge Ratepayers Association, Checker Court, Thornhill; and**

**REPORT NO. 9 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, MARCH 22, 2022**

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2. **Ms. Mary Flynn-Guglietti, McMillan LLP, Bay Street, Toronto; and**
- 3) **That the following Communications be received:**
  - C2. **Mr. Joe Hoffman, Goodmans LLP, Bay Street, Toronto dated February 27, 2022;**
  - C3. **Memorandum from the Deputy City Manager, Planning and Growth Management dated February 28, 2022; and**
  - C7. **Ms. Mary Flynn-Guglietti, McMillan LLP, Bay Street, Toronto dated March 1, 2022.**

**Recommendations**

1. That the Ontario Land Tribunal be advised that the City of Vaughan Council ENDORSES Official Plan Amendment File OP.16.006 (1529749 ONTARIO INC.) to amend Vaughan Official Plan 2010, Volume 1, for the subject lands shown on Attachment 1 as follows:
    - a. amend Schedule 13 – Land Use, to permit a 30-storey mixed-use building and a 28-storey residential apartment building and a maximum FSI of 5.5 times the area of the Subject Lands, whereas neither are prescribed by VOP 2010;
    - b. permit a maximum of 680 residential units within two buildings;
    - c. permit residential uses at grade along an arterial Street (Centre Street);
    - d. permit site-specific amendments to Urban Design policy 9.2.3.6 of VOP 2010; and
  2. That City staff be directed to attend the Ontario Land Tribunal in support of Recommendation 1, if required.
4. **WOODBRIIDGE TRANSMISSIONS LIMITED HWY. #27 COLLISION LTD.: ZONING BY-LAW AMENDMENT FILE Z.19.026, SITE DEVELOPMENT APPLICATION DA.19.079 - VICINITY OF REGIONAL ROAD 27 AND INNOVATION DRIVE**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated March 1, 2022:**

## **REPORT NO. 9 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MARCH 22, 2022**

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### **Recommendations**

1. That Zoning By-law Amendment File Z.19.026 (Woodbridge Transmissions Limited Hwy. # 27 Auto Collision Ltd.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from the "A Agricultural Zone" to the "C7 Service Commercial Zone", as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report;
2. That the Owner be permitted to apply for a Minor Variance Application(s) to the City of 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; and
3. That Site Development File DA.19.079 (Woodbridge Transmissions Limited Hwy. # 27 Auto Collision Ltd.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit 3, 1-storey commercial buildings with a total GFA of 1,642 m<sup>2</sup> and 86 parking spaces.

### **5. REGIONAL MUNICIPALITY OF YORK: SITE DEVELOPMENT FILE DA.21.022: 53 JACOB KEFFER PARKWAY - VICINITY OF RUTHERFORD ROAD AND KEELE STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management dated March 1, 2022, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

### **Recommendation**

1. THAT Site Development File DA.21.022 (York Region) BE DRAFT APPROVED SUBJECT TO CONDITIONS of Site Plan Approval included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a paramedic response station with two tandem ambulance bays as shown on Attachments 3 to 6.

### **6. ANNUAL DRINKING WATER SYSTEM REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Public Works dated March 1, 2022:**

# **REPORT NO. 9 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MARCH 22, 2022**

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## **Recommendation**

1. That this report be received for information.

## **7. WATER BY-LAW UPDATE**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Public Works dated March 1, 2022:**

### **Recommendations**

1. That Council authorize amendments to the Water By-law in accordance with Attachment 1 and Attachment 2; and
2. That staff be authorized to undertake any other actions required to implement the recommendations of this Report, including any amendments to other By-laws, as a result of the amendment to the Water By-law.

## **8. RAINBOW CROSSWALK IN THE CITY OF VAUGHAN**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the resolution of Mayor Bevilacqua dated March 1, 2022 be approved; and
- 2) That the comments from Tristan Coolman, President, Pflag York Region be received.

### **Member's Resolution**

Submitted by Mayor Maurizio Bevilacqua

**Whereas**, the City of Vaughan is dedicated to fostering a community that is diverse, welcoming and inclusive of everyone; and

**Whereas**, the City has proclaimed Pride Week every year since 2003 and Pride Month since 2020, flown the rainbow flag during Pride Week and hosted official flag-raising ceremonies; and

**Whereas**, Vaughan is one of Canada's fastest growing and most diverse communities, and embraces all dimensions of diversity. As part of our commitment to advancing a culture of co-operation, in 2020, the City endorsed and adopted the Vaughan Inclusion Charter in support of the Inclusion Charter for York Region, a community initiative to create a fair and equal environment for all; and

## **REPORT NO. 9 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MARCH 22, 2022**

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**Whereas**, at the Jan. 19, 2022, Diversity and Inclusion Task Force meeting, task force member Jumol Royes asked that the City consider installing a rainbow crosswalk at an appropriate location; and

**Whereas**, Vaughan staff have identified that an initial Rainbow Crosswalk Pilot Project can be planned, executed and funded using existing budget.

**It is therefore recommended:**

1. That City staff execute a Rainbow Crosswalk Pilot Project on City Hall property with a completion date that coincides with a Pride flag-raising ceremony in June 2022, consistent with provincial COVID-19 health regulations;
2. That, further to the initial Rainbow Crosswalk Pilot Project, the administration prepare a report that explores other spaces and opportunities that speak to diversity and inclusion, and include a feasibility and financial impact analysis; and
3. That City staff work with the appropriate community stakeholders to identify appropriate locations and other considerations, including safety and accessibility.

### **9. OTHER MATTERS CONSIDERED BY THE COMMITTEE**

#### **9.1. RECESS INTO CLOSED SESSION**

The Committee of the Whole recessed into Closed Session at 1:42 p.m. for the purpose of considering the following matter:

##### **ITEM 3:**

**1529749 ONTARIO INC. (TORGAN GROUP) PHASE 1:  
OFFICIAL PLAN AMENDMENT FILE OP.16.006: 7700  
BATHURST STREET, VICINITY OF BATHURST STREET AND  
CENTRE STREET**

(solicitor/client privilege)

The Committee of the Whole reconvened into open session at 2:51 p.m. with all Members present.

### **10. CONSIDERATION OF AD-HOC COMMITTEE REPORTS**

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee reports be received:
  1. Older Adult Task Force meeting of January 31, 2022 (Report No. 1).

**REPORT NO. 9 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, MARCH 22, 2022**

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**2. Diversity and Inclusion Task Force meeting of February  
17, 2022 (Report No. 2).**

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The meeting adjourned at 3:05 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair