

**CITY OF VAUGHAN
COUNCIL MINUTES
MARCH 22, 2022**

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CITY OF VAUGHAN
COUNCIL MEETING
TUESDAY, MARCH 22, 2022

MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:00 p.m.

The following members were present:

Council Member	In-Person	Electronic Participation
Hon. Maurizio Bevilacqua, Mayor, Chair		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 Sandra Yeung Racco		X
Councillor Alan Shefman		X

27. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

THAT the agenda be confirmed.

AMENDMENT

MOVED by Councillor Carella
Seconded by Regional Councillor Jackson

That the following addendums be added to the agenda:

1. PROCLAMATION REQUEST ARCHIVES AWARENESS WEEK

Report of the Deputy City Manager, Legal and Administrative Services & City Solicitor with respect to the above.

2. VAUGHAN HEALTHCARE CENTRE PRECINCT – ENABLING NEXT STEPS – TRANSFER OF LANDS TO YORK UNIVERSITY

Confidential report of the City Manager and Deputy City Manager, Infrastructure Development with respect to the above.

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3. UPDATE ON SPORTS VILLAGE

Confidential verbal report of the City Manager, the Deputy City Manager, Legal and Administrative Services & City Solicitor and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer with respect to the above.

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

28. DISCLOSURE OF INTEREST

Regional Councillor Ferri declared an interest with respect to Item 3, Report No. 13, of the Committee of the Whole (Closed Session) - PROPERTY MATTER BLACK CREEK RENEWAL PROPERTY REQUIREMENT - 0 PEELAR ROAD SOUTHEAST CORNER OF JANE STREET AND PEELAR ROAD, as the landowner has retained his son's law firm.

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

29. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Yeung Racco
seconded by Councillor Carella

THAT the minutes of the Council meeting of February 15, 2022, be adopted as presented.

CARRIED

30. COMMUNICATIONS

MOVED by Regional Councillor Ferri
seconded by Councillor Yeung Racco

THAT Communications C1 to C294 inclusive be received and referred to their respective items on the agenda.

CARRIED

COUNCIL MEETING MINUTES – MARCH 22, 2022

31. CEREMONIAL PRESENTATIONS

1. Mayor and Members of Council recognized the City of Vaughan for receiving the 2021 Economic Developers Association of Canada - Marketing Canada Awards.

32. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole Report No. 9

Item 3

Committee of the Whole (Public Meeting) Report No. 10

Items 3 and 4

Committee of the Whole (Working Session) Report No. 11

Item 2

Committee of the Whole Report No. 12

Item 4

Committee of the Whole (Closed Session) Report No. 13

Items 2, 3, 4 and 5

Addendum Items

Items 1, 2 and 3

MOVED by Councillor Iafrate
seconded by Regional Councillor Jackson

THAT Items 1 to 10 of the Committee of the Whole Report No. 9, 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 (Public Meeting) Report No. 10, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 2 of the Committee of the Whole (Working Session) Report No. 11, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

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THAT Items 1 to 24 of the Committee of the Whole Report No. 12, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 8 of the Committee of the Whole (Closed Session) Report No. 13, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted.

THAT Item 1 of the Committee of the Whole (Public Meeting) Report No. 14, BE APPROVED and the recommendations therein be adopted.

CARRIED

33. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 9

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

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

MOVED by Councillor Shefman
seconded by Councillor DeFrancesca

THAT Item 3, Committee of the Whole Report No. 9, be adopted and amended, as follows:

By approving the recommendation contained in the report Deputy City Manager, Planning and Growth Management, dated March 1, 2022, subject to approving the following in accordance with Communication C289, memorandum from the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Infrastructure Development, dated March 18, 2022, as follows:

1. That the Recommendation 1. b) of the Committee of the Whole Report dated March 1, 2022, be deleted and replaced in its entirety with the following:

“1. b) permit a maximum of 750 residential units within two buildings;”
2. That the following additional recommendation be added as Recommendation 1. e) to the Committee of the Whole Report dated March 1, 2022:

COUNCIL MEETING MINUTES – MARCH 22, 2022

“1. e) As a condition of development for the Subject Lands, a cost sharing agreement be required to be entered into by the landowners of the Promenade Centre Secondary Plan Area to the satisfaction of the City and shall be regarding, but not limited to, all cost sharing for the provision of roads and municipal services within the Promenade Secondary Plan Area.”

3. That the following additional recommendation be added as Recommendation 1. f) to the Committee of the Whole Report dated March 1, 2022:

“1. f) approval of an Official Plan Amendment instrument in substantially the same form and content as the draft attached hereto as Attachment 4, subject to minor revisions to the satisfaction of the Deputy City Manager Planning and Growth Management” and

By receiving Communication C291 from Joe Hoffman, Goodmans LLP, Bay Street, Toronto, dated March 21, 2022.

CARRIED

COMMITTEE OF THE WHOLE (PUBLIC MEETING) REPORT NO. 10

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

ITEM - 3 DOUGHTON RESIDENCES CORP. DRAFT PLAN OF SUBDIVISION FILE 19T-21V008 - 216 AND 220 DOUGHTON ROAD VICINITY OF DOUGHTON ROAD AND JANE STREET

MOVED by Councillor Yeung Racco
seconded by Councillor Carella

THAT Item 3, Committee of the Whole (Public Meeting) Report No. 10, be adopted and amended, as follows:

By receiving Communication C81 from Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, dated March 1, 2022.

CARRIED

ITEM - 4 G GROUP MAJOR MACKENZIE INC. OFFICIAL PLAN AMENDMENT FILE OP.21.019 ZONING BY-LAW AMENDMENT FILE Z.21.040 - 3812 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

COUNCIL MEETING MINUTES – MARCH 22, 2022

MOVED by Councillor DeFrancesca
seconded by Councillor Carella

THAT Item 4, Committee of the Whole (Public Meeting) Report No. 10, be adopted and amended, as follows:

By approving that should a Community meeting be required, staff be authorized to attend the meeting; and

By receiving the following Communications:

- C3. Robert Arnone, dated February 28, 2022;
- C4. Lara Martellacci, dated February 28, 2022;
- C5. Syed A. Jaffri, 207 Wardlaw Place, Vaughan, dated February 28, 2022;
- C6. Val Perchenok, 41 Lindberg Drive, Vaughan, dated February 28, 2022;
- C7. Lev and Dana Blum, 337 Lawford Drive, Vaughan, dated February 28, 2022;
- C8. Daniel H. Steinberg, Davies Howe LLP, Adelaide Street West, Toronto, dated February 28, 2022;
- C9. Lina Jammehdiabadi, dated February 28, 2022;
- C10. Mazen Faraj, dated February 28, 2022;
- C11. Rina Locccisano and family, dated February 28, 2022;
- C19. Denise Richardson, Johnswood Crescent, Woodbridge, dated February 28, 2022;
- C20. Tony Squeo, dated February 28, 2022;
- C21. Nancy Bevilacqua, Sunview Drive, Vaughan, dated February 28, 2022;
- C22. Donna Parissi, dated February 28, 2022;
- C23. Remo Martignago, Canada Drive, Woodbridge, dated February 28, 2022;
- C24. Robert De Benedictis, dated February 28, 2022;
- C25. Rosalinda Caruso-Buttigieg and Neil Buttigieg, dated February 28, 2022;
- C26. Hannah Rosano, dated February 28, 2022;
- C28. Francesca DeFrancesco, dated February 28, 2022;
- C29. Jennifer Martins, dated February 28, 2022;
- C30. Luciano Di Loreto, dated February 28, 2022;
- C31. Diana Ferrari, dated February 28, 2022;
- C32. Rita Calotti, dated February 28, 2022;
- C33. Emilia Rozenblit, Hollybush Drive, Maple, dated February 28, 2022;
- C35. Parag Datta, Montcalm Boulevard, Woodbridge, dated February 28, 2022;
- C36. Bruce Millman, Barbini Drive, Woodbridge, dated February 28, 2022;
- C37. Mario Marmora, Holybush Drive, Vaughan, dated February 28, 2022;
- C39. Helen Shen, dated February 28, 2022;
- C40. Lauren Rossi and Marco Reda, dated February 28, 2022;
- C41. Shalini Saini, dated March 1, 2022;

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- C42. Lorenzo Schiavone, dated March 1, 2022;
- C43. Antonio Gallo, dated March 1, 2022;
- C44. Carlo and Kristina Rigillo, dated March 1, 2022;
- C45. Luisa Mammoliti-Grossi, dated March 1, 2022;
- C46. Xiaoqin Li, dated March 1, 2022;
- C47. Patricia Pantoja, dated March 1, 2022;
- C48. Mauricio Acuna, dated March 1, 2022;
- C49. Chris La Delfa, dated March 1, 2022;
- C50. Robert Lombardi, dated March 1, 2022;
- C51. Sabrina Farro, dated March 1, 2022;
- C52. Mara Mian, dated March 1, 2022;
- C53. Sabrina Cancian, dated February 28, 2022;
- C54. Nirsh Arulnayagam, Garyscholl Road, Vaughan, dated March 1, 2022;
- C55. Anne Ferrante, dated February 28, 2022;
- C56. Joe Fusaro, Maria Antonia Road, Vaughan, dated March 1, 2022;
- C57. Lisa Sinopoli, dated March 1, 2022;
- C58. Lynne Zhang, dated March 1, 2022;
- C59. Serena Liu, dated March 1, 2022;
- C60. Krishna Donepudi, dated March 1, 2022;
- C61. Richard Chen Zheng, dated March 1, 2022;
- C62. Xiao Yang, dated March 1, 2022;
- C63. Balvinder Mathon, dated March 1, 2022;
- C64. Qiujin Chen, dated March 1, 2022;
- C65. Chandra Trueman, dated March 1, 2022;
- C66. Juandu, dated March 1, 2022;
- C67. David Du, dated March 1, 2022;
- C68. Yan li, dated March 1, 2022;
- C69. Ben, dated March 1, 2022;
- C70. Ivana Mariani, dated March 1, 2022;
- C71. Rehman Mohar, Lawford Road, Woodbridge, dated March 1, 2022;
- C72. Isabelle Li, dated March 1, 2022;
- C73. Stephen Chen, dated March 1, 2022;
- C74. Jonathan Qiu, dated March 1, 2022;
- C75. Jing Huang, Davos Road, Woodbridge, dated March 1, 2022;
- C76. Sandra Monteleone, dated March 1, 2022;
- C77. Yujie Tan, dated March 1, 2022;
- C78. Vivian Lian, dated March 1, 2022;
- C82. Pine Lee, dated March 1, 2022;
- C83. Jonathan Cassar, dated March 1, 2022;
- C84. Aziz Dousheh, dated March 1, 2022;
- C85. Frank and Maria Attard, Carmen Crescent, Woodbridge, dated March 1, 2022;
- C86. Alka Raman, Antorisa Avenue, Vaughan, dated March 1, 2022;
- C87. Khalid Kakish, dated March 1, 2022;
- C88. Fabio Grosso, Via Teodoro, Woodbridge, dated March 1, 2022;
- C89. Bruno Bifulchi, Rutherford Road, Vaughan, dated March 1, 2022;
- C90. Chris and Krista Dimmell, dated March 1, 2022;
- C91. honfleur, dated March 1, 2022;

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- C92. Cathy, dated March 1, 2022;
- C93. Fabio Campacci, dated March 1, 2022;
- C94. Jiaying Wen, dated March 1, 2022;
- C95. Qiuming Zhang, dated March 1, 2022;
- C96. Josie Bifulchi, dated March 1, 2022;
- C97. Gino Gabriele, dated March 1, 2022;
- C98. Roy and Diane Earle, Water Garden Lane, Vaughan, dated March 1, 2022;
- C99. Dan, dated March 1, 2022;
- C100. Glen Liu, dated March 1, 2022;
- C101. Julia DiCarlo, dated March 1, 2022;
- C102. Runjing Wu, dated March 1, 2022;
- C104. Geoffrey Trueman, dated March 1, 2022;
- C105. Asher Jaffri, 207 Wardlaw Place, Vaughan, dated March 1, 2022;
- C106. Samuel Zhang, dated March 1, 2022;
- C107. The Puntillos, dated March 1, 2022;
- C108. Brunella Trinca, Isernia Crescent, Vaughan, dated March 1, 2022;
- C109. Altaf Ahmed, 31 Sibella Way, Vaughan, dated March 1, 2022;
- C110. Mohamed Moussa, dated March 1, 2022;
- C111. Keith Woodcock., dated March 1, 2022;
- C112. Daniela and Joey Palmieri, dated March 1, 2022;
- C113. Aanchal Sharma, dated March 1, 2022;
- C114. James and Daniela Reyes, dated March 1, 2022;
- C115. Omero I, dated March 1, 2022;
- C116. Mansoor, Stormont Trail, Woodbridge, dated March 1, 2022;
- C117. Brian Smith, dated March 1, 2022;
- C118. Carmela Fiore, dated March 1, 2022;
- C119. Alina Fainshtein, dated March 1, 2022;
- C120. Konstantin, dated March 1, 2022;
- C121. Joseph Fiore, dated March 1, 2022;
- C122. Pina D'Ugo, dated March 2, 2022;
- C123. Donna Verrelli, dated March 1, 2022;
- C124. ND DePasqua, dated March 1, 2022;
- C125. Faina Fainshtein, Alex Fainshtein and Maya Fainshtein, dated March 2, 2022;
- C126. Alex Fainshtein, dated March 1, 2022;
- C127. Cathy Pham, dated March 1, 2022;
- C128. Cesidio and Debbie Cocuzzo, Millwood Parkway, Woodbridge, dated March 1, 2022;
- C129. Shirish Paste, dated March 1, 2022;
- C130. Leif Gonzales & Franca Ierullo, dated March 1, 2022;
- C131. Coca Berea, Montreaux Crescent, Vaughan, dated March 1, 2022;
- C132. Altaf Ahmed, Sibella Way, Vaughan, dated March 1, 2022;
- C133. Anh Le, dated March 2, 2022;
- C134. Nguyen Thanh Giang, dated March 1, 2022;
- C135. Cyan Le, dated March 1, 2022;
- C136. Mark F., dated March 1, 2022;
- C137. AnnaRita Caria, Bunring Drive, Vaughan, dated March 1, 2022;
- C138. Ranbir Dhillon, Fontevielle Crescent, Woodbridge, dated March 2,

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2022;

- C139. Suzy Carnevale, dated March 1, 2022;
- C140. Max and Lindsay Greco, dated March 2, 2022;
- C141. Marisa Gosio, dated March 2, 2022;
- C142. f xu, dated March 2, 2022;
- C143. Sabrina Pizzoli, dated March 2, 2022;
- C144. Vicki Zhu, dated March 2, 2022;
- C145. Han Wang, dated March 2, 2022;
- C146. Frank Michielli, dated March 2, 2022;
- C148. Kevin Gulo, dated March 1, 2022;
- C150. Dr. Ning Du, dated March 3, 2022;
- C151. Ornak M, dated March 2, 2022;
- C152. Richard and Joanne Grundsten, dated March 2, 2022;
- C153. Rong Gao, dated March 3, 2022;
- C154. Chen Jiaoyan, dated March 3, 2022;
- C155. Stefanie Catallo, Stark Crescent, Woodbridge, dated March 2, 2022
- C156. Teresa Pannozzo, dated March 2, 2022;
- C157. Fabio Pellegrini, dated March 2, 2022;
- C158. Ankur Parikh and Dipali Parikh, Timberwolf Crescent, Vaughan, dated March 2, 2022;
- C159. Susy Correia, dated March 2, 2022;
- C160. Tony Abate, dated March 2, 2022;
- C161. Kegang Li & Li Cheng, dated March 3, 2022;
- C162. Yuan Lew and family, dated March 3, 2022;
- C163. Kelly Cui, dated March 3, 2022;
- C164. L J Wu, dated March 3, 2022;
- C165. Mandy Takhar, dated March 3, 2022;
- C166. Georgia Zhou, dated March 3, 2022;
- C167. Yo-yo Chen, dated March 2, 2022;
- C168. Jessica, dated March 3, 2022;
- C169. Vince Ruscitto, dated March 3, 2022;
- C170. Stephen Sorokowski, Stephanie Chan-Sorokowski and Heidi Sorokowski, Via Campanile, Woodbridge, dated March 3, 2022;
- C171. Rossana Campoli-Apa, dated March 3, 2022;
- C172. Maggie, dated March 3, 2022;
- C173. Nancie Drouin, Calera Crescent, Woodbridge, dated March 3, 2022;
- C174. Crystal Liu, dated March 3, 2022;
- C175. Terry Zhou, dated March 3, 2022;
- C176. Jenny Wang, dated March 3, 2022;
- C177. Ruo Gu Wang, dated March 4, 2022;
- C178. Carlos Dacunha, dated March 4, 2022;
- C179. Annasarr, dated March 3, 2022;
- C180. Silvana Di Maria, Oxbow Court, Woodbridge, dated March 4, 2022;
- C181. Jack Du, dated March 4, 2022;
- C182. Elvira Caria, Vellore Woods Ratepayers Association along with Millwood-Woodend Ratepayers Association, Buning Drive, Vaughan, dated March 4, 2022;
- C183. 17183990, dated March 4, 2022;
- C184. Simone & Mazhar Khan, Cassila Way, Woodbridge, dated March 4,

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2022;

- C185. Siu Kam Ng, Wardlaw Place, Vaughan, dated March 4, 2022;
- C186. Aysenur Dogantekin, Chatfield Drive, Vaughan, dated March 4, 2022;
- C187. Weizhu Meng, dated March 5, 2022;
- C188. Maryam Chaudhry, dated March 6, 2022;
- C189. John Mazzilli, Bunting Drive, Woodbridge, dated March 5, 2022;
- C190. Lisa Di Nardo, dated March 5, 2022;
- C191. Steven and Rosalia Cescolini, Cetona Avenue, Vaughan, dated March 5, 2022;
- C192. Ozgur Boyacioglu, Sedgewat Heights, Woodbridge, dated March 5, 2022;
- C193. Alexander Tell, dated March 4, 2022;
- C194. Emily Ferreira, dated March 3, 2022;
- C195. Wing Wong, dated March 6, 2022;
- C196. Maria Escoda, dated March 4, 2022;
- C197. Kelvin Lok, dated March 7, 2022;
- C198. Nick Maggio, Templewood Crescent, Woodbridge, dated March 6, 2022;
- C199. Marisa Allen, on behalf of parents Rosa and Giovanni Angelucci, Sheshi Drive, Woodbridge. dated March 2, 2022;
- C200. Arslan Korpeev, dated March 2, 2022;
- C201. F M, Farooq Boulevard, Woodbridge, dated March 6, 2022;
- C202. Viktor and Larissa Matveeva, Antorisa Avenue, Woodbridge, dated March 2, 2022;
- C203. Teresa Sinapi & Vishram Lutchman, Planter Crescent, Woodbridge, dated March 2, 2022;
- C204. Silvia & Gaetano Cortese, dated March 2, 2022;
- C205. Michele Williamson, dated March 2, 2022;
- C206. Antonio Douvis, dated March 2, 2022;
- C207. Angelo Di Placido, dated March 2, 2022;
- C208. Frank Leo, Stanton Avenue, Vaughan, dated March 1, 2022;
- C209. Fabio Passos, Siena Drive, Vaughan, dated March 1, 2022;
- C210. Ernesto Pierluigi, Hailsham Court, Vaughan, dated March 1, 2022;
- C211. Steve D'Agostini, dated March 1, 2022;
- C212. Aanchal Sharma, dated March 1, 2022;
- C213. Danny Manzo, dated March 1, 2022;
- C214. Amelia Libertucci, dated March 1, 2022;
- C215. Derhewitt, dated March 1, 2022;
- C216. Lisa C., dated March 1, 2022;
- C217. Antonella Linossi, dated March 1, 2022;
- C218. Luay Saig, dated March 1, 2022;
- C219. Jimmy, dated March 1, 2022;
- C220. John Trimboli, dated March 1, 2022;
- C221. Paul Imbrogno, dated March 1, 2022;
- C222. Hussein EL-Masri, dated March 1, 2022;
- C223. Khan Faheem and Mrs. Ushba, Via Toscana Woodbridge, dated March 1, 2022;
- C224. Buttiglieri, Davos Road, Vaughan, dated February 25, 2022;

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- C225. Yu Helena Liu, dated March 6, 2022;
- C226. Bruno Bifulchi, dated March 7, 2022;
- C227. Daphne Lee, dated March 7, 2022;
- C228. Ameneh Dialameh, dated March 7, 2022;
- C229. Xiaowei Chen, dated March 7, 2022;
- C230. Calvin Williams, Calera Crescent, Woodbridge, dated March 7, 2022;
- C231. Placido De Leon and Lissette , Alexie Way, Vaughan, dated March 7, 2022;
- C232. Fonnies Tam, dated March 7, 2022;
- C233. John Palazzolo, dated March 7, 2022;
- C234. Harjit Singh, dated March 7, 2022;
- C235. Sheonne Harris, dated March 7, 2022;
- C236. Ron Rotman, dated March 7, 2022;
- C237. Jackie Liu, dated March 7, 2022;
- C238. Zelko, Allenby Street, Woodbridge, dated March 8, 2022;
- C239. Adriana Hernandez, dated March 8, 2022;
- C240. Sonia Giroto, Selvapiano Crescent, Vaughan, dated March 7, 2022;
- C241. Sherry Yu, dated March 7, 2022;
- C242. Archie Teplitskiy, dated March 7, 2022;
- C243. Mon, dated March 7, 2022;
- C244. Ortenzia Nesci (servello), Madoc Place, Vaughan, dated March 9, 2022;
- C245. Lily Wei, dated March 8, 2022;
- C246. Anna D'Amico, Hawkview Boulevard, Vaughan, dated March 8, 2022;
- C247. Nordia Notice, dated March 9, 2022;
- C248. Susan Trombino, dated March 8, 2022;
- C249. Alejandro Lopez, Woodbridge, dated March 9, 2022;
- C250. Lijun Chen, Lawford Road, Vaughan, dated March 9, 2022;
- C251. Josie DeCaria, dated March 7, 2022;
- C252. Wendy Luluu, dated March 10, 2022;
- C253. Dina Savoia, dated March 8, 2022;
- C254. Bryan Haryott, dated March 9, 2022;
- C255. Carmela Mazzone-Rae, dated March 10, 2022;
- C256. Fu (Michael) Deng, dated March 7, 2022;
- C257. Tobias and Beatrix Serrao, LaRocca Avenue, Woodbridge, dated March 6, 2022;
- C258. Lia Quaranta, dated March 3, 2022;
- C259. Diana Zea and Jorge Jimenez, dated March 3, 2022;
- C260. Sandra Cuda, Via Teodoro, Vaughan, dated March 3, 2022;
- C261. Jessica, dated March 3, 2022;
- C262. Kristine Peticca, dated March 4, 2022;
- C263. Vansan Chan, Via Toscana, Woodbridge, dated March 5, 2022;
- C264. Jeff Rae, dated March 7, 2022;
- C265. William Lau, dated March 3, 2022;
- C266. James and Maria Polanco, Hansard Drive, Woodbridge, dated March 2, 2022;
- C267. Anna Tomaino, dated March 2, 2022;
- C268. Michael and Lindsay Garel, dated March 2, 2022;

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- C269. Andrew, Retreat Boulevard, Vaughan, dated March 2, 2022;
C270. Steven Cheng, dated March 2, 2022;
C271. Sunny Mathew & Annie Sunny, Orleans Circle, Woodbridge, dated March 2, 2022;
C272. Jazmin Carballo, Orion Avenue, Woodbridge, dated March 1, 2022;
C273. Fina Trinchini, dated March 1, 2022;
C274. Robert Russo, Fontevielle Crescent, Vaughan, dated March 1, 2022;
C275. Lina D'Onofrio Cirasella, Andrew Hill Drive, Vaughan, dated March 1, 2022;
C277. Carlo and Mary Giraldi, La Rocca Avenue, Woodbridge, dated March 13, 2022;
C278. Cong Chen, dated March 13, 2022;
C279. Johnson Wu, dated March 13, 2022;
C281. Thamer Yousif, dated March 15, 2022;
C282. Enza and Joe La Marca, Maria Antonia Road, Vaughan, dated March 15, 2022;
C283. Menh v, dated March 15, 2022;
C286. Jason Fraga, dated March 16, 2022;
C288. George and Shirley, dated March 17, 2022;
C293. Rana, dated March 22, 2022; and
C294. Jane Huang, dated March 21, 2022.

CARRIED

COMMITTEE OF THE WHOLE (WORKING SESSION) REPORT NO. 11

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

ITEM - 2 RESOLUTION SUPPORTING MUNICIPAL FINAL
 AUTHORITY FOR DEVELOPMENT PLANNING
 (REFERRED FROM FEBRUARY 15, 2022 COUNCIL
 MEETING)

MOVED by Councillor Iafrate
seconded by Councillor Shefman

THAT Item 2, Committee of the Whole (Working Session) Report No. 11, be adopted and amended, as follows:

By approving the recommendation contained in Communication C276, resolution from Councillor Alan Shefman and Councillor Marilyn Iafrate, dated March 8, 2022, subject to the following amendments:

1. Having Recommendation 5, as the first recommendation; and
2. Adding to Recommendation 6, that a copy of Communication C280, memorandum from the Deputy City Manager, Planning & Growth Management, dated March 15, 2022, also be sent; to read as follows:

COUNCIL MEETING MINUTES – MARCH 22, 2022

Whereas, the City of Vaughan recognizes the urgency of developing a comprehensive province-wide policy to address the urgent issue of affordability of housing;

Whereas, the City has embarked on developing its own policy on affordable housing;

Whereas, the City of Vaughan has an Official Plan that establishes a desired urban structure to guide its land uses throughout the city;

Whereas, the City undertakes regular reviews of its Official Plan, as required by the Planning Act, to ensure land use decisions are consistent with the Provincial Policy Statement and reflective of the community visions;

Whereas, the City's Official Plan encourages significant growth to the urban growth Centre, mobility hubs and major transit station areas to take advantage of mass transit services and protect the character of established residential areas;

Whereas, the City's Official Plan designates sufficient lands to meet its future growth needs based on provincial growth forecasts and serves as a critical policy document to coordinate between infrastructure and growth;

Whereas, the City's Official Plan is developed and updated based on technical studies and thorough extensive community and stakeholder consultations as required by the Planning Act;

Whereas, the province has established a Housing Affordability Task Force, without municipal representation, that has released 55 recommendations in its draft report on January 25, 2022, that could significantly impact land use planning at municipal level;

Whereas, there are many factors that can influence housing affordability, e.g. lack of Provincial infrastructure investment, immigration policy, backlog of cases at OLT, labour and material costs, income and inflation, as well as complex and sometimes conflicting Provincial policies; and

Whereas, many of the recommendations of the Housing Affordability Task Force would result in both local planning decisions being fundamentally undermined and download the burdens of the housing crisis to municipalities and their residents to the point that the quality of life of our residents would be seriously threatened;

NOW THEREFORE BE IT RESOLVED:

1. That as a first step in the process of developing a policy on housing affordability, that a fulsome and comprehensive

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- definition of “affordable housing” be developed in consultation with municipalities and other interested parties;
2. That the City of Vaughan support all efforts at all levels of government to increase housing supply that is fair to both existing and future residents;
 3. That the City of Vaughan be fully committed to working with all levels of government to develop an effective strategy to provide affordable housing;
 4. That the City of Vaughan express its grave concerns to the local MPPs and the Province of Ontario about the Housing Affordability Task Force report for lack of municipal involvement and consultation; and
 5. That the Province of Ontario be requested to conduct, with all due haste, a thorough consultation with municipalities and appropriate interested parties prior to developing and releasing any policy based on the Housing Affordability Task Force recommendations; and
 6. BE IT FURTHER RESOLVED That a copy of this Motion and Communication C280, memorandum from the Deputy City Manager, Planning & Growth Management, dated March 15, 2022, be sent to the Honourable Doug Ford, Premier of Ontario, the Minister of Municipal Affairs and Housing, the Leader of the Opposition, the Leaders of the Liberal and Green Party, all MPPs in the Province of Ontario; the Large Urban Mayors’ Caucus of Ontario, the Small Urban GTHA Mayors and Regional Chairs of Ontario; and
 7. BE IT FINALLY RESOLVED That a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for consideration; and

By approving the recommendation contained in Communication C285, resolution from Councillor Alan Shefman and Councillor Marilyn Iafrate, dated March 22, 2022, as follows:

Whereas Municipalities across this province collectively spend millions of dollars of taxpayer money and municipal resources developing Official Plans that meet current Provincial Planning Policy;

Whereas an Official Plan is developed through extensive public consultation to ensure, “that future planning and development will meet the specific needs of (our) community”;

Whereas the Vaughan Official Plan includes provisions that encourage development of all forms of housing including the need for attainable housing in our community;

Whereas our Official Plan is ultimately approved by the province;

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Whereas it is within the legislative purview of Municipal Council to approve Official Plan amendments or Zoning By-law changes that better the community or fit within the vision of the City of Vaughan Official Plan;

Whereas it is also within the legislative purview of Municipal Council to deny Official Plan amendments or Zoning By-law changes that do not better the community or do not fit within the vision of the City of Vaughan Official Plan;

Whereas municipal planning decisions may be appealed to the Ontario Land Tribunal (OLT; formerly the Ontario Municipal Board) an appointed body that is not accountable to the residents of Vaughan;

Whereas the OLT has the authority to make a final decision on planning matters based on a “best planning outcome” and not whether the proposed development is in compliance with municipal Official Plans or the needs of the community;

Whereas all decisions - save planning decisions - made by Municipal Council are only subject to appeal by judicial review and such appeals are limited to questions of law and or process;

Whereas Ontario is the only province in Canada that empowers a separate adjudicative tribunal to review and overrule local decisions applying provincially approved plans;

Whereas municipalities across this Province are forced to spend millions of dollars defending Official Plans that have already been approved by the province in expensive, time-consuming OLT hearings; and

Whereas lengthy and costly OLT hearings add years to the development approval process and acts as a barrier to municipal development; and

NOW THEREFORE BE IT RESOLVED that the Government of Ontario be requested to immediately establish a comprehensive and wide-ranging process that includes the participation of municipalities and other interested parties, to determine an alternative land use planning appeals process to replace the OLT in order to establish a fair and efficient appeal process in Ontario; and

BE IT FURTHER RESOLVED that a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, the Minister of Municipal Affairs and Housing, the Leader of the Opposition, the Leaders of the Liberal and Green Party, all MPPs in the Province of Ontario; the Large Urban Mayors’ Caucus of Ontario, the Small

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Urban GTHA Mayors and Regional Chairs of Ontario; and

BE IT FINALLY RESOLVED that a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for consideration; and

By receiving the following Communications:

- C149. Mario Marmora, South Maple Ratepayers Association, dated March 1, 2022; and
- C280. Memorandum from the Deputy City Manager, Planning & Growth Management, dated March 15, 2022.

CARRIED

COMMITTEE OF THE WHOLE REPORT NO. 12

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

ITEM - 4 REQUEST FOR COMMENTS: DRAFT YORK REGION OFFICIAL PLAN

MOVED by Regional Councillor Rosati
seconded by Regional Councillor Ferri

THAT Item 4, Committee of the Whole Report No. 12, be adopted and amended, as follows:

By approving the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 8, 2022.

CARRIED

Addendum Item

34. **PROCLAMATION REQUEST ARCHIVES AWARENESS WEEK** (Addendum No. 1)

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

1. That the recommendation contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated March 22, 2022, be approved.

CARRIED

COUNCIL MEETING MINUTES – MARCH 22, 2022

Recommendations

1. That April 4 to April 8, 2022, be proclaimed as “Archives Awareness Week”: and,
2. That the proclamation be posted on the City’s website and the Corporate and Strategic Communications department be directed to promote the above-noted proclamation through the various corporate channels.

35. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 13

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

ITEM - 3 PROPERTY MATTER BLACK CREEK RENEWAL
PROPERTY REQUIREMENT - 0 PEELAR ROAD
SOUTHEAST CORNER OF JANE STREET AND PEELAR
ROAD

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT Item 3, Committee of the Whole (Closed Session) Report No. 13, be adopted without amendment.

CARRIED

Regional Councillor Mario Ferri declared an interest with respect to this matter as the landowner has retained his son’s law firm and did not take part in the discussion or vote on the matter.

ITEM - 4 ONTARIO LAND TRIBUNAL CASE NO. OLT-21-001787
VAUGHAN OFFICIAL PLAN 2010 YONGE STEELES
CORRIDOR SECONDARY PLAN APPEALS YONGE &
STEELES DEVELOPMENTS INC. CASE NO. PL200260
DEVELOPMENT GROUP (100 SAW) INC. CASE NO.
PL200473 MIZRAHI CONSTANTINE (180 SAW) INC. ET AL.
CASE NO. PL210178 - 72 STEELES HOLDINGS LIMITED
AND 7040 YONGE HOLDINGS LIMITED CASE NO. OLT-21-
001218

MOVED by Councillor Shefman
seconded by Councillor DeFrancesca

THAT Item 4, Committee of the Whole (Closed Session) Report No. 13, be adopted and amended, as follows:

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By approving the recommendation contained in Communication C290, confidential memorandum from the Deputy City Manager, Planning & Growth Management and the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated March 22, 2022, as follows:

THAT Attachments 3 and 4 to the Committee of the Whole (Closed Session) Report No. 13, Item 4 dated March 8, 2022 be replaced with the ones attached to this confidential communication to reflect the most updated draft modified Yonge Steeles Corridor Secondary Plan prepared following further negotiations.

By approving the confidential recommendation of the Council (Closed Session) meeting of March 22, 2022.

CARRIED

36. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Regional Councillor Ferri
seconded by Councillor Yeung Racco

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

1. PROPERTY MATTER INFRASTRUCTURE ONTARIO LANDS KIPLING AVENUE AND HIGHWAY 407
(Committee of the Whole (Closed Session) Report No. 13, Item 2)
(acquisition or disposition of land)
2. ONTARIO LAND TRIBUNAL APPEALS CASE NOS. OLT-22-002104, PL111184, PL101128, PL010732, 0960161, 0020094, PL001029 (R000232 & M020096) RIZMI HOLDINGS LIMITED AND LUCIA MILANI 11333 DUFFERIN STREET, 11641 DUFFERIN STREET AND 11490 BATHURST STREET VAUGHAN OFFICIAL PLAN 2010 VAUGHAN OFFICIAL PLAN AMENDMENT 600 YORK REGION OFFICIAL PLAN 2010 YORK REGION OFFICIAL PLAN 1994 COMPREHENSIVE ZONING BY-LAW001-2021 ZONING BY-LAW327-2000
(Committee of the Whole (Closed Session) Report No. 13, Item 5)
(litigation or potential litigation)
3. VAUGHAN HEALTHCARE CENTRE PRECINCT – ENABLING NEXT STEPS – TRANSFER OF LANDS TO YORK UNIVERSITY
(Addendum 2)
(acquisition or disposition of land)
4. UPDATE ON SPORTS VILLAGE
(Addendum 3)

(solicitor-client privilege)

COUNCIL MEETING MINUTES – MARCH 22, 2022

CARRIED

Council recessed at 1:46 p.m.

MOVED by Regional Councillor Ferri
seconded by Regional Councillor Rosati

THAT Council reconvene at 5:01 p.m.

CARRIED

Council reconvened at 5:01 p.m. with the following members present:

Hon. Maurizio Bevilacqua, Mayor, Chair
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Councillor Marilyn Iafrate
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Sandra Yeung Racco

37. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 13

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

ITEM - 2 PROPERTY MATTER INFRASTRUCTURE ONTARIO
 LANDS KIPLING AVENUE AND HIGHWAY 407

MOVED by Councillor Carella
seconded by Councillor Yeung Racco

THAT Item 2, Committee of the Whole (Closed Session) Report No. 13, be adopted and amended, as follows:

By approving the recommendation contained in Communication C287, confidential memorandum from the Deputy City Manager, Infrastructure Development, dated March 22, 2022; and

By approving the confidential recommendation of the Council (Closed Session) meeting of March 22, 2022.

CARRIED

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ITEM - 5 ONTARIO LAND TRIBUNAL APPEALS CASE NOS. OLT-22-002104, PL111184, PL101128, PL010732, 0960161, 0020094, PL001029 (R000232 & M020096) RIZMI HOLDINGS LIMITED AND LUCIA MILANI 11333 DUFFERIN STREET, 11641 DUFFERIN STREET AND 11490 BATHURST STREET VAUGHAN OFFICIAL PLAN 2010 VAUGHAN OFFICIAL PLAN AMENDMENT 600 YORK REGION OFFICIAL PLAN 2010 YORK REGION OFFICIAL PLAN 1994 COMPREHENSIVE ZONING BY-LAW001-2021 ZONING BY-LAW327-2000

MOVED by Councillor Carella
seconded by Councillor DeFrancesca

THAT Item 5, Committee of the Whole (Closed Session) Report No. 13, be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of March 22, 2022.

CARRIED

Addendum Items

**38. VAUGHAN HEALTHCARE CENTRE PRECINCT – ENABLING NEXT STEPS –
TRANSFER OF LANDS TO YORK UNIVERSITY**
(Addendum No. 2)

MOVED by Regional Councillor Ferri
seconded by Regional Councillor Rosati

That the recommendation contained in the confidential report of the City Manager and Deputy City Manager, Infrastructure Development with respect to the above, dated March 22, 2022, be approved.

CARRIED

39. UPDATE ON SPORTS VILLAGE
(Addendum No. 3)

MOVED by Councillor Iafrate
seconded by Regional Councillor Ferri

That the recommendation contained in the confidential verbal report of the City Manager, the Deputy City Manager, Legal and Administrative Services & City Solicitor and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated March 22, 2022, be approved.

CARRIED

COUNCIL MEETING MINUTES – MARCH 22, 2022

40. BY-LAWS

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT the following by-laws be enacted:

- | | |
|------------------------|---|
| BY-LAW NUMBER 038-2022 | A By-law to amend City of Vaughan By-law 001-2021. (to repeal the transition provisions (Section 1.6) of Comprehensive Zoning By-law 001-2021) (Item 1, Committee of the Whole, Report No. 9) |
| BY-LAW NUMBER 039-2022 | A By-law to amend City of Vaughan By-law 001-2021. (to replace the transition provisions (Section 1.6) of Comprehensive Zoning By-law 001-2021) (Item 1, Committee of the Whole, Report No. 9) |
| BY-LAW NUMBER 040-2022 | A By-law to assume Municipal Services in respect of Registered Plan 65M-4500. (Pinestaff Developments Inc., 19T-10V005) (Delegation By-law 005-2018) |
| BY-LAW NUMBER 041-2022 | A By-law to amend City of Vaughan By-law 001-2021. (Z.18.036, Related Files 19T-03V05 and Z.03.026, Prima Vista Estates Inc. and 840999 Ontario Limited, located east of Pine Valley Drive and south of Teston Road, being Part of Lots 24 and 25, Concession 6, City of Vaughan.) (Council, July 16, 2015, Item 11, Committee of the Whole, Report No. 29) |
| BY-LAW NUMBER 042-2022 | A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 67-2018. (Z.18.036, Related Files 19T-03V05 and Z.03.026, Prima Vista Estates Inc. and 840999 Ontario Limited, located east of Pine Valley Drive and south of Teston Road, being Part of Lots 24 and 25, Concession 6, City of Vaughan.) (Council, July 16, 2015, Item 11, Committee of the Whole, Report No. 29) |
| BY-LAW NUMBER 043-2022 | A By-law to amend City of Vaughan By-law 1-88 as amended by By-laws 158-2016 and 59-2018. (Z.21.045, Related Files Z.10.034, 19T-10V005 and Z.16.052, 19T-16V010, Part of Lots 24 and 25, Concession 9, Pinestaff Developments Inc., located east of Huntington Road and north of |

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East's Corners Boulevard, municipally known as 339 Mactier Drive, described as Block 49, Registered Plan 65M-4564 and Block 127, Registered Plan 65M-4639, in Part of Lot 24, Concession 9, City of Vaughan ('Subject Lands'). Blocks 49 and 127 are located within Registered Plans 65M-4564 and 65M-4639 (Plans of Subdivision 19T- 10V005 Phase 2 (Pinestaff Developments Inc.) and 19T-16V10 (Nashville Developments (North) Inc.)) respectively. (Council, June 25, 2013, Item 22, Committee of the Whole, Report No. 32 and Council, September 26, 2017, Item 4, Committee of the Whole, Report No. 31)

BY-LAW NUMBER 044-2022

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 047-2021. (Z.17.002, Related Files OP.17.001, 19T-17V001 and DA.18.073, 9773 Keele Developments Inc., located on the east side of Keele Street, south of Barrhill Road, and are municipally known as 9773 Keele Street, being Part of Lot 19, Concession 3, City of Vaughan.) (Council, March 10, 2021, Item 1, Committee of the Whole, Report No. 8)

BY-LAW NUMBER 045-2022

A By-law to amend City of Vaughan By-law 1-88, as amended by Bylaws 379-95, 380-95, 132-2010 and 063-2015. (Z.21.030, Kau G.P. Inc., located on the east side of Weston Road and north of Chrislea Road, municipally known as 7979 Weston Road, being Part of Lot 7, Concession 5, City of Vaughan.) (Council, February 15, 2022, Item 4, Committee of the Whole, Report No. 4)

BY-LAW NUMBER 046-2022

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 158-2017. (Z.21.020, Related Files DA.21.023, 19CDM-21V003, 19T-21V005, Kleinburg Village Development Corp., located east of Islington Avenue, on the south side of Stegman's Mill Road, and are known municipally as 357, 365 and 375 Stegman's Mill Road, in Part of Lot 24, Concession 8, City of Vaughan.) (Council, February 15, 2022, Item 5, Committee of the Whole, Report No. 4)

COUNCIL MEETING MINUTES – MARCH 22, 2022

BY-LAW NUMBER 047-2022	A By-law of The Corporation of the City of Vaughan to amend the Administrative Monetary Penalties By-law 063-2019, as amended, to add further clarity for the public with respect to the reduction of penalty amounts, the application of time frames, and other administrative matters. (Council, February 15, 2022, Item 8, Committee of the Whole, Report No. 6)
BY-LAW NUMBER 048-2022	A By-law to amend the Consolidated Traffic By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Delegation By-law 005-2018)
BY-LAW NUMBER 049-2022	A By-law to dedicate certain lands as forming part of the public highway. (Buttermilk Avenue, 65R-39610) (Delegation By-law 005-2018)
BY-LAW NUMBER 050-2022	A By-law to Stop Up and Close a portion of Eagle Rock Way at the west end of Eagle Rock Way. (Item 11, Committee of the Whole, Report No. 12)
BY-LAW NUMBER 051-2022	A By-law to Stop Up and Close a portion of Milani Boulevard located at the north end of Milani Boulevard. (Item 12, Committee of the Whole, Report No. 12)
BY-LAW NUMBER 052-2022	A By-law to authorize the City of Vaughan's acquisition of fee simple lands from the Regional Municipality of York, along Jane Street north of Highway 407 and south of Doughton Road, required for the Black Creek Renewal Program. (Item 1, Committee of the Whole (Closed Session), Report No. 13)

CARRIED

41. **CONFIRMING BY-LAW**

MOVED by Regional Councillor Rosati
seconded by Regional Councillor Ferri

THAT By-law Number 053-2022, being a by-law to confirm the proceedings of Council at its meeting on March 22, 2022, be enacted.

CARRIED

COUNCIL MEETING MINUTES – MARCH 22, 2022

42. ADJOURNMENT

MOVED by Councillor Carella
seconded by Councillor DeFrancesca

THAT the meeting adjourn at 5:03 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk