



**CITY OF VAUGHAN
REPORT NO. 7 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on March 26, 2024***

The Committee of the Whole met at 1:01 p.m., on March 5, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Regional Councillor Mario G. Racco, Chair
Regional Councillor Linda Jackson, Deputy Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Councillor Marilyn Iafrate
Councillor Rosanna DeFrancesca
Councillor Adriano Volpentesta
Councillor Chris Ainsworth
Councillor Gila Martow

The following items were dealt with:

- 1. BLUE WATER RANCH DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.21.017 ZONING BY-LAW AMENDMENT FILE Z.21.032 SITE DEVELOPMENT FILE DA.21.041 VICINITY OF CENTRE STREET AND NEW WESTMINSTER 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 5, 2024.

Recommendations

1. THAT Vaughan Council deem no additional notice or public meeting is required prior to endorsing these revisions to the official plan and zoning by-law amendments (Files OP.21.017 and Z.21.032), in accordance with Section 34(17) of the *Planning Act*, notwithstanding that changes were made to the zoning by-law amendment after the holding of the statutory public meeting and after the Committee of the Whole (1) meeting on May 16, 2023.

**REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

2. THAT the Resubmission, revising the Official Plan Amendment File OP.21.017 and the Zoning By-law Amendment File Z.21.032, permit the following:
 - a) Increase the maximum permitted residential units to 660 units;
 - b) Increase the number of residential and visitor parking spaces 62 parking spaces (46 residential spaces and 16 visitor spaces) for a total of 581 spaces;
 - c) 0 m setback to the retaining wall along the south property line; and,
 - d) That Council no longer require the Holding Symbol “(H)” adopted by Council on May 16, 2023, relating to allocation of sewage and water capacity and contributions in relation to the Integrated Urban Water Master Plan Environmental Assessment and Functional Servicing Report.
3. THAT a Consent Application must be approved by the Vaughan Committee of Adjustment, and the decision must be final and binding prior to the implementing Zoning By-law coming into effect through the Ontario Land Tribunal (“OLT”).
4. THAT Site Development Application File DA.21.041 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 660 residential apartment units (1,459 persons equivalent). 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.
5. THAT the Deputy City Manager, Planning Growth Management be authorized to finalize the form of the instruments, substantially in accordance with the Recommendations contained in this report and Council’s prior endorsement and City of Vaughan staff and Legal counsel be directed to support this resolution at the OLT.

**2. 5012526 ONTARIO INC.: OFFICIAL PLAN AMENDMENT FILE
OP.20.010 AND ZONING BY-LAW AMENDMENT FILE Z.20.031 – PART
OF LOTS 7 AND 8, CONCESSION 8, VICINITY OF WOODBRIDGE
AVENUE AND KIPLING AVENUE**

The Committee of the Whole recommends:

- 1) **That consideration of this matter be deferred to the Council meeting of March 26, 2024, in order to provide an opportunity**

**REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

for further discussions between the adjacent landowners, the applicant and city staff;

2) That comments from the following speakers be received:

1. Rosemarie Humphries, Humphries Planning Group, Pipin Road, Vaughan;
2. Joanne Vavaroutsos, YRSCC 1141 (Kipling Avenue), Impala Crescent, Woodbridge;
3. Adam Grossi, First Avenue Developments, Highway 7, Woodbridge; and
4. Bessie Atzori, Kipling Avenue, Woodbridge; and

3) That the following Communications be received:

- C10. Ira Kagan, Kagan Shastri LLP, Avenue Road, Toronto, dated March 4, 2024;
- C11. Ryan Mino-Leahan, Partner, KLM Planning Partners Inc., Jardin Drive, Concord, dated March 4, 2024; and
- C12. Lesley, Kipling Avenue, dated March 4, 2024.

Recommendations

THAT the Ontario Land Tribunal be advised that City of Vaughan Council ENDORSES the following recommendations:

1. THAT Official Plan Amendment File OP.20.010 (5012526 Ontario Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, specifically Volume 2, Section 11.5 - Kipling Avenue Corridor Secondary Plan to permit the development of two rental apartment buildings, together with the site-specific amendments and recommended modifications identified in Table 1 (Attachment 9) and the recommended modifications shown on Attachment 8 as follows:
 - a. amend the policies of the “Mid-Rise Mixed-Use” designation to permit a maximum building height of 7 storeys stepping down to 5-storeys at the rear of the building, with a 4-storey podium and a maximum FSI of 3.0, as shown on Attachment 12, whereas a maximum building height 6-storeys and FSI of 3.0 is permitted;
 - b. redesignate the portion of the subject lands designated “Low-Rise Residential B” (with a maximum building height - 2-storeys and FSI - 0.7) to “Low-Rise Residential C” with a maximum building height of 3-storeys and a maximum FSI of 0.9, as shown on Attachment 12.

**REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

2. THAT prior to the implementation of Official Plan Amendment File OP.20.010 (5012526 Ontario Inc.), the Owner shall provide a revised Air Quality Study with additional information to justify the decreased separation distances from industrial facilities, to the satisfaction of the City.
3. THAT Zoning By-law Amendment File Z.20.031 (5012526 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from the “M2 General Industrial Zone” and “M3 Transportation Industrial Zone”, to “RA2 Apartment Residential Zone” with a Holding Symbol “(H)”, as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 (Attachment 10) of this report, and subject to the following modifications, consistent with Attachment 8:
 - a. Non-residential uses, except restaurants, shall be permitted at grade in Building 1, fronting onto Woodbridge Avenue, as shown on Attachment 8;
 - b. The interior side yard shall be a minimum of 4.5 m, with the exception of where the stairwell abuts the lot line and where the building abuts Burton’s Lane the interior side yard shall be 1.5 m;
 - c. The parking requirements shall be revised as follows:
 - i. 3.5 spaces per 100 m² for the non-residential space.
4. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the conditions as listed in Attachment 11, are addressed to the satisfaction of the City.
5. THAT City of Vaughan staff be directed to attend the Ontario Land Tribunal (“OLT”) in support of the recommendations contained in this report for Official Plan and Zoning By-law Amendment Files OP.20.010 and Z.20.031.

**3. 8940 BATHURST STREET LIMITED OFFICIAL PLAN AMENDMENT
OP.21.024 ZONING BY-LAW AMENDMENT Z.21.048 8950 BATHURST
STREET VICINITY OF BATHURST STREET AND NER ISRAEL DRIVE**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of March 26, 2024;
- 2) That the comments from Ryan Mino-Leahan, Partner, KLM Planning Partners Inc., Jardin Drive, Concord, be received; and

**REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

- 3) That the following Communications be received:
- C1. Tanya Roman, Anison & Associates, Vogell Road, Richmond Hill, dated February 28, 2024;
 - C2. Chen Zhang, Thornhill Woods resident, dated February 26, 2024;
 - C3. Frank Zhang, Apple Blossom Drive, Thornhill, dated February 26, 2024;
 - C4. Sophie Gao, Dewpoint Road, Thornhill, dated March 1, 2024;
 - C5. Jian Liu, Autumn Hill Boulevard, Vaughan, dated March 1, 2024;
 - C6. Jeff Levy, dated March 1, 2024;
 - C7. Hui Tang, Hesperus Road, Vaughan, dated March 2, 2024;
 - C8. Helena and Boris Arkanov, Ner Israel Drive, Vaughan, dated March 2, 2024;
 - C9. Mark McAlister, dated March 3, 2024; and
 - C13. Martin Quarcoopome, Vice President, Weston Consulting, Millway Avenue, Vaughan, dated March 4, 2024.

Recommendations

- 1. THAT Official Plan Amendment File OP.21.024 (8940 Bathurst Street Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 1 to redesignate the Subject Lands from “Low-Rise Residential” to “Mid-Rise Residential” having an FSI of 2.76 times the area of the lot and building heights of 10 and 12-storeys and three blocks of stacked back-to-back townhouse units.
- 2. THAT Zoning By-law Amendment File Z.21.048 (8940 Bathurst Street Limited) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1, from “RVM2 Residential Urban Village Multiple Dwelling Zone Two” to “RA3 Residential Apartment Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 5 - Table 1 of this report.
- 3. THAT Zoning By-law Amendment File Z.21.048 (8940 Bathurst Street Limited) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “RT Townhouse Zone” subject to site-specific Exception 14.729 to “RM3 Multiple Unit Residential Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 6 - Table 2 of this report.

**REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

4. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - a. The Owner enters into a Development Agreement, to satisfy all conditions, financial or otherwise, of the City with regard to such matters the municipality may consider necessary including payment of the development levies, the provision of roads, parks, walkways and municipal services, including upgrading the sanitary sewer on Ner Israel Drive, landscaping, road restoration, and fencing. The said agreement shall be registered against the lands to which it applies and to the satisfaction of the City.
 - b. The Owner agrees to decommission the existing private Yeshiva Sanitary Sewage Pumping Station, including all external associated wastewater servicing infrastructure, to the satisfaction of the City.
 - c. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
 - d. The Owner submits a Letter of Credit in the amount of \$125,000.00 to cover costs associated with the Transportation Demand Management Plan.
 - e. The Owner pays the Block 10 Trustee the cost sharing obligations to the Block 10 Thornhill Woods Developers Group.
 - f. The Owner has addressed the treatment of the adjacent Block 250 in plan 65M-3618 to the satisfaction of the City.

4. PRIMONT (ISLINGTON) INC. DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-22V011 7082 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE WEST

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2024.

Recommendation

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-22V011 (Primont (Islington) Inc.) BE APPROVED, as shown on Attachment 3, subject to the Conditions of Draft Approval in Attachment 5.

**REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

5. 300 ATKINSON INC. DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) 19CDM-21V005 300 ATKINSON AVENUE VICINITY OF ATKINSON AVENUE AND CENTRE STREET

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2024.

Recommendation

1. THAT Draft Plan of Condominium (Common Element) File 19CDM-21V005 (300 Atkinson Inc.) BE APPROVED, to establish the condominium tenure for a 106-unit residential townhouse development with one level of underground parking, as shown on Attachments 2 to 4, subject to the Conditions of Draft Approval in Attachment 5.

6. 2023 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, and the Director of Environmental Services, dated March 5, 2024.

Recommendations

1. That this Report be received for information.

7. DEVELOPMENT CHARGE COMPLAINT - 434 STEELES AVE WEST UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated March 5, 2024.

Recommendation

1. THAT this report be received for information only.

**REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

8. 10800 WESTON ROAD UPDATE

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole (Closed Session) meeting of March 19, 2024.

Recommendations

1. THAT this report be received; and
2. THAT a copy of this report be sent to York Region.

9. DEMOLITION AND NEW CONSTRUCTION – SINGLE DETACHED DWELLING WITH ATTACHED GARAGE LOCATED AT 60 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of January 31, 2024.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of January 31, 2024, (Item 1, Report No. 1), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated January 31, 2024, be approved;
- 2) That the comments from Fausto Cortese, FC Architects, Rutherford Road, Vaughan, be received; and
- 3) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated January 31, 2024:

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a) that further refinements to building design and material specifications revisions to be aligned with the KNHCD Plan guidelines shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to submission of final Heritage Permit drawings;

REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MARCH 26, 2024

- b) that any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
- d) that the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and the Chief Building Official;
- e) That prior to the issuance of the heritage permit, the applicant either provide a letter of consent for the removal of Tree#1 from the neighbour at 54 Napier Street or revise the site plan to show tree protection zone for the tree.
- f) that the applicant enters into a Private Tree Removal to the satisfaction of the City.

10. DELISTING OF 6701 HIGHWAY 7, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS') (TRANSMITTAL REPORT)

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report forwarded by the Heritage Vaughan Committee from its meeting of January 31, 2024, be approved; and**
- 2) That an administrative correction be made to revise the ward number to Ward 2.**

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of January 31, 2024, (Item 2, Report No. 1) for consideration by Committee of the Whole.

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated January 31, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

**REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

Recommendation of the Deputy City Manager, Planning and Growth Management, dated January 31, 2024:

1. THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the Ontario Heritage Act.

11. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 7894 DUFFERIN STREET WARD 4 – WEST SIDE OF DUFFERIN STREET AND NORTH OF CENTRE STREET (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of January 31, 2024.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of January 31, 2024, (Item 3, Report No. 1) for consideration by Committee of the Whole.

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated January 31, 2024, be approved;
- 2) That recommendation 2. be amended by adding the word “OR” to read “OR City of Vaughan”;
- 3) That the words “and published in the local newspapers” in recommendations 2. and 3. be deleted and replaced by “and a notice be published on the City’s Website”;
- 4) That Communication C1 [Attachment 2], Memorandum from the Deputy City Manager, Planning and Growth Management, dated January 30, 2024, be received; and
- 5) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated January 31, 2024:

THAT Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 7894 Dufferin Street in accordance with

**REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18.

2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the Ontario Heritage Act R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner (City of Vaughan), and published in the local newspapers.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 7894 Dufferin Street and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published in the local newspapers.

12. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 7961 JANE STREET, WARD 4 – EAST SIDE OF JANE STREET AND NORTH OF HIGHWAY 7 (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of January 31, 2024.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of January 31, 2024, (Item 4, Report No. 1) for consideration by Committee of the Whole.

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated January 31, 2024, be approved;
- 2) That recommendation 2. be amended by adding the word “OR” to read “OR City of Vaughan”;
- 3) That the words “and published in the local newspapers” in recommendations 2. and 3. be deleted and replaced by “and a notice be published on the City’s Website”;
- 4) That Communication C1 [Attachment 2], Memorandum from the Deputy City Manager, Planning and Growth Management, dated January 30, 2024, be received; and
- 5) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated January 31, 2024:

REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MARCH 26, 2024

THAT Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 7961 Jane Street in accordance with Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the Ontario Heritage Act R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner (City of Vaughan), and published in the local newspapers.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 7961 Jane Street and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published in the local newspapers.

13. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 9520 JANE STREET WARD 1 – VICINITY OF WEST SIDE OF JANE STREET, DIRECTLY SOUTH OF CANADA’S WONDERLAND AND BETWEEN HIGHWAY 400 AND WEST OF SWEETRIVER BOULDEVARD (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of January 31, 2024.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of January 31, 2024, (Item 5, Report No. 1) for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated January 31, 2024, be approved;
- 2) That recommendation 2. be amended by adding the word “OR” to read “OR City of Vaughan”;
- 3) That the words “and published in the local newspapers” in recommendations 2. and 3. be deleted and replaced by “and a notice be published on the City’s Website”; and
- 4) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MARCH 26, 2024

Recommendations of the Deputy City Manager, Planning and Growth Management, dated January 31, 2024:

THAT Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 9520 Jane Street in accordance with Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the Ontario Heritage Act R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner (City of Vaughan), and published in the local newspapers.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 9520 Jane Street and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published in the local newspapers.

14. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10 ONTARIO STREET WARD 1 - VICINITY OF ONTARIO STREET AND MAJOR MACKENZIE DRIVE WEST (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of January 31, 2024.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of January 31, 2024, (Item 6, Report No. 1) for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated January 31, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated January 31, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

**REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10 Ontario Street in accordance with Part IV, Section 27 of the Ontario Heritage Act R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

15. PROCLAIMING CANADA ROAD SAFETY WEEK

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Ainsworth, dated March 5, 2024:

Member's Resolution

Submitted by Councillor Ainsworth

Whereas on March 10, 2021, Vaughan City Council endorsed the MoveSmart Mobility Management Strategy (MoveSmart), a five-year road safety and mobility plan consisting of twenty-nine initiatives that reinforce the City's commitment to improving the municipal road network and enhancing road safety for all users, especially the most vulnerable; and

Whereas various MoveSmart initiatives underway support efficient mobility options and promote active and sustainable transportation; and

Whereas MoveSmart works with vested stakeholders such as York Region, York Region School Boards, York Regional Police, York Region Public Health, and York Region Transit to collectively educate, promote and reinforce the message that road safety is a shared value and responsibility; and

Whereas the City recognizes that road-related injuries and deaths due to speeding, drug-impaired driving, alcohol-impaired driving, fatigue-impaired driving, distracted driving, aggressive driving and driving without a seatbelt are human behaviour patterns that require continuous interventions, communications and traffic calming measures that remind drivers to change their negative driving habits; and

Whereas the City recognizes that all victims of road-related injuries and deaths serve as a critical reminder of the importance of advancing programs and initiatives supporting road safety and sustainable mobility; and

Whereas the thoughts and prayers of the City of Vaughan and the broader community remain with all victims of road-related injuries and the tragic loss of life.

REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MARCH 26, 2024

It is therefore recommended:

1. That the City of Vaughan recognize the Canadian Association of Chiefs of Police (CACCP) Canada Road Safety Week on an annual basis beginning in 2024 (May 14 to 20, 2024).

16. **INCENTIVIZING DEVELOPMENTS, BUILDING COMPLETE COMMUNITIES**

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Del Duca, dated March 5, 2024:

Member's Resolution

Submitted by Mayor Del Duca

Whereas, Vaughan shares the commitment of all government levels of bringing the dream of home ownership into reach for more people, and to build complete communities where people have greater access to housing options and employment opportunities; and

Whereas, between 2011 and 2021, Vaughan experienced a population increase of almost 30 per cent, with more expected in the coming decade. A forecast by York Region suggests that by 2051, Vaughan's population will increase by more than 66 per cent to nearly 570,000. The Vaughan Metropolitan Centre (VMC) Secondary Plan established a population target of 25,000 residents and 11,500 jobs by 2031; and

Whereas, in March 2023, Vaughan Council committed to achieving the Ontario government's Housing Pledge and the City's provincially mandated housing targets to facilitate the construction of 42,000 new homes in the city by 2031; and

Whereas, Vaughan became the second municipality in Ontario to receive funding from the Government of Canada's Housing Accelerator Fund, amounting to an unprecedented \$59 million to deliver more than 1,700 additional units; and

Whereas, the City of Vaughan continues to help inform the work undertaken by the Ontario government's Housing Affordability Task Force's recommendations to help the Ontario government continue its ongoing efforts to tackle the housing supply crisis and build at least 1.5 million homes by 2031; and

Whereas, complete communities are a vital tool in attracting the talent needed for a vibrant business community that can support Vaughan's growing and emerging sectors; and

**REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

Whereas, the Ontario Municipal Act, Development Charges Act and Planning Act provides provisions to support development through Community Improvement Plans and other tax and development charge mechanisms.

It is therefore recommended:

1. That City of Vaughan staff report back in Q2 on options to incentivize office space & purpose-built residential rental developments; and
2. That a copy of this Members' resolution be forwarded to Regional Council; and
3. That a copy of this Members' Resolution be forwarded to the Vaughan Metropolitan Centre Sub-Committee.

17. REMEMBERING, HONOURING AND SAFEGUARDING THE LEGACY OF VETERANS – REMEMBRANCE DAY PARADE AND CEREMONY

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Del Duca, dated March 5, 2024:

Member's Resolution

Submitted by Mayor Del Duca

Whereas, the Royal Canadian Legion Branch 414 was established in 1949, and has been a critical local institution serving Vaughan for 75 years; and

Whereas, Branch 414 organized an annual Remembrance Day Parade and Ceremony that brought together the entire community to honour veterans, demonstrate appreciation for their sacrifices and that have resulted in Canada being a nation of peace, order, democracy and freedom; and

Whereas, in June 2023, Vaughan Council approved a request by the Archives division of the Office of the City Clerk for November to be proclaimed Month of Remembrance on an annual basis. This proclamation is part of the City's annual events for the month and is a means to commemorate the service and sacrifice of Vaughan citizens and their families; and

Whereas, also during November, the public is encouraged to share thoughts of remembrance and messages of peace on the City of Vaughan's poppy wall at City Hall; and

REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MARCH 26, 2024

Whereas, with the planned closure of Branch 414, it is imperative to remember that all government levels and community stakeholders have ownership to undertake initiatives that help to safeguard and pay tribute to veterans, including those who have perished and those living, and in addition to the brave individuals currently serving in active duty with the Canadian Armed Forces.

It is therefore recommended:

1. That City of Vaughan staff be directed to organize and plan an official City of Vaughan Remembrance Day Parade and Ceremony corporate event annually, at the Woodbridge Cenotaph, on November 11.

18. OTHER MATTERS CONSIDERED BY THE COMMITTEE

18.1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) **That the following Ad-Hoc Committee reports be received:**
 1. **Heritage Vaughan Committee meeting of January 31, 2024 (Report No. 1).**
 2. **Audit Committee meeting of February 5, 2024 (Report No. 1).**
 3. **Anti-Hate, Diversity and Inclusion Advisory Committee meeting of February 5, 2024 (Report No. 1).**
 4. **Accessibility Advisory Committee meeting of February 12, 2024 (Report No. 1).**
 5. **Age-Friendly Vaughan Advisory Committee meeting of February 20, 2024 (Report No. 2).**

18.2. STAFF COMMUNICATION

The Committee of the Whole recommends:

- 1) **That the following Staff Communication be received:**
 - SC 1: **Annual Climate Emergency Declaration 2023 Actions Update.**

**REPORT NO. 7 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

The meeting adjourned at 1:59 p.m.

Respectfully submitted,

Regional Councillor Mario G. Racco, Chair