



**CITY OF VAUGHAN  
REPORT NO. 10 OF THE  
COMMITTEE OF THE WHOLE**

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

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The Committee of the Whole met at 1:00 p.m., on March 19, 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  
Steven Del Duca, Mayor  
Regional Councillor Linda Jackson, Deputy Mayor  
Regional Councillor Mario Ferri  
Regional Councillor Gino Rosati  
Councillor Marilyn Iafrate  
Councillor Adriano Volpentesta  
Councillor Rosanna DeFrancesca  
Councillor Chris Ainsworth  
Councillor Gila Martow

The following items were dealt with:

**1. STATEMENT OF REMUNERATION AND EXPENSES FOR MEMBERS OF COUNCIL AND COUNCIL APPOINTMENTS TO BOARDS AND OTHER BODIES FOR THE YEAR 2023**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated March 19, 2024:**

**Recommendation**

1. THAT the report titled Statement of Remuneration and Expenses for Members of Council and Council Appointments to Boards and Other Bodies for the Year 2023, be received.

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**2. CONCEN DEVELOPMENTS LIMITED OFFICIAL PLAN AMENDMENT  
FILE OP.22.023 ZONING BY-LAW AMENDMENT FILE Z.22.045 - 1260,  
1272, 1282, 1294, 1304 AND 1314 CENTRE STREET VICINITY OF  
CENTRE STREET AND CONCORD ROAD**

**The Committee of the Whole recommends:**

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 19, 2024, be approved;**
- 2. That the comments of Jane Renwick, Concen Developments Limited, Sheppard Ave. E, North York, be received;**
- 3. That the comments and communications of the following speakers, be received:**
  - 1. John Kucharczuk, Vice President, Beverley Glen Ratepayers' Association, Beverley Glen Boulevard, and Communication C2., presentation material; and**
  - 2. Max Haim, Loudon Crescent, Thornhill, and Communication C3., presentation material; and**
- 4. That the following communication be received:**
  - C1. Confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated March 18, 2024.**

**Recommendations**

THAT the OLT be advised that Vaughan Council ENDORSES the following recommendations:

- 1. THAT Official Plan Amendment File OP.23.023 (Concen Developments Ltd.) BE APPROVED, to amend Vaughan Official Plan 2010, specifically Volume 2, 12.9 Centre Street Corridor Area Specific Policies for the Subject Lands shown on Attachment 1, to increase the maximum permitted height to 12 storeys and a maximum permitted FSI in the "Mid-Rise Mixed-Use "B"" designation from 3.8 to 4.08 times the area of the lot;**
- 2. THAT Zoning By-law Amendment File Z.22.045 (Concen Developments Ltd.) BE REFUSED, to amend Zoning By-law 1-88 to rezone the Subject Lands from "R3 Residential Zone" subject to site-specific exception 9(776) and "C1-Restricted Commercial Zone" subject to site-specific exception 9(1300) to "RA3 Apartment Residential Zone" and to amend Zoning By-law 001-2021 to rezone the Subject Lands from "R3(EN) – Third Density Residential Zone" subject to site-specific exception 481 and "GMU – General Mixed-**

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Use Zone” subject to site-specific exception 937, to “MMU – Mid-Rise Mixed-Use Zone” due to insufficient information; and

3. THAT City of Vaughan Staff and Legal Counsel be directed to attend the OLT in support of the recommendations contained in this report.

### **3. 2023 SERVICING CAPACITY ALLOCATION ANNUAL SUMMARY**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated March 19, 2024:**

#### **Recommendations**

1. THAT a total of 12,083 persons equivalent in servicing capacity be RESERVED for 2024 accordingly:
  - a. 10,259 persons equivalent for distribution to active and future development planning applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area) which are tributary to the York Durham Sewage System / York Water System; and
  - b. 1,824 persons equivalent for distribution to active and future development planning applications for the area tributary to the Kleinburg Water Resource Recovery Facility / York Water System;
2. THAT a total of 28,837 persons equivalent in servicing capacity be RESERVED for development planning applications approved in City Block 27 in accordance with the York Region and City Agreement’s with the Block 27 Landowners Group;
3. THAT the City’s Allocation of Servicing Capacity Policy (included as Attachment 1) be reviewed by City staff to assess whether revisions to the policy would effectively improve the servicing capacity assignment process, with a recommendation report brought forth to a future Committee of the Whole meeting;
4. THAT City staff continue to track and review the City’s available servicing capacity and bring forward annual update reports to a Committee of the Whole meeting in Q1 of each year; and
5. THAT a copy of this report be forwarded to York Region and to the Building Industry and Land Development Association (BILD) – York Chapter.

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**4. FIRST ANNUAL UPDATE - 2023 VAUGHAN TRANSPORTATION PLAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated March 19, 2024:**

**Recommendation**

1. THAT the 2023 accomplishments in advancing a multi-modal transportation system, as outlined in this report, be received for information.

**5. ACTIVE TRANSPORTATION PROGRAMS – FOURTH ANNUAL UPDATE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated March 19, 2024:**

**Recommendation**

1. That the City Manager be granted delegated authority to execute Agreement(s) on behalf of the City with the Regional Municipality of York as it relates to the Jane Street Uptown (Active Transportation) Link Project.

**6. CAR RALLIES**

**The Committee of the Whole recommends:**

1. That written notification be sent to plaza owners, by registered mail, regarding their obligations and responsibilities under the proposed by-law amendments, and penalties associated with contravention; and
2. That the recommendations contained in the following report of the Deputy City Manager, Community Services, dated March 19, 2024, be approved.

**Recommendations**

1. THAT the City's Special Events By-law 045-2018, as amended, be further amended in a manner satisfactory to Legal Services, to regulate and prohibit unauthorized car rallies in the City of Vaughan, and establishing administrative monetary penalties related to these offences;

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2. THAT the City's Noise Control By-law 121-2021, as amended, be further amended in a form satisfactory to Legal Services, to prohibit noise generated from unauthorized car rallies, creating corresponding administrative monetary penalties for such offences, and increasing the amount of administrative monetary penalties for causing or permitting unnecessary noise from the vehicles more generally;
3. THAT Council authorize the proposed by-law amendments in this report, and any other necessary by-law amendments that may be required, in a form satisfactory to Legal Services; and
4. That the Deputy City Manager, Community Services be authorized to execute any agreements or authorizations, as or if required for the necessary access by York Regional Police to utilize the City's Administrative Monetary Penalty Program, in a form satisfactory to Legal Services.

**7. 2024 SPEED LIMIT REVISIONS ON CITY ROADWAYS AND NEW COMMUNITY SAFETY ZONES**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated March 19, 2024:**

**Recommendations**

1. THAT Council approve the speed limit revisions listed for the 40km/h speed limit in Attachment 1;
2. THAT Council approve the implementation of the listed 40 km/h Neighbourhood Areas in Attachment 2;
3. THAT Council approve the Community Safety Zones listed in Attachment 3;
4. THAT the necessary By-laws be enacted to amend By-law 284-94, the Consolidated Traffic By-Law, authorizing the speed limit revisions for 40km/h speed limits, the 40km/h Neighbourhood Areas, and the Community Safety Zones; and
5. THAT the City Clerk forward a copy of this report to the Regional Municipality of York, York Regional Police, York Region Public District School Board and York Region Catholic District School Board.

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**8. ENHANCING INDEPENDENT INDOOR NAVIGATION FOR PEOPLE WITH VISION-RELATED DISABILITIES IN CITY FACILITIES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, and Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated March 19, 2024:

**Recommendation**

1. THAT Council receive this report for information.

**9. TOURISM VAUGHAN ACTION PLAN - 2024**

The Committee of the Whole recommendation was dealt with and adopted without amendment at the Special Council Meeting of March 19, 2024, under Minute No. 25.

**10. SERVICE VAUGHAN 2023-2024 UPDATE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated March 19, 2024:

**Recommendation**

1. That the Service Vaughan 2023-2024 Update be received.

**11. WOODBIDGE SOCCER UNSOLICITED DONATION PROPOSAL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated March 19, 2024:

**Recommendation**

1. THAT the Director of Parks, Forestry, and Horticulture Operations, in consultation with the Director of Economic Development, be authorized negotiate and execute a donation agreement with Woodbridge Soccer Club containing the terms outlined in this Staff Report, in a form satisfactory to Legal Services.

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**12. PROCLAMATION REQUESTS: INFORMATION MANAGEMENT MONTH, AUTISM AWARENESS MONTH, NATIONAL ANIMAL CONTROL OFFICER APPRECIATION WEEK, WORLD PI (PRIMARY IMMUNODEFICIENCIES) WEEK, GBS/CIDP AWARENESS MONTH, WORLD MATERNAL MENTAL HEALTH DAY AND FIRST RESPONDERS DAY**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated March 19, 2024:**

**Recommendations**

- 1) THAT the following be proclaimed:
  - a) the month of April as “Information Management Month” on an annual basis going forward;
  - b) the month of April 2024 be proclaimed as “Autism Awareness Month”;
  - c) the week of April 14 to April 20, 2024 as “National Animal Control Officer Appreciation Week”;
  - d) the week of April 22 to April 29, 2024 as “World PI (Primary Immunodeficiencies) Week”;
  - e) the month of May as “GBS/CIDP Awareness Month”;
  - f) the day of May 1, 2024 as “World Maternal Mental Health Day”; and
  - g) May 1 as “First Responders Day” on an annual basis going forward.
- 2) THAT the proclamations be posted on the City’s website and that the Communications, Marketing and Engagement department be directed to promote the above noted proclamations through the various corporate channels.

**13. SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING SESSION – MARCH 26, 2024**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated March 19, 2024:**

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**Recommendations**

1. THAT in accordance with Section 239(4) of the *Municipal Act, 2001*, as amended, that Council resolve into Closed Session on March 26, 2024, at 9:00 a.m., for the purpose of an education and training session on the following topic:
  - a. Respectful Workplace Guide and Procedure for Members of Council and Local Boards
  - b. Ward Boundary and Council Composition Review

**14. PROCLAIMING FEBRUARY AS CHINESE HERITAGE MONTH IN THE CITY OF VAUGHAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Regional Councillor Mario G. Racco, dated March 19, 2024:**

**Member's Resolution**

Submitted by Regional Councillor Mario G. Racco

**Whereas**, the Chinese Canadian community has played a significant role in shaping the cultural, economic, and social fabric of the City of Vaughan;

**Whereas**, Vaughan is home to approximately 15,000 Mandarin and Cantonese speakers;

**Whereas**, February coincides with Lunar New Year and various historical and cultural events significant to the Chinese Canadian community; and

**Whereas**, this initiative is supported by the Federation of Chinese Canadians in York Region and the First Chinese Seniors Association of Vaughan (FCSAV).

**It is therefore recommended:**

1. That the City of Vaughan officially proclaim the month of February every year as Chinese Heritage Month. Chinese Heritage Month is an opportunity to celebrate and educate future generations about the significant contributions Chinese Canadians have made to the social, economic, political, and cultural fabric across the City of Vaughan.



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**15. PROCLAMATION OF SPANISH LANGUAGE DAY AT THE CITY OF VAUGHAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Regional Councillor Mario G. Racco, dated March 19, 2024:**

**Member's Resolution**

Submitted by Regional Councillor Mario G. Racco

**Whereas**, Vaughan is home to 12,675 Spanish speakers, and this substantial population reflects the increasing importance and influence of the Spanish language within our multicultural landscape;

**Whereas**, Spanish stands as the first foreign language in arranged and university teaching and ranks as the foremost language in demand among learners. With 84 universities offering Spanish courses, 60 of these report high demand, showcasing the desire and enthusiasm among Canadians to engage with this language and culture;

**Whereas**, forecasts of immigration between 2023 and 2025 project a continued increase in the Hispanic community, further enriching our societal fabric with diverse cultural perspectives;

**Whereas**, since 1971, Canada's proud public policy of multiculturalism has celebrated the diverse cultural heritages that contribute to the country's identity. Recognizing April 23 as Spanish Language Day aligns perfectly with this commitment; and

**Whereas**, acknowledging the Hispanic community's contributions enriches our social tapestry, enhances educational standards, and significantly contributes to professional development.

**It is therefore recommended:**

1. That the City of Vaughan officially proclaim April 23rd every year as Spanish Language Day to acknowledge the language's prevalence and highlight the invaluable contributions of the Hispanic community.

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**16. DEMOLITION OF THE EXISTING ONE-AND-A-HALF STOREY DWELLING AND SEPARATE GARAGE BUILDING, NEW CONSTRUCTION OF A TWO-STOREY DWELLING AT 57 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 February 28, 2024:**

**Recommendations**

The Heritage Vaughan Committee forwards the following recommendations from its meeting of February 28, 2024, (Item 1, Report No. 2), 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 February 28, 2024, be approved; and
- 2) That the presentation by Katrina Guy, Heritage Specialist, Development Planning, be received.

**Recommendations of the Deputy City Manager, Planning and Growth Management, dated February 28, 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;
- 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 Owner as it relates to the subject application;
- d. that the Owner 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;

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- e. that the Owner enters into a Private Tree Removal to the satisfaction of the City.

**17. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 271 VALLEY VISTA DRIVE (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of February 28, 2024:**

**Recommendations**

The Heritage Vaughan Committee forwards the following recommendations from its meeting of February 28, 2024, (Item 2, Report No. 2), 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 February 28, 2024, be approved; and
- 2) That the presentation by Katrina Guy, Heritage Specialist, Development Planning, be received.

**Recommendations of the Deputy City Manager, Planning and Growth Management, dated February 28, 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 271 Valley Vista Drive 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 Property Owner, the Ontario Heritage Trust, and published on the City Website.
- 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 271 Valley Vista Drive and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

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**18. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 11244 KEELE STREET – WARD 1, WEST SIDE OF KEELE STREET AND SOUTH OF KIRBY ROAD (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of February 28, 2024:**

**Recommendations**

The Heritage Vaughan Committee forwards the following recommendations from its meeting of February 28, 2024, (Item 3, Report No. 2), 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 February 28, 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 February 28, 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 11244 Keele 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 Property Owner, the Ontario Heritage Trust, and published on the City Website.
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 11244 Keele Street and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

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**19. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 8785 DUFFERIN STREET – WARD 4, EAST SIDE OF DUFFERIN STREET AND NORTH OF CONFEDERATION PARKWAY (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of February 28, 2024:**

**Recommendations**

The Heritage Vaughan Committee forwards the following recommendations from its meeting of February 28, 2024, (Item 4, Report No. 2), 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 February 28, 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 February 28, 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 8785 Dufferin 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 Property Owner, the Ontario Heritage Trust, and published on the City Website.
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 8785 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 on the City Website.

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**20. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO  
HERITAGE ACT OF 7230 NASHVILLE ROAD (TRANSMITTAL  
REPORT)**

**The Committee of the Whole recommends approval of the  
recommendations forwarded by the Heritage Vaughan Committee  
from its meeting of February 28, 2024:**

**Recommendations**

The Heritage Vaughan Committee forwards the following  
recommendations from its meeting of February 28, 2024, (Item 5, Report  
No. 2), 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 February  
28, 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 February 28, 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 7230 Nashville Road 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  
Property Owner, the Ontario Heritage Trust, and published on the  
City Website.
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 7230 Nashville Road and a copy of the by-law shall be  
served on the Owner and Ontario Heritage Trust and a notice shall  
be published on the City Website.

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**21. TRAFFIC STUDY IN THE AREA OF TROON AVENUE AND THE  
INTERSECTION WITH EAGLE ROCK WAY**

The Committee of the Whole recommends:

1. That an all-way stop be installed at the intersection of Troon Avenue and Eagle Rock Way, and that the enacting by-law be brought forward to the Council meeting of April 22, 2024; and
2. That the resolution of Councillor Chris Ainsworth, be received.

**Member's Resolution**

Submitted by Councillor Chris Ainsworth

**Whereas**, the Maple GO station is in close proximity to the subject intersection; and

**Whereas**, the Maple GO station attracts commuter traffic onto McNaughton Road via the access on Eagle Rock Way, and the eastbound left turn lane at the subject intersection causes significant delays to Troon Avenue traffic; and

**Whereas**, residents have raised concerns regarding vehicle and pedestrian safety at the subject intersection; and

**Whereas**, the area is currently under development; and

**Whereas**, several retail, businesses, and restaurants are in the area; and

**Whereas**, traffic has returned to pre-pandemic levels and GO ridership has increased since the pandemic.

**It is therefore recommended:**

1. THAT Council request staff to forward a report to the Committee of the Whole (2) meeting of April 16, 2024, regarding a traffic study in the area of Troon Avenue and the intersection with Eagle Rock Way, including the merits of installing an All Way Stop control at the intersection to address safety concerns.

**22. 10090 BATHURST STREET; CARE AS ONE - SENIORS RESIDENTIAL  
SHORT-STAY DEMENTIA RESPITE PROGRAM PROPOSAL**

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Deputy Mayor & Regional Councillor Linda Jackson and Councillor Chris Ainsworth, dated March 19, 2024:

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## **Member's Resolution**

Submitted by Deputy Mayor & Regional Councillor Linda Jackson and Councillor Chris Ainsworth

**Whereas**, the City of Vaughan recognizes that there are no residential short-stay respite programs for seniors living with various types of dementia within the City of Vaughan and beyond.

**Whereas**, Care As One is a not-for-profit corporation incorporated for the sole purpose of establishing a residential respite program for seniors.

**Whereas**, Care As One has identified a property located at 10090 Bathurst Street as a suitable location for the establishment of a residential short-stay respite program (the "Property"), and has entered into a conditional agreement of purchase and sale with its current owners, Longyard Properties Inc., to purchase the Property on favourable terms ("APS").

**Whereas**, there are two buildings located on the Property, which are deemed to have significant cultural heritage value, known as the Munshaw House and the Bassingthwaite House (the "Heritage Resources"). The Heritage Resources are the subject of a Statement of Significance describing the Heritage Resources, including their cultural heritage value and identification of the heritage attributes referred to as Character Defining Elements.

**Whereas**, the Heritage Easement Agreements were registered on title to the Property as Instrument Nos. YR3119399 (Munshaw House) and YR3185608 (Bassingthwaite) on July 16, 2020 and December 21, 2020 respectively (the "Heritage Easement Agreements").

**Whereas**, the Heritage Easement Agreements required the current owners to post financial securities (a Letter of Credit) to secure the enforcement of the Heritage Easement Agreements in the event of default, and the current owners did post a Letter of Credit in the amount of \$862,780.00 as security for the said Heritage Easement Agreements (the "LC"). The Heritage Easement Agreements dealt with matters, such as maintenance and securities of the Heritage Resources, normal repairs and alterations of the Heritage Resources, relocation and restoration of the Heritage Resources, insurance reconstruction of the Heritage Resources, and protection of the Heritage Resources from damage and destruction.

**Whereas**, Care As One has advised that the APS requires Care As One to assume the LC requirements of the Heritage Easement Agreements, however, Care As One has fundraised only sufficient funds to acquire the Property, to restore the Heritage Resources to their required heritage conditions, as required by the Heritage Easement Agreements, and to establish the residential short-stay respite program on the Property. If Care As One is required to post an additional \$862,780.00 as a LC, the project



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would not be financially viable, and would prevent Care As One from closing on the Property, which would be of great determinant to future seniors and their families, as they would be without such services.

**Whereas**, Council recognizes the importance of establishing a valuable public service, such as a residential respite program, and has determined that it is in the public interest for the City to encourage and support such social services.

**Whereas**, Council is satisfied that it is sufficiently protected in the event of a default by the fact that the Heritage Easement Agreements are registered on title in priority to any other interest, and therefore can be enforced in priority to any other interest.

**Whereas**, Council is further aware that pursuant to subsections 37(3) and 37(4) of the Ontario Heritage Act, R.S.O. 1990, c. O, 18 (the "OHA"), the Heritage Easement Agreements, when registered in the Land Registry Office against the real property affected by them, shall run with the real property and may, whether positive or negative in nature, be enforced by the City, or its assignees, against the owners, or any subsequent owners of the real property, even where the City owns no other land which would be accommodated or benefitted by such covenants or easements, and therefore, the City is sufficiently protected in the event of default without the necessity of a LC, which is an unnecessary financial burden on the Seniors' Day program and will prevent the program from moving forward.

### **It is therefore recommended:**

1. The City of Vaughan hereby relieves Care As One from the requirement to post a LC (or other financial security) as security for the Heritage Easement Agreements and for any site plan or servicing agreements for the Property on the following terms and conditions:
  - a. The relief granted herein shall only apply as long as the Property is owned by Care As One, and only as long as there is a residential respite program and other health-related services being carried out on the Property; and
  - b. Care As One, as a subsequent owner on title, agrees in writing that it will assume all of the requirements of the Heritage Easement Agreements, and if Care As One should default, the relief granted by this resolution shall automatically be revoked.
2. The Mayor and Clerk are hereby authorized to take such steps, execute such document in form and content to the satisfaction of the City Solicitor, and do such things as may be necessary to give effect to the foregoing.

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**23. PROCLAMATION REQUESTS - WORLD AUTISM AWARENESS DAY  
AND NATIONAL VOLUNTEER WEEK**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated March 19, 2024:

**Recommendations**

1. THAT April 2, 2024, be proclaimed as “World Autism Awareness Day”;
2. THAT April 14 to April 20, 2024, be proclaimed as “National Volunteer Week”; and
3. THAT the proclamations be posted on the City’s website and that the Communications, Marketing and Engagement department be directed to promote the above noted proclamations through the various corporate channels.

**24. CEREMONIAL PRESENTATION - 2024 FESTIVAL AND EVENTS  
ONTARIO AWARDS**

The Mayor and Members of Council recognized the Events team within the Recreation Services department for receiving the inaugural FEO Impact Award for Culture Days and Top 100 Festivals and Events Ontario Awards for Winterfest, Concerts in the Park and Canada Day.

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

**25.1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE  
REPORTS**

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

1. Heritage Vaughan Committee meeting of February 28, 2024 (Report No. 2); and
2. VMC Sub-Committee meeting of February 28, 2024 (Report No. 2).

**REPORT NO. 10 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL, MARCH 26, 2024**

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**26. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
MARCH 19, 2024**

**A 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. RITACCA V. THE CORPORATION OF THE CITY OF VAUGHAN**

(advice that is subject to solicitor-client privilege)

**2. DEVELOPMENT UPDATE: VMC SOUTH**

(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)

**3. 10800 WESTON ROAD UPDATE (REFERRED)**

(advice that is subject to solicitor-client privilege)

**4. LEGAL ADVICE ON A HERITAGE PROPERTY MATTER**

(advice that is subject to solicitor-client privilege)

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The meeting adjourned at 2:40 p.m.

Respectfully submitted,

Regional Councillor Mario G. Racco, Chair