

**CITY OF VAUGHAN
REPORT NO. 20 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on May 22, 2024*

The Committee of the Whole met at 1:04 p.m., on May 14, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. 2023 YEAR END FISCAL HEALTH REPORT

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 May 14, 2024:

Recommendations

1. THAT the Fiscal Health Report as of December 31, 2023, be received.

2. **AVENUE 7 DEVELOPMENTS LTD. OFFICIAL PLAN AMENDMENT FILE OP.22.008 ZONING BY-LAW AMENDMENT FILE Z.22.015 DRAFT PLAN OF SUBDIVISION FILE 19T-22V002 - 2267 HIGHWAY 7 & KEELE STREET SOUTHWEST CORNER OF HIGHWAY 7 AND KEELE STREET**

The Committee of the Whole recommends:

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1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 14, 2024, be approved; and
2. That the following communications be received:
 - C1. Cathy Ferlisi, Concord West Ratepayers' Association, dated May 10, 2024;
 - C2. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated May 13, 2024; and
 - C3. Irene Ford, dated May 13, 2024.

Recommendations

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

1. THAT Official Plan Amendment File OP.22.008 (Avenue 7 Developments Ltd.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 for the Subject Lands shown on Attachment 2, as follows:
 - a) to amend Schedule 13, Land Use to re-designate the lands from "Employment Commercial Mixed-Use" to "High-Rise Mixed-Use";
 - b) to increase the maximum permitted building height from 10-storeys to 60-storeys;
 - c) to increase the maximum permitted FSI from 3.0 to 7.40 times the area of the lot;
 - d) to permit podium townhouse units in the "High-Rise Mixed-Use" designation;
 - e) notwithstanding High-Rise Buildings Policy Section 9.2.3.6, setbacks will be in accordance with the site-specific by-law.
2. THAT Zoning By-law Amendment File Z.22.015 (Avenue 7 Developments Ltd.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from "EM1 – Prestige Employment Area Zone" subject to site-specific Exception 9(1322) and "C6 – Highway Commercial" subject to site-specific Exception 9(784) to "C9 Corporate Centre Zone" with a Holding Symbol "(H)" and "OS2 Open Space Park Zone", as show on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 8;

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3. THAT Zoning By-law Amendment File Z.22.015 (Avenue 7 Developments Ltd.) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands from “EMU – Employment Commercial Mixed-Use” subject to site-specific Exception 14.958, and “EMU – Employment Commercial Mixed-Use” subject to site-specific Exception 14.487 to “HMU – High-Rise Mixed-Use” with a Holding Symbol “(H)” and “OS1 – Open Space Conservation Zone”, in the manner shown on Attachment 1 together with the site-specific zoning exceptions identified in Table 2 of Attachment 9;
4. THAT the Holding Symbol “(H)” be applied to the implementing zoning by-law(s) and shall not be removed from the Subject Lands proposed to be zoned “C9 Corporate Centre Zone” under Zoning By-law 1-88 or “HMU – High-Rise Mixed-Use” with a Holding Symbol “(H)” under Zoning By-law 001-2021, or any portion thereof until such time that the following conditions are addressed for the Subject Lands, to the satisfaction of the City:
 - a) The Owner shall submit a copy of a Ministry of the Environment, Conservation and Parks (‘MECP’) Record of Site Condition filed on the environmental site registry covering the subject lands to the satisfaction of the City. The ‘H’ symbol however shall not inhibit the Applicant from applying and obtaining applicable conditional building permits to facilitate the remediation of the site.
 - b) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the subject lands.
 - c) It has been identified within the downstream capacity analysis that sanitary sewer improvements are required to facilitate the ultimate build out condition of the development. The lifting of the Holding Symbol “(H)” shall only occur under one of two scenarios:
 - i. The Owner demonstrates that a sanitary servicing strategy can be achieved utilizing a comprehensive study and must enter into an Agreement with the City to design and construct the works, to the satisfaction of the City. The study shall include approved and active proposed applications surrounding the Subject Lands, including, but not limited to, 2160 and 2180 Highway 7 (Files 19T-23V002), 7733 Keele Street (Files OP.23.004 & Z.23.006), and 227 Bowes Road (Files Z.22.017), to ensure any infrastructure improvements accommodates the remaining growth in the Concord Go Centre / Major Transit Station Area. The study shall also identify and commit to any

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improvements to any municipal and/or private sewers and mains, free of all costs and encumbrances to the City, that are required to service the Subject Lands, to the satisfaction of the City; or

- ii. The Owner shall front-end finance and implement or contribute to required infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan Class EA, specifically the Concord Go Centre / MTSA Functional Servicing Strategy Report, as appropriate and to the satisfaction of the City.
- d) The Owner shall submit an updated Transportation Impact Study ('TIS'), to the satisfaction of the City. The updated TIS is to address all outstanding City comments and to analyze the proposed road network and its impact to existing roadways that are also subject to approval by the Region of York, to the satisfaction of the City.
- e) The Owner shall provide updated functional design drawings followed by detailed engineering drawings of New Public Street 1 and New Public Street 2, their intersections with Keele Street and Highway 7 and any affected accesses to the satisfaction of the City.
- f) The Owner shall obtain, as applicable, all necessary approvals/permits from Regional Municipality of York and to their sole satisfaction, as the Subject Lands and external improvements are regulated by the respective agency.
- g) The Owner shall agree within the subdivision agreement that New Public Street 1 and New Public Street 2 shall be constructed within Phase 1 of the development, including but not limited to roadways, curbs, sidewalks, municipal services, and street lighting, in accordance with the approved subdivision plan and engineering drawings.
- h) The registration of the first phase of lands for residential development for Draft Plan of Subdivision 19T-22V002 satisfactory to the City of Vaughan and the execution of applicable agreements for the dedication of public parks as per the City's Park Base Conditions and Requirements included as part of the Draft Plan of Subdivision Conditions of Approval.
- i) The dedication of public parks shall be in accordance with VOP 2010, and the payment of cash-in-lieu of parkland in

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accordance with the requirements of the in-effect legislation, policies and amendments.

- j) The Owner shall enter into and execute a Subdivision Agreement for 19T-22V002 which agreement shall include Developer Build Park provisions with regard to the Owner's responsibility to design and construct the entire public park block in accordance with the City of Vaughan's Developer Build Parks Policy (Policy No. 07.2.05) and the interim non-conventional stormwater infrastructure approval process led by the Development Engineering department.
 - k) A development agreement is executed between CN Railway and the Owner which details the requirements of enclosed noise buffers and any environmental easements to be registered on title.
- 5. THAT Draft Plan of Subdivision File 19T-22V002 (Avenue 7 Developments Ltd.) as shown on Attachment 6, BE APPROVED, to permit a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 10;
 - 6. That the Subject Lands be designated as a Class 4 Area pursuant to the MECP Noise Guideline (NPC-300) (Stationary and Transportation Sources – Approval and Planning);
 - 7. That subject to approval of Recommendation 6., the City's Noise By-law 121-2021 Schedule 4 be updated to include the Subject Lands, conditional upon the Owner satisfying the following:
 - i. Submission of a detailed noise impact assessment and provision of any recommended noise control measures, to the satisfaction of the City (and the City's Peer Reviewer, if required);
 - ii. Approval of the related site plan development application by Vaughan Council or Delegated Staff Authority;
 - iii. Agreement to provide notice to prospective purchasers that the dwellings are located in a Class 4 Area and that agreements respecting noise mitigation may exist, and if so, to be registered on title;
 - iv. Agreement to register warning clauses on title to the satisfaction of the City; and
 - v. Submission of a copy of the registered plan of survey (i.e. R-Plan) showing the boundaries of the lands used for the designation of the Class 4 Area, to the satisfaction of the City.

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3. APPEAL TO SIGN VARIANCE APPLICATION SV 23-002

The Committee of the Whole recommends:

1. That Sign Variance Application SV 23-002 be approved upon the following conditions above and beyond any other requirements by City departments:
 1. That a frame around the digital sign board, as per the example included and circulated as Communication C8., permanently displays the words "Welcome to Maple Heritage District";
 2. That intermittently throughout the day, but no less than 10% of the entire day, the sign will display historical images of Maple from files with City Archives, and the balance of the 20% of display time be allocated to general City use;
 3. That the back side of the digital sign be covered with some type of application, i.e.: film wrap with images of greenery/forest, to improve the look for the residents of Simcoe Street who face the back of the sign, and the image must be approved by staff and the local councillor; and
 4. That should the above 3 conditions not be achieved, then the sign request be refused;
2. That the report of the Deputy City Manager, Planning and Growth Management, dated May 14, 2024, be received;
3. That the comments of Jocelyn Wigley and Justin Dempsey, OUTEDGE Media Canada LP, Horner Avenue, Toronto, on behalf of the applicant, and Communication C7., presentation material, dated May 14, 2024, be received; and
4. That the comments of Ben Pucci, Director of Building Standards and Chief Building Official, on behalf of the City of Vaughan, be received.

Recommendations

1. THAT Council uphold Notice of Decision as informed by the recommendation of the Sign Variance Committee to REFUSE sign variance application SV 23-002.

4. MUNICIPAL SERVICING BY-LAW

The Committee of the Whole recommends:

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1. That the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated May 14, 2024, be approved; and
2. That the following communication be received:
 - C4. Victoria Mortelliti, BILD, Sheppard Avenue East, Toronto, dated May 13, 2024.

Recommendations

1. THAT the new Municipal Servicing By-law BE APPROVED to prohibit the use of land or the erection or use of buildings or structures unless municipal services are available to service the land, buildings or structures in the City of Vaughan; and
2. THAT no further public meeting is required in accordance with Section 34(17) of the *Planning Act*.

5. 2023 ASSET MANAGEMENT STATE OF INFRASTRUCTURE UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated May 14, 2024:

Recommendations

1. THAT the 2023 Asset Management State of Infrastructure updates, as outlined in this report, be received for information.

**6. CITY-WIDE SPORTS FACILITIES NEEDS ASSESSMENT STUDY
INTERIM UPDATE – BALL DIAMONDS**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated May 14, 2024:

Recommendations

1. THAT staff develop a State of Good Repair (SOGR) sports field program to prioritize improvements at existing ball diamonds with funding for design and construction submitted for consideration in the 2025 capital budget process; and
2. THAT staff explore a cost-benefit analysis of redeveloping an existing ball diamond to artificial turf.

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7. PARTICIPATION AGREEMENTS WITH INDIGENOUS COMMUNITIES

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated May 14, 2024:

Recommendations

1. THAT the Deputy City Manager, Infrastructure Development be authorized to enter into agreements with Indigenous communities, as needed, and in a form satisfactory to Legal Services, to enable their participation and review of studies, reports, and archaeological fieldwork for infrastructure projects; and
2. THAT staff be authorized to take any steps, including executing agreements in a form satisfactory to Legal Services, to deliver Capital Project PK-6373-19 for Doctors McLean District Park Redevelopment and Riverwalk Trail Extension.

8. 2023 DELIVERY REPORT – INFRASTRUCUTRE DELIVERY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated May 14, 2024:

Recommendations

1. That this report be received for information.

9. NOISE EXEMPTION REQUEST – 2851 HWY 7

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Community Services, dated May 14, 2024, be approved; and
2. That the comments of the following speaker be received:
 1. Alireza Khosrowshahi, GB (Vaughan Seven) Limited Partnership, Reynolds Street, Oakville.

Recommendations

1. THAT the previous exemption granted to the Applicant, GB (Vaughan Seven) Limited Partnership, also known as GB (Vaughan 7) Inc., be revoked, in alignment with the request from the Applicant;

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2. THAT the Applicant be granted a noise exemption, in accordance with the City's Noise Control By-Law 121-2021, for the purposes of completing concrete setting work, namely the use of a concrete polisher, to complete the construction of two mixed-use, residential buildings located at 2851 Highway 7, from May 14, 2024, to May 14, 2025, 6:00 a.m. to 9:00 p.m., Monday through Friday, and 7:00 a.m. to 9 p.m. on Saturday, except on Sundays and statutory holidays;
3. THAT the applicant be able to renew the noise exemption through an administrative renewal for one additional five and a half-month exemption, until October 30, 2025; and
4. THAT this request for exemption be granted with the following conditions for the Applicant:
 - a. That the noise generated from 6:00 a.m. to 7:00 a.m. and 7:00 p.m. to 9:00 p.m. be maintained at a level as described in the Construction Noise Assessment Technical Memorandum completed by SLR Consulting (Canada) Ltd., dated March 21, 2024, as supplied to the City;
 - b. That construction communication notices be sent to surrounding residents and business owners within a 60-metre radius, in a manner approved by the City;
 - c. That the construction communication notices to residents and businesses include 24-hour contact information for the Applicants, including the construction supervisor and/or any person having care, control and oversight over all construction activity taking place on the subject property;
 - d. That the Applicant monitor, investigate and respond to any complaints received regarding construction noise;
 - e. That the applicant take measures to minimize any unnecessary noise, and to maintain equipment in good working order (including muffling devices) to minimize noise impacts; and
 - f. That no construction outside of hours permitted by the by-law take place on Sundays or Statutory Holidays.

10. **SITE SELECTORS' GUILD CONFERENCE 2024 - REVIEW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated May 14, 2024:

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Recommendations

1. THAT Council receive this report for information.

11. INCENTIVIZING DEVELOPMENTS, BUILDING COMPLETE COMMUNITIES

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 May 14, 2024:

Recommendations

1. THAT Council direct staff to include this report in the ongoing Council-approved Community Improvement Plan (CIP) study.

12. PARTNERSHIP TO ADVANCE A PERFORMING AND CULTURAL ARTS CENTRE IN THE VMC

The Committee of the Whole recommends approval of the recommendations contained in the following report of the City Manager, dated May 14, 2024:

Recommendations

1. THAT Council authorize the Mayor or City Clerk to execute a Memorandum of Understanding between the City of Vaughan and 2748355 Canada Inc. on the terms set out in this Report and in a form satisfactory to the Deputy City Manager Legal and Administrative Services & City Solicitor; and
2. THAT the Office of the Chief, Communications and Economic Development communicate news and success generated by the partners and partnership.

13. UPDATE ON INTERNET VOTING VERIFICATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated May 14, 2024:

Recommendations

1. That this report be received for information.

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**14. SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING
SESSION – MAY 22, 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 May 14, 2024:

Recommendations

1. THAT in accordance with Section 239(4) of the Municipal Act, 2001, as amended, that Council resolve into Closed Session on May 22, 2024, at 9:00 a.m., for the purpose of an education and training session on the following topics:
 1. Bill 185, Cutting Red Tape to Build More Homes Act, 2024.
 2. Draft Provincial Policy Statement

15. VAUGHAN PUBLIC LIBRARY BOARD – MEMBER RESIGNATION

The Committee of the Whole recommends:

1. That the vacancy not be filled; and
2. That the report of Deputy City Manager, Legal and Administrative Services & City Solicitor, dated May 14, 2024, be approved.

Recommendations

1. That Committee accept the resignation of Akash Goyal as a Trustee of the Vaughan Public Library Board; and
2. That the Committee provide direction with respect to the vacancy.

**16. PROCLAMATION REQUESTS: MENSTRUAL HEALTH DAY, NATIONAL
DEAFBLIND AWARENESS MONTH, BRAIN INJURY AWARENESS
MONTH, SCHOOL CROSSING GUARD APPRECIATION WEEK AND
FILIPINO 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 May 14, 2024:

Recommendations

1. THAT the following be proclaimed:

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1. The day of May 28, 2024, as “Menstrual Health Day”;
 2. The month of June 2024 as “National Deafblind Awareness Month”;
 3. The month of June 2024 as “Brain Injury Awareness Month”;
 4. The week of June 3 to June 7, 2024, as “School Crossing Guard Appreciation Week”, and that this week is proclaimed on an annual basis going forward with dates determined by Transportation and Fleet Management Services;
 5. That the day of June 9, 2024, be proclaimed as “Filipino Day”; and
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.

17. **ASSEMBLY PARK MRKT – SUPPORT FOR 2024 EVENT**

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Councillor Chris Ainsworth, dated May 14, 2024:

Member’s Resolution

Submitted by Councillor Chris Ainsworth

Whereas, Assembly Park MRKT is a unique event which will bring the Vaughan community together in celebration of culinary, creative, and cultural pursuits;

Whereas, events such as Assembly Park MRKT complement the City’s vision of fostering a vibrant community life that is inclusive;

Whereas, events such as Assembly Park MRKT support the objective to build Vaughan as an active, engaged, creative and culturally vibrant community;

Whereas, unique events serve as an opportunity to showcase local businesses and talent, and encourage tourism;

Whereas, the City of Vaughan Special Events By-law limits special events to 4 consecutive days within a 30 day period, towards ensuring minimal disruption to the quiet enjoyment of the City of Vaughan;

Whereas, limiting events would not be conducive to growing Vaughan as a City of Choice; and

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Whereas, permitting the proposed events will include the appropriate limitations and control measures as prescribed within the requirements of the City of Vaughan Special Events By-law and City of Vaughan Business Licensing By-law, and as determined by the Director & Chief Licensing Officer of By-law & Compliance, Licensing and Permit Services, to ensure the safe enjoyment of the event and minimize the possibility of disruption to the residents of Vaughan.

It is therefore recommended:

1. That an exemption to Section 5.0(1)(a) and 5.0(1)(b) of the City of Vaughan Special Event By-law 045-2018, as amended, be granted to allow for operation of the Assembly Park MRKT 2024 event at Assembly Park, Interchange Way, Vaughan, subject to the following conditions:
 - a. That a Special Event permit is obtained prior to the opening of the event;
 - b. That any relevant building permits be obtained prior to erection of any structure that may require such permits;
 - c. That the exemption proposed shall only apply to the appropriate sections of the Special Event By-law that limit maximum days, thereby permitting the event to operate daily from June 1 - September 28, 2024, or sooner should the event organizers choose to cease the operation at an earlier date;
 - d. All event activities shall be limited from 10:00 a.m. to 9:00 p.m., daily;
 - e. All food trucks, food vendors and other vendors shall be licenced in accordance with the City of Vaughan Business Licensing By-law 122-2022, as amended;
 - f. That all activities be in compliance at all times with all relevant municipal, provincial, and federal laws, by-laws, acts and statutes;
 - g. That the Director & Chief Licensing Officer be authorized, at their discretion, to revoke the permit at any time, should any noise, parking, or traffic related complaints be received and substantiated; and
 - h. That the event organizers and property owners shall indemnify the City of Vaughan for all activities which occur in association with all the above-mentioned activities.

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18. **EXTENSION OF CONSTRUCTION PARKING PERMIT TIME FRAMES FOR RESIDENTS**

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Councillor Adriano Volpentesta, dated May 14, 2024:

Member's Resolution

Submitted by Councillor Adriano Volpentesta

Whereas, the Province has recently introduced a series of legislative amendments to promote the building of housing as well as facilitate the conversion of single homes into multi-unit dwellings, most notably through the More Homes Built Faster Act, 2022;

Whereas, the ever growing need for good quality affordable housing and the provincial changes designed to facilitate it will drive both new builds and the renovation of existing homes;

Whereas, the City of Vaughan continues to mature as an urban centre, with many homes built now entering their third and fourth decade and becoming increasingly in need of repairs, maintenance and refurbishment;

Whereas, repairs, maintenance, refurbishment and conversion often requires equipment and materials to be stored on site;

Whereas, accommodating such storage often requires residents' vehicles to temporarily park on city roadways;

Whereas, the Municipal Act, 2001, gives municipalities the authority to pass by-laws respecting parking and traffic on roadways, provide for a system of licences respecting a matter under its authority to regulate, and impose fees or charges on persons for the use of its property including property under its control;

Whereas, the City's Parking By-law, being a by-law passed under the above authorities, currently offers construction parking permits to residents for a period of up to 30 days;

Whereas, renovation, refurbishment, repair and maintenance work undertaken is increasingly of a more involved nature and is increasingly requiring more than 30 days to complete; and

Whereas, it is desirable for home owners to maintain and improve their properties and to contribute to the stock of good quality housing in the City; therefore also making it desirable for the City to encourage and facilitate such work.

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It is therefore recommended that:

1. The City's Parking By-law be amended to permit extensions on parking construction permits, up to a total of 30 days (beyond the existing construction parking permit) for every vehicle registered at the property, and that such extension be subject to the following conditions:
 - a. that application be made at least five business days prior to the existing construction parking permit expiring;
 - b. that issuance of extended permits be predicated on all parking spaces on the property being used for storage or placement of materials and equipment directly related to the subject construction;
 - c. that a non-refundable fee of \$50 be imposed for the application to extend a permit; and
 - d. that permits be conditional on compliance with all other applicable by-laws.
2. Such by-law be brought directly forward to the next practicable meeting of Council for consideration, in a manner satisfactory to the Legal Services Department.
3. Staff assess the appropriateness of the extension time frame, application and review process, and fee imposed, as part of their upcoming review of the City's Parking By-law.

19. EXTENSION OF THE PROVINCIAL DEADLINE FOR LISTED NON-DESIGNATED HERITAGE PROPERTIES UNDER SUBSECTION 27 OF THE ONTARIO HERITAGE ACT

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Councillor Marilyn Iafrate and Regional Councillor Mario G. Racco, dated May 14, 2024:

Member's Resolution

Submitted by Councillor Marilyn Iafrate and Regional Councillor Mario G. Racco

Whereas, subsection 27(16) of the Ontario Heritage Act stipulates that any non-designated heritage property listed on the municipal register of properties as of December 31, 2022 shall be removed from the municipal register on or before January 1, 2025, if the council of the municipality does not give a notice of intention to designate the property under

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subsection 29(1) of the Ontario Heritage Act on or before January 1, 2025; and

Whereas, since January 1, 2023, municipal staff and members of the municipal heritage committee in the City of Vaughan have been working to review the municipal heritage register, research the heritage value and interest of listed (non- designated) properties, review and, determine which properties should potentially be designated in accordance with the provisions of Section 29 of the Ontario Heritage Act, and take all required steps to designate such properties; and

Whereas, the above-noted work involving 250 listed properties in the City of Vaughan is extremely time-consuming and cannot be completed by December 31, 2024.

It is therefore recommended:

1. That Council for the City of Vaughan requests the Government of Ontario to amend Subsection 27(16) of the Ontario Heritage Act to extend the above-noted deadline for five years from January 1, 2025, to January 1, 2030; and
2. That the Clerk be directed to send a copy of this resolution to the Honourable Doug Ford, Premier of the Province of Ontario; the Honourable Michael Ford, Minister of Citizenship and Multiculturalism; Vaughan-Woodbridge MPP Michael A. Tibollo; King-Vaughan MPP Stephen Lecce; Thornhill MPP Laura Smith; AMO; and all Ontario municipalities.

**20. PROPOSAL FOR NATURAL HERITAGE COMPENSATION FOR
DEVELOPMENT OF 11260 AND 11424 JANE STREET (BLOCK 34
EAST)**

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, and Deputy City Manager, Planning and Growth Management, dated May 14, 2024, be approved; and
2. That the following communication be received:
C5. Irene Ford, dated May 13, 2024.

Recommendations

1. That Council endorse proposed wetland compensation for 11260 and 11424 Jane Street by utilizing City-owned lands to replace the removed natural features, as outlined in this report, subject to minor modifications as may be authorized by the Deputy City Manager,

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Planning and Growth Management and the Deputy City Manager, Infrastructure Development;

2. That Council authorizes the Deputy City Manager, Planning and Growth Management to finalize proposed woodland compensation outlined in this report, with any modifications as may be deemed necessary, subject to satisfactory additional information to be provided by Livall Holdings Limited;
3. That the Deputy City Manager, Infrastructure Development be authorized to identify City-owned lands for the natural feature replication works and engage with the TRCA to finalize the locations;
4. That the City enter into any necessary agreement(s) with Jane St. Nominee Inc. (or related entity), Livall Holdings Limited (or related entity) and/or TRCA to give effect to the Council resolutions, which agreements shall be executed by the Deputy City Manager, Infrastructure Development and be to the satisfaction of the Deputy City Manager, Legal and Administrative Services and City Solicitor; and
5. That the recommendations from the Council meeting of December 12, 2023, Addendum 2, Minute 169, be superseded with the recommendations in this report.

21. CEREMONIAL PRESENTATION - BETTER YOUR BUSINESS - SOCIAL AND ENVIRONMENTAL SUSTAINABILITY PROGRAM

The Mayor and Members of Council recognized and awarded certificates of completion to the five participating businesses of the Better Your Business - Social and Environmental Sustainability Program 2023 cohort. Professor Mark Terry, York University, provided additional remarks.

22. PRESENTATION – SUPERINTENDENT GRAHAM BEVERLY, #4 DISTRICT VAUGHAN, YORK REGIONAL POLICE

This presentation was rescheduled to a future date.

23. PRESENTATION – DEBBIE FISHER - HUMAN TRAFFICKING AWARENESS WEEK (OCTOBER 7 TO OCTOBER 11, 2024)

The Committee of the Whole recommends:

1. That October 7, 2024 to October 11, 2024, be proclaimed as Human Trafficking Awareness Week;

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2. That a flag raising be approved; and
3. That the presentation of Debbie Fisher, St. Padre Pio Catholic Women's League, Major Mackenzie Drive, Kleinburg, and Communication C6., presentation material, be received.

**24. PRESENTATION – ESTER MAGLIO, PRESIDENT – SENIORS
ASSOCIATION OF VAUGHAN INITIATIVE (SAVI)**

The Committee of the Whole recommends:

1. That the presentation of Ester Maglio, President, Seniors Association of Vaughan Initiative (SAVI), Islington Avenue, Kleinburg, be received and referred to staff to report back.

25. OTHER MATTERS CONSIDERED BY THE COMMITTEE

25.1 STAFF COMMUNICATIONS

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

- SC1. Confidential memorandum from the Deputy City Manager, Infrastructure Development, dated May 14, 2024, with respect to Acquisition of land in Woodbridge; and
- SC2 Memorandum from the City Manager, Director of Economic Development, and Director of Parks, Forestry and Horticulture Operations, dated May 14, 2024, with respect to Status Update on Woodbridge Soccer Club Donation.

**26. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
MAY 14, 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. **WARD 1 CIVIC HERO AWARD 2024**
(personal matters about an identifiable individual)

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MAY 22, 2024**

2. **ONTARIO LAND TRIBUNAL APPEAL OLT CASE NOS. OLT-22-002905 AND OLT-22-003094 CLUBHOUSE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.19.014 ZONING BY-LAW AMENDMENT FILE Z.19.038 VICINITY OF ISLINGTON AVENUE AND CLARENCE STREET**
(litigation or potential litigation)
3. **BLACK CREEK RENEWAL 0 PEELAR ROAD SOUTHEAST CORNER OF JANE STREET AND PEELAR ROAD**
(acquisition or disposition of land)

Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son is partner with the firm representing the applicant, and did not take part in the discussion or vote on the matter.
4. **PROPERTY MATTER DISPOSITION OF CITY LANDS TO HIS MAJESTY THE KING IN RIGHT OF THE PROVINCE OF ONTARIO HIGHWAY 400 WIDENING BETWEEN LANGSTAFF ROAD TO MAJOR MACKENZIE DRIVE**
(acquisition or disposition of land)
5. **OLT APPEALS CASE NO. OLT-22-004775, OLT-22-002276, OLT-22-003057 AND OLT-22-002104 (APPEAL NO. 002717) 7700 BATHURST LP PROMENADE CENTRE SECOND. PLAN (OPA 90) CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 7700 BATHURST ST FILE NOS. OP.16.006 AND Z.20.019**
(litigation or potential litigation)
6. **ONTARIO LAND TRIBUNAL APPEAL OLT CASE NO. OLT-23-000711 - 2600-2700 STEELES AVENUE WEST ZANCOR HOMES (STEELES) LP FILES: OP.21.028 & Z.21.057**
(litigation or potential litigation)
7. **ONTARIO LAND TRIBUNAL APPEAL OLT CASE NO. OLT-23-000254 LUCIA MILANI AND LUCIA MILANI IN TRUST 11641 DUFFERIN STREET AND 11490 BATHURST STREET FILE OP.58.89**
(litigation or potential litigation)
8. **PROPERTY & NEGOTIATION MATTER PORTAGE PARKWAY WEST TEMPORARY EASEMENT REQUIREMENTS**
(acquisition or disposition of land)

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, MAY 22, 2024**

**27. NEW BUSINESS – UPDATE ON MINISTRY OF NATURAL RESOURCES
LANDS**

The Committee of the Whole recommends:

- 1. That staff provide a status update on the Ministry of Natural Resources (MNR) lands, and report back at the Committee of the Whole meeting of June 18, 2024.**

The foregoing matter was brought to the attention of the Committee by Deputy Mayor & Regional Councillor Linda Jackson.

The meeting adjourned at 2:52 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair