

**COUNCIL MEETING – JUNE 25, 2024
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item(s) No.</u>	<u>Committee</u>
<u>Distributed June 21, 2024</u>				
C1.	Leslie-Ann, Wallace Street, Woodbridge, dated June 5, 2024.	23	2	Committee of the Whole (Public Meeting)
C2.	Franca Porretta, dated June 3, 2024.	23	1	Committee of the Whole (Public Meeting)
C3.	Leanne and Frank Zamparo, Cedarvalley Crescent, Kleinburg, dated June 6, 2024.	23	5	Committee of the Whole (Public Meeting)
C4.	Tala Muktar, dated June 18, 2024.	25	23	Committee of the Whole
C5.	Independent Jewish Voices, dated June 18, 2024.	25	23	Committee of the Whole
C6.	Jennie Fallis, dated June 17, 2024.	25	23	Committee of the Whole
C7.	Maricelle Tia, dated June 17, 2024.	25	23	Committee of the Whole
C8.	Felix P, dated June 17, 2024.	25	23	Committee of the Whole
C9.	Gary Kasper, dated June 17, 2024.	25	23	Committee of the Whole
C10.	Jennifer Crinion, dated June 18, 2024.	25	23	Committee of the Whole
C11.	Taryn Slawter, dated June 17, 2024.	25	23	Committee of the Whole
C12.	Andria Babbington, Toronto & York Region Labour Council, COPE 343, Don Mills Road, Don Mills, dated June 17, 2024.	25	23	Committee of the Whole
C13.	Anas T, dated June 18, 2024.	25	23	Committee of the Whole
C14.	Christine G. Ebadi, dated June 18, 2024.	25	23	Committee of the Whole
C15.	Karen Osorio, dated June 18, 2024.	25	23	Committee of the Whole
C16.	Sophia Os, dated June 18, 2024.	25	23	Committee of the Whole
C17.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated June 21, 2024.	25	44	Committee of the Whole
C18.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated June 21, 2024.	25	4	Committee of the Whole

Disclaimer Respecting External Communications

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

**COUNCIL MEETING – JUNE 25, 2024
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item(s) No.</u>	<u>Committee</u>
C19.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated June 21, 2024.	22	3	Committee of the Whole
<u>Distributed June 24, 2024</u>				
C20.	Sheri Cowan, Centre Street, London, dated June 22, 2024.	25	23	Committee of the Whole
C21.	Petition from concerned residents, dated June 25, 2024	25	23	Committee of the Whole
C22.	Memorandum from the Deputy City Manager, Infrastructure Development, dated June 24, 2024.	25	17	Committee of the Whole
C23.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated June 24, 2024.			By-Law 140-2024
C24.	Confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 25, 2024.	26	1	Committee of the Whole (Closed Session)
<u>Distributed June 25, 2024</u>				
C25.	Memorandum from the Deputy City Manager, Community Services, dated June 24, 2024.	25	23	Committee of the Whole and By-Law 143-2024

Disclaimer Respecting External Communications

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

From: Clerks@vaughan.ca
Sent: June-05-24 9:21 AM
To: Adelina Bellisario
Subject: FW: [External] Question re Z.21.021

From: Leslie Ann Coles <lacolessfineartfilms@gmail.com>
Sent: Wednesday, June 5, 2024 7:12 AM
To: Casandra Krysko <Casandra.Krysko@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: Re: [External] Question re Z.21.021

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Casandra,
Well, that didn't go well. I was distracted, disheveled and tired by the time it came to 50 Wallace. I was surprised not a single concern was raised about the preservation of the old growth forest by Memorial Hill or the loss of the historic homes in the Market Lane area?
Are you sure the Heritage office at the city has approved of this amended plan?

More concerning was the flip comment about putting a "box" around the old growth trees. I didn't grasp the meaning of that at all. Perhaps you, or someone else can explain what he meant by that?

When you have a moment, can you kindly remind me of the council member, Linda...? She seemed concerned about the preservation of the old growth forested area and it was unclear what they intend to do in terms of landscaping. Not sure who to talk to for further clarification?

I have appreciated your support throughout this nightmare.
Thank you,
Leslie-Ann

"The lack of gender equity in film making [and in other arts] is perhaps a self-sustaining cycle. Movies shape the way that people see the world and by extension, the way that people see women." - Odessa Kelebay

On Tue, Jun 4, 2024 at 9:01 PM Casandra Krysko <Casandra.Krysko@vaughan.ca> wrote:

Hi Leslie,

Did you receive confirmation from Clerks staff? I will note we are not on the Public Meeting item yet, but I did notice your name on the speaker's list for tonight so your name should be called when it is your time to speak.

Thank you,
Casandra Krysko, BURPI MCIP RPP
Senior Planner
905-832-8585 ext. 8003 | casandra.krysko@vaughan.ca

From: Leslie Ann Coles <lacolessfineartfilms@gmail.com>
Sent: Tuesday, June 4, 2024 8:57 PM
To: Casandra Krysko <Casandra.Krysko@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: Re: [External] Question re Z.21.021

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Thank you.
Chi-Miigwech/go raibh maith agat/ Thank you/ Merci
Leslie Ann Coles, Founder, Executive & Artistic Director

22nd Female Eye Film Festival 2024 - Always Honest, Not Always Pretty
July 18th-21st, 2024
<https://www.thefemaleeyefilmfestival.com>

"The lack of gender equity in film making [and in other arts] is perhaps a self-sustaining cycle. Movies shape the way that people see the world and by extension, the way that people see women." - Odessa Kelebay

LA Coles Fine Art Films - <https://lacolesfineartfilms.com/>

On Tue, Jun 4, 2024 at 8:52 AM Casandra Krysko <Casandra.Krysko@vaughan.ca> wrote:

Good morning Leslie,

I will need to defer to our Clerks team to advise on your question below.

Thank you,

Casandra Krysko, BURPI MCIP RPP
Senior Planner
905-832-8585 ext. 8003 | casandra.krysko@vaughan.ca

From: Leslie Ann Coles <lacolesfineartfilms@gmail.com>

Sent: Monday, June 3, 2024 4:44 PM

To: Casandra Krysko <Casandra.Krysko@vaughan.ca>

Cc: Clerks@vaughan.ca

Subject: Re: [External] Question re Z.21.021

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Thank you. I registered to speak at the meeting yesterday. Should I expect a confirmation email and the link to the meeting?

Thank you,
Leslie Ann Coles

"The lack of gender equity in film making [and in other arts] is perhaps a self-sustaining cycle. Movies shape the way that people see the world and by extension, the way that people see women." - Odessa Kelebay

On Mon, Jun 3, 2024 at 12:27 PM Casandra Krysko <Casandra.Krysko@vaughan.ca> wrote:

Good afternoon Leslie,

Thank you for your e-mail and for the update with respect to the trees on your property.

At this time we are reviewing the Zoning By-law Amendment Application which is required to facilitate the proposed development. As a condition of development a Tree Protection Agreement will be required which will require either a letter of Consent from yourself for the removal of the trees, or the Owner to demonstrate to our satisfaction that the trees are being preserved and protected accordingly.

Any discussions or agreements made with respect to the trees is between the two landowners, but we appreciate you keeping us informed.

Thank you,

Casandra Krysko, BURPI MCIP RPP
Senior Planner
905-832-8585 ext. 8003 | casandra.krysko@vaughan.ca

From: Leslie Ann Coles <lacolesfineartfilms@gmail.com>

Sent: Monday, June 3, 2024 8:00 AM

To: Casandra Krysko <Casandra.Krysko@vaughan.ca>; Clerks@vaughan.ca

Subject: Re: [External] Question re Z.21.021

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Greetings Casandra,

I spoke to you back in Sept. regarding the proposed development **File Z.21.021**. I will be attending the meeting on Tues. June 5th, 7PM regarding the proposed development and specifically in relation to the trees that were designated by the developers as "**Trees F, G, and 534.**" The trees reside on my property.

As you may recall I contacted you in 2023 when I was confronted by the developer Yudi at Star Inc, at my home in which he claimed the trees were jointly owned and he asked me to sign a letter agreeing to the removal of the trees to accommodate their development plan. Yudi offered me money to allow them to remove the trees and stated they would cover the cost of the removal. I told them I would consult with my own arborist regarding the trees which are old growth.

I then received an email from Celine Batterink from Kuntz Forestry asking me "*Have you received a copy of our Arborist Report? We have noted three trees on your property that would need to be removed, including **Trees F, G, and 534...***" I have pasted below the email which contains the developers arborists evaluation.

I want it noted and on record in anticipation of the meeting that I have not agreed to the removal of the trees and I do believe the scope of their development plan still encroaches on my property and would still require the removal of my trees.

I have not consented to this. I was taken aback by an email Yudi at Star Inc. sent me in which he wrote, "If you don't give consent letter, we will go for plan B. I suggest this would be a perfect opportunity for you to take this \$8,000 compensation. Please let me know your thoughts. Thank you." End of quote.

Regards,

Yudi Shen
Executive Assistant

The 60 ft. Balsam fir cited in the arborist report collapsed, hitting my house in Sept. 2023 in which I had a \$9000 insurance claim. I have attached the email thread of this communication.

I was informed upon the purchase of 50 Wallace St. that the tree line the developers propose to landscape is protected. I believe the house beside me is also designated as heritage by the Cultural Heritage Preservation Society by the City of Vaughan.

Thank you,

Leslie -Ann Coles

Property Owner [50 Wallace St. Woodbridge, ON L4L 2P3](#)

Yudi yudi@estarinc.com via estarinc.onmicrosoft.com

Sep 19, 2022,

to Celine, me

Hi Leslie Ann,

Please find below our appraisal calculation for the three trees in question, they are \$7715 for all three.

So here is what we can offer:

1. Eight Thousand Dollars (\$8,000 CAD) as one-time fee in consideration of the performance of the Tree Removal Service.
2. We will cover all expense related to the Tree Removal Services.

If you don't give consent letter, we will go for plan B. I suggest this would be a perfect opportunity for you to take this \$8,000 compensation.

Please let me know your thoughts. Thank you.

Regards,

Yudi Shen
Executive Assistant

E.Star International Inc.

Midland Clothing Inc. (ISO 9001: 2000 Registered)

[259 Steelcase Rd W, Unit 2, Markham, ON, Canada, L3R 2P6](#)

Tel: 905-754-0088 ext 238 Fax: 905-754-0099

email: yudi@estarinc.com

www.estarinc.com

www.getmgu.com

Chi-Miigwech/go raibh maith agat/ Thank you/ Merci
Leslie Ann Coles, Founder, Executive & Artistic Director

On Mon, Sep 26, 2022 at 9:53 AM Casandra Bagin <Casandra.Bagin@vaughan.ca> wrote:

Good morning Leslie,

I hope you enjoyed the weekend.

Thank you for your e-mail and update. All the best!

Casandra Bagin, BURPI MCIP RPP
Planner
905-832-8585 ext. 8003 | casandra.bagin@vaughan.ca

From: Leslie Ann Coles <jacolesfineartfilms@gmail.com>
Sent: Friday, September 23, 2022 1:42 PM
To: Casandra Bagin <Casandra.Bagin@vaughan.ca>
Subject: Re: [External] Question re Z.21.021

Hi Casandra,
I will only submit a letter of consent when I have a signed agreement for the restoration of my property with the developers.
And, pending a formal agreement, I will then send the consent letter directly to you. Thank you.

During a recent correspondence with them, they advised me to accept their offer- based on an appraised valuation they did - or they would move to "plan B."

I have no idea what "plan B" an is?

Suffice to say, I have not
agreed for the removal of the trees in question.
I'll keep you posted!
Thank you,
Leslie Ann Coles
Homeowner 50 Wallace Street

On Fri, Sep 23, 2022 at 8:56 AM Casandra Bagin <Casandra.Bagin@vaughan.ca> wrote:

Good morning Leslie,

Thank you for clarifying. At this time are just looking to submit the letter? If so you can submit it directly to me for the file.

Casandra Bagin, BURPI MCIP RPP
Planner
905-832-8585 ext. 8003 | casandra.bagin@vaughan.ca

From: Leslie Ann Coles <jacolesfineartfilms@gmail.com>
Sent: Friday, September 23, 2022 8:00 AM
To: Casandra Bagin <Casandra.Bagin@vaughan.ca>
Subject: Re: [External] Question re Z.21.021

Hi Cassandra,
Yes, they are private trees on my property. The developers of the application above said they require a letter of consent from me to remove the trees. They said a letter of consent from me is required for final approval of their development plan. I gathered they require the letter of consent from me for the City of Vaughan?

Thank you,
Leslie Ann

On Thu, Sep 22, 2022 at 2:51 PM Casandra Bagin <Casandra.Bagin@vaughan.ca> wrote:

Good afternoon Leslie,

My apologies for the delay in replying – I was off for a couple of days and am catching up on my e-mails now.

Could you please provide some clarification on what you are inquiring about related to trees? Are they private trees on your property, trees with the municipal ROW, or related to the above-mentioned development application that the Applicant is requesting your consent to remove?

Casandra Bagin, BURPI MCIP RPP
Planner
905-832-8585 ext. 8003 | casandra.bagin@vaughan.ca

From: Leslie Ann Coles <jacolesfineartfilms@gmail.com>
Sent: Monday, September 19, 2022 4:56 PM

To: Casandra Bagin <Cassandra.Bagin@vaughan.ca>
Subject: Re: [External] Question re Z.21.021

Hi Cassandra,
It's Leslie Ann Coles here again. You mentioned the by-law office for trees?

Can you tell me who I should speak to there?

Thank you,

Leslie Ann
On Fri, Sep 9, 2022 at 4:04 PM Casandra Bagin <Cassandra.Bagin@vaughan.ca> wrote:

Hi Leslie,

Not a problem – feel free to reach out directly to me with any further questions related to this file as it has been reassigned to me!

All the best,
Cassandra Bagin, BURPI MCIP RPP
Planner
905-832-8585 ext. 8003 | cassandra.bagin@vaughan.ca

From: Leslie Ann Coles <jacolesfineartfilms@gmail.com>
Sent: Friday, September 9, 2022 4:00 PM
To: Casandra Bagin <Cassandra.Bagin@vaughan.ca>
Subject: Re: [External] Question re Z.21.021

Many thanks. Understood.
Thank you,
Leslie Ann Coles
50 Wallace Street

On Fri, Sep 9, 2022 at 3:52 PM Casandra Bagin <Cassandra.Bagin@vaughan.ca> wrote:

Good afternoon Leslie,

Thank you for your e-mail.

There is no meeting today at City Hall involving Development Planning or related to final approval.

The recommendation Report for the Application to Council has not yet been scheduled. I am expecting a resubmission by the Applicant shortly.

I hope this helps. Please let me know if you have any other questions!

Cassandra Bagin BURPL MCIP RPP
Planner
905-832-8585 ext. 8003 | cassandra.bagin@vaughan.ca

City of Vaughan | Development Planning Department
[2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1](https://www.v Vaughan, ON L6A 1T1)
vaughan.ca



From: Leslie Ann Coles <jacolesfineartfilms@gmail.com>
Sent: Friday, September 09, 2022 11:37 AM
To: Clerks@vaughan.ca
Subject: Re: [External] Question re Z.21.021

Hello,
I received a letter from the developers two weeks ago requesting my consent to have trees removed from my property. They indicated this was a condition that was required by the city for final approval of their plan?

I have not given my consent. We do not yet have an agreement.
So, there is no meeting today for their final approval based on my consent for tree removal?

Please advise. Thank you, Lelsie Ann Coles (50 Wallace Street)

Leslie-Ann Coles (She/Her)
LA Coles Fine Art Films - <https://lacolesfineartfilms.com/>

20th Female Eye Film Festival "*Always Honest, Not Always Pretty*" March 2021 @TIFF www.FemaleEyeFilmFestival.com

The Female Eye voted worlds "Top 50 Festivals Worth the Entry Fee" for ten consecutive years (2013-2022) by Movie Maker Magazine.

"The lack of gender equity in film making [and in other arts] is perhaps a self-sustaining cycle. Movies shape the way that people see the world and by extension, the way that people see women." Odessa Kelebay

On Fri, Sep 9, 2022 at 10:46 AM Clerks@vaughan.ca <Clerks@vaughan.ca> wrote:

Good morning,

Thank you for your e-mail. The meeting for this development plan # Z.21.021 already took place and the Post-Meeting Extract can be found here: [Post-Meeting Extract](#)

Hope this helps!

City of Vaughan | Office of the City Clerk
[2141 Major Mackenzie Drive](#), Vaughan, ON L6A 1T1
vaughan.ca



From: Leslie Ann Coles <lacolesfineartfilms@gmail.com>
Sent: Friday, September 09, 2022 9:35 AM
To: Clerks@vaughan.ca
Subject: [External] Question re Z.21.021

Greetings,
I am wondering if you can assist me. I reside at 50 Wallace Street.

Can you tell me if there is a meeting today in regards to # **Z.21.021**? Or, perhaps you can tell me where to go on access Vaughan to see if there is a meeting scheduled today for the final approval for this development plan # **Z.21.021**

Many thanks, Leslie Ann Coles (647) 891 3469

Leslie-Ann Coles (She/Her)
LA Coles Fine Art Films - <https://lacolesfineartfilms.com/>

20th Female Eye Film Festival "*Always Honest, Not Always Pretty*" March 2021 @TIFF www.FemaleEyeFilmFestival.com

The Female Eye voted worlds "Top 50 Festivals Worth the Entry Fee" for ten consecutive years (2013-2022) by Movie Maker Magazine.

"The lack of gender equity in film making [and in other arts] is perhaps a self-sustaining cycle. Movies shape the way that people see the world and by extension, the way that people see women." Odessa Kelebay

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

Leslie-Ann Coles (She/Her)
LA Coles Fine Art Films - <https://lacolesfineartfilms.com/>

20th Female Eye Film Festival "*Always Honest, Not Always Pretty*" March 2021 @TIFF www.FemaleEyeFilmFestival.com

The Female Eye voted works "Top 50 Festivals Worth the Entry Fee" for ten consecutive years (2013-2022) by Movie Maker Magazine.

"The lack of gender equity in film making [and in other arts] is perhaps a self-sustaining cycle. Movies shape the way that people see the world and by extension, the way that people see women." Odessa Kelebay

--

[REDACTED]
[REDACTED]
[REDACTED]; DIDIANO <[REDACTED]>
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Lola Rasetta <[REDACTED]>

Capitao, Brian <bcapitao@yrmg.com>

Subject: [External] Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good Day Councilor Volpentesta and Council Members

I am writing to express my strong concerns regarding the Hartman and Islington Avenue Development application (OP.19.011 & Z.19.033 File: DA.21.014).

As previously mentioned, the applicant has repeatedly disregarded the TRCA's 10-meter setback requirement on the Humber River greenspace, a critical watershed area. This encroachment is unacceptable and should be firmly opposed by Vaughan councilors and planning staff.

The revised application also lacks critical information and seems to exceed the permitted floor space index, raising more concerns for the community. Existing townhouses behind the proposed site will be significantly affected.

Additionally, the proposal to demolish five residential houses to build 74 townhouses on a 6.7-meter-wide dead-end avenue, with buildings exceeding 14 meters in height, will significantly impact traffic, noise, and overall quality of life in our neighborhood. The increasing population without a comprehensive feasibility study of the Islington Avenue corridor has led to unmanageable issues, and further development will exacerbate these

problems.

Many of us have **repeatedly directed the council to commission an independent study (lead by outsourced experts) of the Islington Avenue Corridor**, within this one-kilometer stretch of roadway from Islington Ave and Willis to Islington Ave and Langstaff. We are **requesting this motion to conduct an Islington Avenue Corridor Study be done immediately by Councilor Volpentesta and voted favorably** by other members of council. The motion should also include a Holding provision while the study is being conducted of this 1KM stretch of roadway, **to ensure this is done in a timely manner**. We ask once again, what steps are required by the people, your constituents to ensure this motion is presented to Council? We have made numerous attempts to have this motion heard. The study should include, but not be limited to, the current number of homes, the pressure from intensification applications (both approved and pending), and factors such as traffic, noise, lighting, and community impact. The study should ultimately provide **a clear answer on how much this one-kilometer stretch can handle**.

As an FYI, the previous Islington Avenue **Corridor study has already surpassed what the experts at that time said this stretch of road could handle**. If we are not listening to those experts, not willing to ask new experts, and not considering the TRCA's concerns, **who are we relying on to direct us?** In my opinion, there is no one.

As residents, **we expect our elected officials** to protect our community's interests. We pay property taxes, vote, and elect our councilors and mayor to safeguard us against such adverse impacts. It is extremely disappointing and frustrating to have elected council members who, in my opinion, do not listen too, or who choose to ignore their taxpayers and voters.

Please consider these matters seriously before making any final decisions. The well-being of our neighborhood is at stake, and **we trust you will act in our best interest**.

Thank you for your attention to this matter.

Franca Porretta



From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Further information from June 4th Council Meeting Opposing Bruco Developments 10340 Highway 27 Proposal.
Date: June-06-24 2:50:37 PM
Importance: High

From: [REDACTED] >
Sent: Thursday, June 6, 2024 2:47 PM
To: Clerks@vaughan.ca
Cc: 'Frank Zamparo' [REDACTED]; 'Dennis Hayhoe' [REDACTED];
'Joan' [REDACTED]; Loredana Vescio [REDACTED]
[REDACTED]; [REDACTED]; [REDACTED]
Subject: [External] Further information from June 4th Council Meeting Opposing Bruco Developments 10340 Highway 27 Proposal.
Importance: High

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear City Clerks and Council,

Thank you for the opportunity to submit additional information with respect to this matter.

Deputy Mayor Linda Jackson asked us at meeting about mature trees near the property line so we wanted to elaborate on this, although it was mentioned briefly in our notes to Council submitted in advance of the meeting we feel it warrants further explanation.

Our roughly sixty-foot tall willow tree sits about 15 feet from the Treasure Hill property line along the north border of 10340 Highway 27 (please **see photos**, the fence that can be seen in the close up shot is Bruco's fence and property line). We understand that a willow tree's roots **can spread three times as far as the branches** so you need to be careful not to disturb them. Our intricately installed treehouse is also built in this tree.

We would like this item on city record 1) in consideration of any proposal at this adjacent property AND 2) to have it on record in the event this tree is damaged or affected so that we have legal recourse.

One question that did not come up at the in-person meeting, **can the City impose on the Developer to take out an insurance policy to protect us and our neighbors from current and future damage** to our foundations, wells, water source, septic beds, trees and other vegetation, pool, etc?

Thank you for your attention.

Leanne and Frank Zamparo
[REDACTED] Cedarvalley Crescent
Kleinburg, Ontario [REDACTED]
[REDACTED]

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: June 5, 2024 2:07 PM
To: LEANNE ZAMPARO <[REDACTED]>
Subject: RE: [External] Re: Automatic Reply

Good afternoon Leanne,

Yes, you may submit additional information to this email address (clerks@vaughan.ca).

If you have any further questions, please reply to this email.

Thank you,

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1
vaughan.ca

From: LEANNE ZAMPARO [REDACTED]
Sent: Wednesday, June 5, 2024 2:02 PM
To: Clerks@vaughan.ca
Subject: [External] Re: Automatic Reply

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi, we attended the 7:00 city council meeting last night and had some comments to elaborate on: with respect to a question from Linda Jackson. Am I able to use this email address to submit additional information at this time?

[Sent from Rogers Yahoo Mail on Android](#)

On Mon, Jun 3, 2024 at 2:14 a.m., Clerks@vaughan.ca <Clerks@vaughan.ca> wrote:

|

Thank you for contacting the Office of the City Clerk at the City of Vaughan.

Your inquiry is important to us. The appropriate staff will respond to your email within five (5) business days.


If you require immediate assistance, please contact Office of the City Clerk at 905-832-8585 or visit vaughan.ca/cityhall/departments/occ.

Speaking to Council

If you wish to speak to an item listed on a Committee Agenda for an upcoming meeting, please pre-register by submitting a [Request to Speak Form](#) or email clerks@vaughan.ca by noon on the last business day before the meeting.

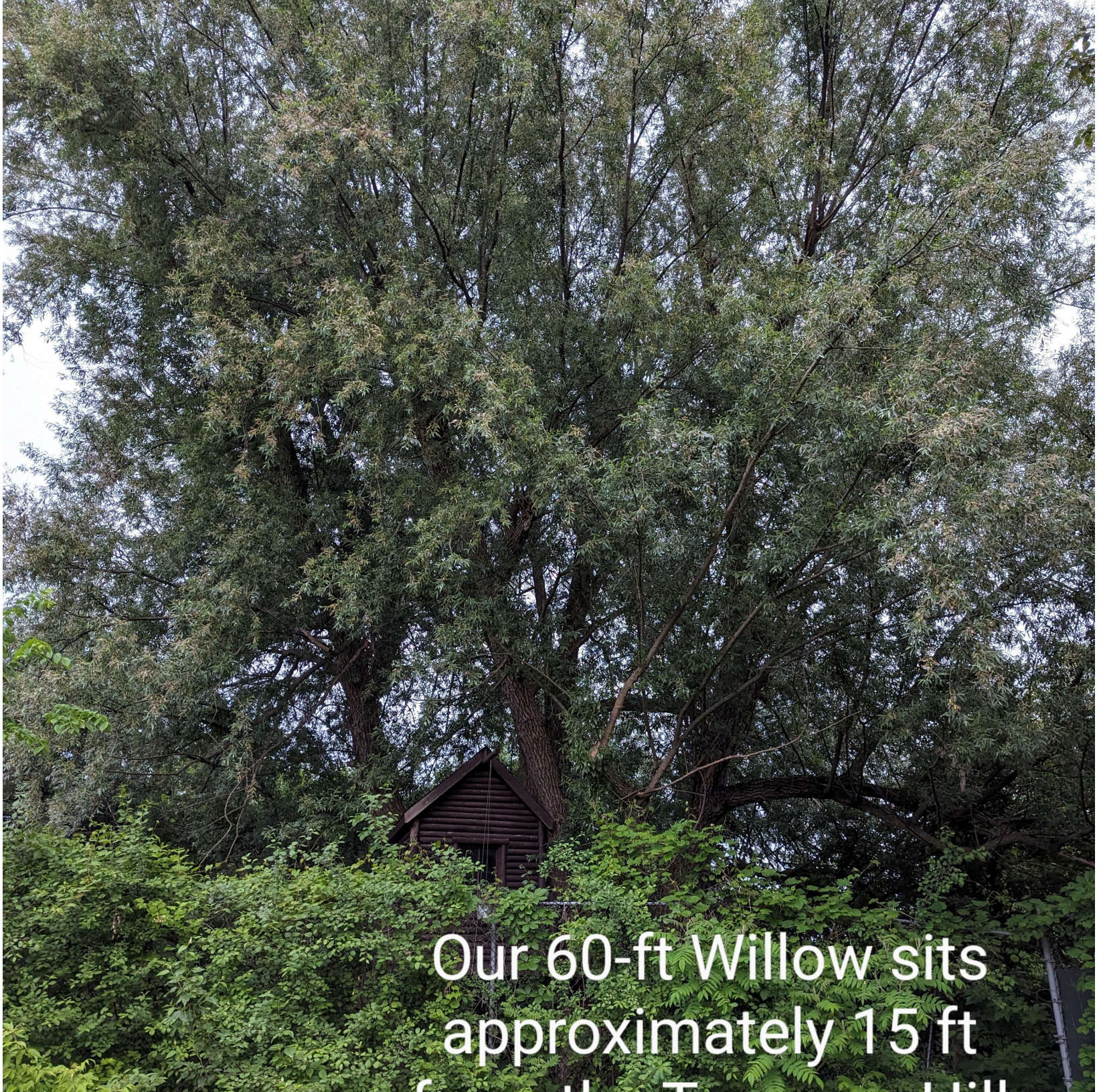
Please be aware that any written comments submitted to Committee or Council, including your name, the name of the organization you represent (if applicable) and street address, will become part of the public record and posted on the City's website, pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act*. The listing of your name in connection with an agenda item may be indexed by search engines like Google.

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

A photograph of a wooden cabin built on a large tree trunk. A metal bucket is hanging from a rope attached to the cabin. The cabin is surrounded by dense green foliage. A red arrow points from the bottom left towards the cabin. The text is overlaid on the image, indicating a distance of 15 feet from the cabin to a property line.

The distance from our
60-ft willow tree to the
Treasure Hill property
line is roughly 15 ft





Our 60-ft Willow sits
approximately 15 ft

from the ground level

C4

Communication

Council – June 25, 2024

CW(2) – Report No. 25 Item No. 23

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Reject the Protest Ban
Date: June-18-24 2:15:07 PM

From: Tala Muktar [REDACTED]
Sent: Tuesday, June 18, 2024 12:37 PM
To: Clerks@vaughan.ca
Subject: [External] Reject the Protest Ban

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good afternoon,

Please do not support the proposed “By-law to prohibit Nuisance Demonstrations” within one hundred metres of Vulnerable Social Infrastructure”.

This draconian by-law would allow vague, subjective decisions about whether a legal, peaceful protest could make a person feel intimidated. If it's decided that it could, protestors can be fined up to \$100,000. This is a very dangerous response to the rights of all Canadians to exercise their legal rights to peacefully protest.

The Canadian Civil Liberties Association notes: "If we allow too many restrictions on the fundamental right to protest, we silence the voices of many in our society, particularly those who may have limited other means for making their views known. It's worth remembering that protests are intended to cause disruption and this is protected activity in a democracy. Strong protections for the right to protest are essential to meaningful and informed political debate and discussion."

The Vaughan staff report on the proposed by-law provides examples of alleged hate crimes (not all investigations have been completed). NOT ONE of the examples cited would have in any way been prevented by the proposed bylaw (arson, bomb threats, vandalism, shooting at buildings).

The by-law proposal came after protests in Thornhill last March outside synagogues. The location of the protests was not because the building was a synagogue but because of

the event being hosted inside. Protestors were calling attention to land that was being sold at real estate events hosted inside synagogue buildings. The land being sold is disputed territory/land that is internationally recognized as being illegally occupied. For many of the protesters, this was their familial land that was being sold and understandably this led to their protest.

Other buildings in Vaughan chose not to host the land sale precisely because it was a divisive event.

The proposed by-law is a performative political response to demands of Israel lobby groups and their supporters who want Vaughan City Council to prioritize the interests of pro-Israel constituents by curbing the rights to freedom of expression by those in solidarity with Palestine.

People have claimed that cultural and political symbols of Palestine make them feel unsafe. But when people are peacefully protesting that their Palestinian families are being starved by Israel and bombed by weapons that in many cases Canada exports, or that the land their families were evicted from are being sold at real estate shows, should they be restricted from protest because their keffiyehs, the scarves they wear, or the Palestinian flags they hold, make supporters of Israel feel unsafe?

While the by-law was proposed in response to Israel-Palestine issues, once it is in place, it can be used to suppress any protest that any community, business, politician, or interest group claims makes them feel unsafe. The by-law specifically states that the benchmark does not have to be at the level of inciting hatred, violence, intolerance or discrimination. This leaves a lot of room for misuse. Surely, if an essential Charter right is going to be restricted, there should be a higher bar.

If you value the democratic and Charter protected right to protest, you must vote against this by-law.

Best,

Tala Muktar

C5
Communication
Council – June 25, 2024
CW(2) – Report No. 25 Item No. 23

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Opposition to Item 23 - Proposed By-Law to Restrict Protest
Date: June-18-24 2:25:05 PM
Attachments: [IJV Call to Oppose Vaughan's Protest Ban.pdf](#)

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 18, 2024 10:10 AM
To: Assunta Ferrante <Assunta.Ferrante@vaughan.ca>
Subject: FW: [External] Opposition to Item 23 - Proposed By-Law to Restrict Protest

From: Louise Smith [REDACTED]
Sent: Tuesday, June 18, 2024 10:08 AM
To: Clerks@vaughan.ca
Subject: [External] Opposition to Item 23 - Proposed By-Law to Restrict Protest

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

June 17, 2024

To Mayor Del Duca and Vaughan City Councillors,

Independent Jewish Voices' York Region chapter represents progressive Jewish community members in Vaughan and across York Region.

We believe we all must fight all forms of hate and racism together. We believe that the role of government is to facilitate dialogue and collaboration – not to encourage suspicion, suppression and division.

We have serious concerns with the proposed “By-law to prohibit Nuisance Demonstrations” within one hundred meters of “Vulnerable Social Infrastructure”.

This protest ban effectively pits community members against each other by allowing arbitrary decisions to be made about who should have the right to protest, when and where.

There has not been an opportunity for public consultation on this proposal. However, with only a few days' notice that this by-law would be on the June 21 agenda, nearly 100 people sent the Independent Jewish Voices email to Vaughan Councillors and the Mayor to express their concerns.

This draconian by-law would allow vague, subjective decisions about whether a legal, peaceful protest could make a person feel intimidated. If it's decided that it could, protestors can be fined up to \$100,000. This is a very dangerous response to the rights of all Canadians to exercise their legal rights to peacefully protest.

The Canadian Civil Liberties Association notes: "If we allow too many restrictions on the fundamental right to protest, we silence the voices of many in our society, particularly those who may have limited other means for making their views known. It's worth remembering that protests are intended to cause disruption and this is protected activity in a democracy. Strong protections for the right to protest are essential to meaningful and informed political debate and discussion."

The Vaughan staff report on the proposed by-law provides examples of alleged hate crimes (not all investigations have been completed). NOT ONE of the examples cited would have in any way been prevented by the proposed bylaw (arson, bomb threats, vandalism, shooting at buildings).

The by-law proposal came after protests in Thornhill last March outside synagogues. The location of the protests was not because the building was a synagogue but because of the event being hosted inside. Protestors were calling attention to land that was being sold at real estate events hosted inside synagogue buildings. The land being sold is disputed territory/land that is internationally recognized as being illegally occupied. For many of the protesters, this was their familial land that was being sold and understandably this led to their protest.

Other buildings in Vaughan chose not to host the land sale precisely because it was a divisive event.

The proposed by-law is a performative political response to demands of Israel lobby groups and their supporters who want Vaughan City Council to prioritize the interests of pro-Israel constituents by curbing the rights to freedom of expression by those in solidarity with Palestine.

People have claimed that cultural and political symbols of Palestine make them feel unsafe. But when people are peacefully protesting that their Palestinian families are being starved by Israel and bombed by weapons that in many cases Canada exports, or that the land their families were evicted from are being sold at real estate shows, should they be restricted from protest because their keffiyehs, the scarves they wear, or the Palestinian flags they hold, make supporters of Israel feel unsafe?

While the by-law was proposed in response to Israel-Palestine issues, once it is in place, it can be used to suppress any protest that any community, business, politician, or interest group claims makes them feel unsafe. The by-law specifically states that the benchmark does not have to be at the level of inciting hatred, violence, intolerance or discrimination. This leaves a lot of room for misuse. Surely, if an essential Charter right is going to be restricted, there should be a higher bar.

If you value the democratic and Charter protected right to protest, you must vote against this by-law.

Thank you,
Independent Jewish Voices

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] No to the proposed protest law!
Date: June-18-24 2:25:16 PM

-----Original Message-----

From: Jennie Fallis [REDACTED]
Sent: Monday, June 17, 2024 11:46 PM
To: Clerks@vaughan.ca
Subject: [External] No to the proposed protest law!

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

We do not accept this removal of our rights as Canadians and members of the Vaughan community. This is undemocratic.

C7

Communication

Council – June 25, 2024

CW(2) – Report No. 25 Item No. 23

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] By-law proposal against protests
Date: June-18-24 2:25:39 PM

From: Maricelle Tia <[REDACTED]>
Sent: Monday, June 17, 2024 10:57 PM
To: Clerks@vaughan.ca
Subject: [External] By-law proposal against protests

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

DEAR SIR/MADAM

ON TUESDAY JUNE 18, VAUGHAN CITY COUNCIL IS CONSIDERING A BY-LAW THAT COULD SET A DANGEROUS PRECEDENT.

THE BY-LAW WOULD PREVENT PROTESTS FROM HAPPENING WITHIN 100 METERS OF CERTAIN BUILDINGS. IT WOULD KICK IN IF A COMMUNITY MEMBER MERELY FEELS "INTIMIDATED" OR "CONCERNED" FOR THEIR SAFETY OR SECURITY - EVEN IF THERE IS NO ACTUAL THREAT WHATSOEVER.

THIS IS A SHOCKINGLY LOW BAR FOR STRIPPING OTHERS OF THEIR DEMOCRATIC RIGHT TO PEACEFUL PROTEST, CALLING IN ARMED POLICE TO PHYSICALLY SUPPRESS THEM, AND FINING PEOPLE UP TO \$100,000! THE VAUGHAN STAFF REPORT ON THE PROPOSED BY-LAW PROVIDES EXAMPLES OF ALLEGED HATE CRIMES. NOT A SINGLE ONE OF THE EXAMPLES CITED (ARSON, BOMB THREATS, VANDALISM, SHOOTING AT BUILDINGS) WOULD HAVE BEEN PREVENTED BY THE PROPOSED BY-LAW. THERE IS ZERO EVIDENCE OF ANY CONNECTION BETWEEN PEACEFUL PROTESTS AND SUCH ACTS.

VAUGHAN MUST FOCUS ON INVESTIGATING AND ADDRESSING ACTS OF VIOLENCE INSTEAD OF OFFERING A FALSE SOLUTION THAT A) WON'T PREVENT HATE CRIMES AND B) WILL PERMANENTLY REDUCE THE ENTIRE VAUGHAN COMMUNITY'S DEMOCRATIC RIGHTS AND FREEDOMS.

THE LAW MUST PROTECT US ALL AND NOT JUST SOME.

KIND REGARDS,
MARICELLE TIA

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] June 18 Council By-law Discussion re: Protests
Date: June-18-24 2:25:55 PM

From: Fe Frenzee [REDACTED] >
Sent: Monday, June 17, 2024 10:34 PM
To: Clerks@vaughan.ca
Subject: [External] June 18 Council By-law Discussion re: Protests

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

I'm writing about Vaughan Council discussing to potentially ban protesting within the vicinity of certain buildings or if a community member feels unsafe without any proof of violence or a threat. If Vaughan Council decides to ban protests within the vicinity of certain buildings, or based on a community member's whim, it sets a very dangerous precedent that puts people's very rights at risk. I hope that the discussion does not favour banning protests because the people have a right to protest in the streets and near any buildings they see fit, and if there is no threat of violence, community member's shouldn't be able to shut down an entire protest based on a feeling.

I hope Vaughan Council does the right thing and protects, not violates, the rights of the people.

Regards,

Felix P

C9

Communication

Council – June 25, 2024

CW(2) – Report No. 25 Item No. 23

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] In Support of By Law Limiting Protests
Date: June-18-24 2:26:10 PM

From: Gary Kasper [REDACTED] >
Sent: Monday, June 17, 2024 8:23 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] In Support of By Law Limiting Protests

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

To Whom It May Concern:

I fully support the proposed By Law limiting protests and demonstrations from congregating near places of worship, schools, and hospitals.

I was appalled when other's right to protest impeded on my children's right to education. My children's school was closed down due to the proximity to the protest on March 7th that took place in Thornhill out of security concerns. And the disruption was not only to my children but to myself as well who had to worry about extra child care all for the accommodation of protestors. I write in abhorrence of these demonstrations that were allowed to take place near a school on behalf of my wife and our parents' whose schedules were all disrupted. Therefore I am eager to see this By Law pass.

If you need any further information please do not hesitate to contact me at

[REDACTED]

Sincerely yours,
Gary Kasper

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Protest law
Date: June-18-24 2:26:50 PM

From: Jennifer Crinion <[REDACTED]>
Sent: Tuesday, June 18, 2024 7:03 AM
To: Clerks@vaughan.ca
Subject: [External] Protest law

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good morning,

I am concerned that a new bill has been proposed to strip frieze a of their right to peaceful protest. Most often, the police are the ones inflicting violence and brutality. There is absolutely no reason why citizens should not be allowed to peacefully voice their concerns, by using signs, chants or simply being present to show their support. This is a democracy and the more power given to police and military to suppress free speech, the closer we will slide into a fascist state.

Please count me out and expect to receive more emails. This bill is unnecessary and deeply concerning.

Thank you for your time. Please share our thoughts and opposition to the bill with your office.

-Jennifer Crinion

Should you need this:

Ideology of fascism

Fascism (/ˈfæʃɪzəm/ FASH-iz-əm) is a far-right, authoritarian, ultranationalist political ideology and movement, characterized by a dictatorial leader, centralized autocracy, militarism, forcible suppression of opposition, belief in a natural social hierarchy, subordination of individual interests for the perceived

C11
Communication
Council – June 25, 2024
CW(2) – Report No. 25 Item No. 23

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External]
Date: June-18-24 2:27:07 PM

From: taryn Slawter [REDACTED] >
Sent: Monday, June 17, 2024 3:51 PM
To: Clerks@vaughan.ca
Subject: [External]

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello.

I am Toronto resident deeply disturbed by the newly intended by-law that restricts Canadian Charter rights to peaceful assembly. Considering those rights are the fundamental building blocks of Canadian society, I do not see how you can intend to pass this law. This is not a democratic move but a move of suppression of Canadian rights. This by-law should NOT be passed.

Regards,
Taryn Slawter



C12
Communication
Council – June 25, 2024
CW(2) – Report No. 25 Item No. 23

June 17th, 2024

Re: Agenda Item 23, June 18th Vaughan City Council, “BY-LAW TO PROTECT VAUGHAN’S VULNERABLE SOCIAL INFRASTRUCTURE”

To the Office of the City Clerk, Please Circulate to Members of Vaughan City Council and the office of the Mayor,

I am writing you today to make a submission on upcoming motion Agenda Item 23 which will be before city council during this week’s meeting.

The Toronto & York Region Labour Council, which represents over 220,000 working people from over 150 affiliate unions, is deeply concerned about the implications Agenda Item 23 and the proposed by-law would have if passed at council. We believe strongly that any restrictions on the charter-protected rights of working people will not serve community members in our city, and will instead only serve to weaken and undermine our democracy.

Please find attached an op-ed written by me and published May 17th about a similar motion in Toronto, as well as a letter submitted to Vaughan City Councillors on May 22nd which both lay out in greater detail our opposition to this issue.

We strongly urge councillors to vote down this motion.

Yours truly,

Andria Babbington

President

Toronto & York Region Labour Council

COPE 343

See attachments below.

Toronto & York Region Labour Council

895 Don Mills Road
Tower Two, Ste. 730
Don Mills, ON
M3C 1W3

(416) 441-3663

(416) 445-8405

labourcouncil.ca

@labourcouncil

COPE 343

Op-Ed: Scared of progress, two Toronto City Councillors seek to restrict our charter rights



17 May 2024

This week two Toronto City Councillors will present a motion that poses serious threats to workers' rights and our democracy. The motion, which would significantly restrict our charter-protected rights to freedom of expression and freedom of assembly, attempts to control where and how working people can use our voices, aims to quell collective action and essentially wishes to silence us.

Politicians have lots of opportunities to communicate with the public. They don't just sit in their offices; they go to the streets by knocking on doors. We go to the streets by rallying and protesting to communicate publicly about the realities of our workplaces and our communities. Sometimes it's the only place we can. Why must only our actions be conducted at the convenience of those who hold power? Why should we no longer be allowed to challenge the status quo?

For over a century and half, workers in Toronto have fought back against injustice, challenged anti-black racism and transphobia, and defended human rights to ensure a decent life for us and our grandchildren. As a hotel worker, and as President of the Toronto & York Region Labour Council, I have stood shoulder to shoulder with workers and community members across this region in these struggles.

Last year working people in Canada said "enough is enough" more than any other year since 1986. Through strikes and job actions, we stood up against bosses across the country and fought hard in workplaces, on picket lines, and in the streets to raise wages and working standards across the country. Overwhelmingly, we have seen the politics of hate and division replaced with movements for peace, dignity, and justice for all.

While these and other demonstrations across the country have overwhelmingly remained peaceful, members of councils in Toronto and in York Region have highlighted the infrequent disturbances during the protests, along with a rise in hate crimes, particularly Islamophobic and antisemitic hate crimes, as motivation for their by-laws and motions. We must continue to speak against hate and intolerance, but we cannot allow our fight against hate to turn us against one another and wind back the clock on progress.

Beyond that, what these motions seek to outlaw - hate speech, violence and intimidation - is already illegal. In reality, it is because the protests, pickets, and strikes in the city have been peaceful and lawful that these Councillors, who are frustrated by these events, seek to expand the powers of the police to reign them in.

What angers me even more is that Councillors moving these motions have openly talked about their desire to restrict the ability of unions to engage in protests, one even objecting to a rally held by hospital workers fighting for a new contract after years of sacrifice. We called workers heroes during the pandemic and now some seek to deny them their right to fight for a decent life.

These kinds of restrictions are not new in Toronto. In 2010, during the G20 Summit, thousands of Torontonians were wrongfully held in officially-created protest zones in an attempt to squash our right to free expression and free assembly. Members of my own union were arrested at the same time while they picketed their hotel employer downtown - all in the name of "safeguarding the city." More than a decade later protestors and my union co-workers won justice in the courts over their mistreatment. We cannot make the same mistake again.

These rights have been hard fought and hard won by generations who came before us during their struggle to build a better society for us all. Some Councillors treat rights like trinkets which can be given and taken freely - like children trading cards at school during recess. The Toronto & York Region Labour Council, which represents over 200,000 working people and 150 union affiliates urges Toronto City Council to reconsider motions like these today and in the future. – Andria Babbington, President of Toronto & York Region Labour Council

Toronto & York Region Labour Council

895 Don Mills Road
Tower Two, Ste. 730
Don Mills, ON
M3C 1W3





May 22nd, 2024

Dear Councillor,

I am writing to you today to inform you of a statement recently passed by the Toronto & York Region Labour Council. [The statement](#), passed at a recent delegates meeting, lays out clearly the Labour Council's position on the constitutionally protected right to protest and picket in Canada.

We submit this statement in response to these hard-won rights being threatened at every level of government, and increasingly by municipalities in York Region and Toronto. In particular, we write today to express our deep disappointment with the unanimously endorsed member's motion in Vaughan which directs staff to create new by-laws restricting the right to protest.

While we note that the member's resolution directs staff to specifically ensure that nothing in the by-law should prevent peaceful protests or demonstrations, including those that occur as part of a labour union strike, we do not accept restrictions of the legal right to protest, whether those protests are by unions or by others in our society. As is noted in our statement, we have a situation where municipalities are attempting to pass by-laws to restrict activity which is already illegal. Harassment, intimidation, destruction of property, violence, hate, and other activities singled out are already illegal. We can only conclude therefore that the true intent of these by-laws is to restrict legal activity, regardless of the publicly stated intent.

Finally, like other attempts to restrict charter protected rights, it is likely that these by-laws will be found to be unconstitutional. This means Vaughan and other municipalities who choose to walk down this path will find they will be forced to overturn their by-laws anyways, all while losing millions in city funds as the case makes its way through the courts.

We call on elected municipal representatives in York Region to seek no further avenues to restrict charter rights and we will, along with our affiliates, vigorously oppose any attempts to do so.

Yours truly,

A handwritten signature in black ink that reads "Andria Babbington".

Andria Babbington

President

Toronto & York Region Labour Council

COPE 343

Toronto & York Region Labour Council

895 Don Mills Road

Tower Two, Ste. 730

Don Mills, ON

M3C 1W3

(416) 441-3663

(416) 445-8405

labourcouncil.ca

@labourcouncil

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Concerns regarding Mayor Del Duca's Item 23 bylaw
Date: June-18-24 2:44:34 PM

From: Anas T <[REDACTED]>
Sent: Tuesday, June 18, 2024 2:37 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Concerns regarding Mayor Del Duca's Item 23 bylaw

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi,

I am writing in regard of the by law being brought forward for the council meeting of June 18th 2024. The by law can be misused in various ways if passed and possibly even infringe on the freedom of many Canadians that cherish Canada's values and safety for all.

I recommend that the by law be revised prior to passing as in its current state can cause more harm and agitate things further. Also, I urge the council and Mayor of Vaughn to communicate with all parties this bylaw affects prior to finalizing this decision.

Regards,
A Concerned Canadian

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Protest Ban
Date: June-19-24 8:31:45 AM

From: HIEROPHANT SKYE [REDACTED] >
Sent: Tuesday, June 18, 2024 3:19 PM
To: Clerks@vaughan.ca
Subject: [External] Protest Ban

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

To:
City of Vaughan Council

From: Christine G. Ebadi (Canadian Citizen)
Email: [REDACTED]
Address: [REDACTED] Barrie St., Thornton, Ontario, [REDACTED], Canada
Phone: [REDACTED]

I'm writing to urge the council not to continue with your efforts to further silence the pro-Palestine and anti-genocide campaign. I urge you not to take further steps in criminalizing voices for human rights. It is blatantly clear that the excuses made, under the guise of, "no tolerance for hate in Vaughan", or "vulnerable social structures", and "seek to intimidate residence" as stated by Mayor Steven Del Duca, are more ways to mask the nationalism, and Islamophobia, systemically generated and perpetuated by the Canadian government. I sincerely hope that the pro-Israeli lobby groups don't have a strong hold on the City of Vaughan's decision-making process, because I assure you, the truth will always surface, in time. We will dig until there are no surfaces left, unsolved.

Sincerely,
Christine G. Ebadi

C15
Communication
Council – June 25, 2024
CW(2) – Report No. 25 Item No. 23

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Important - Rights and Freedoms
Date: June-19-24 8:32:43 AM

From: Karen Osorio [REDACTED]
Sent: Tuesday, June 18, 2024 3:58 PM
To: Clerks@vaughan.ca
Subject: [External] Important - Rights and Freedoms

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

I'm writing to urge the council not to continue criminalizing voices for human rights. This protest ban is against our rights and freedoms that need to be protected over any circumstances and regardless of any political views. Canada should remain a free country. its citizens cant be silenced or oppressed based on baseless accusations. Canadians citizens are paying close attention to this. The council needs to protect us all.

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Fwd: PROTEST BAN
Date: June-19-24 8:33:10 AM

From: Sophia Os [REDACTED]
Sent: Tuesday, June 18, 2024 4:00 PM
To: Clerks@vaughan.ca
Subject: [External] Fwd: PROTEST BAN

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

I'm writing to urge the council not to continue criminalizing voices for human rights. This protest ban is against our rights and freedoms that need to be protected over any circumstances and regardless of any political views. Canada should remain a free country. its citizens cant be silenced or oppressed based on baseless accusations. Canadians citizens are paying close attention to this. The council needs to protect us all.



C17

Communication

Council – June 25, 2024

CW(2) – Report No. 25 Item No. 44

DATE: June 21, 2024
TO: Mayor and Members of Council
FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management
RE: **COMMUNICATION – COUNCIL, June 25, 2024**

Report #25, Item #44

RESPONSE TO NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO DESIGNATE 1078 MAJOR MACKENZIE DRIVE UNDER PART IV OF THE ONTARIO HERITAGE ACT

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT the revision to Attachment 1: Location Map, be brought forward to the Council meeting of June 25, 2024.

Background

Cultural Heritage staff, in collaboration with the heritage consultants for the owner of 1078 Major Mackenzie Drive, prepared a revised Location Map for greater clarity of the subject property where the aerial photo background is removed – to be used as Schedule A as part of the future Designation By-law for the subject property. This revised map was circulated to the consultants and property owner to their satisfaction, after the deadline for material submission as part of the Committee of the Whole (2) agenda package for Committee members.

On this basis, the revised map (Attachment 2) is attached hereto to this Communication, together with the original Location Map (Attachment 1), for greater clarity and for visual reference of the discussion.

For more information, contact Nick Borcescu, Senior Heritage Planner, Development Planning, Extension 8191.

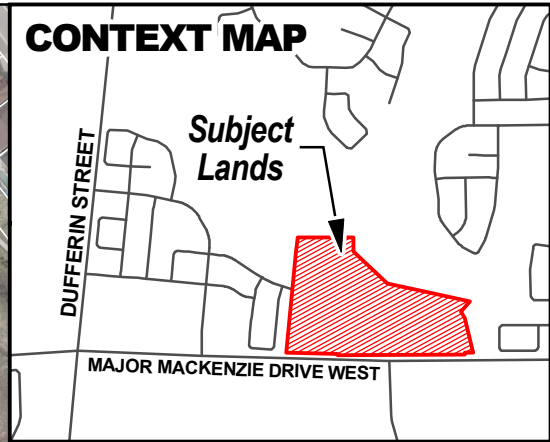
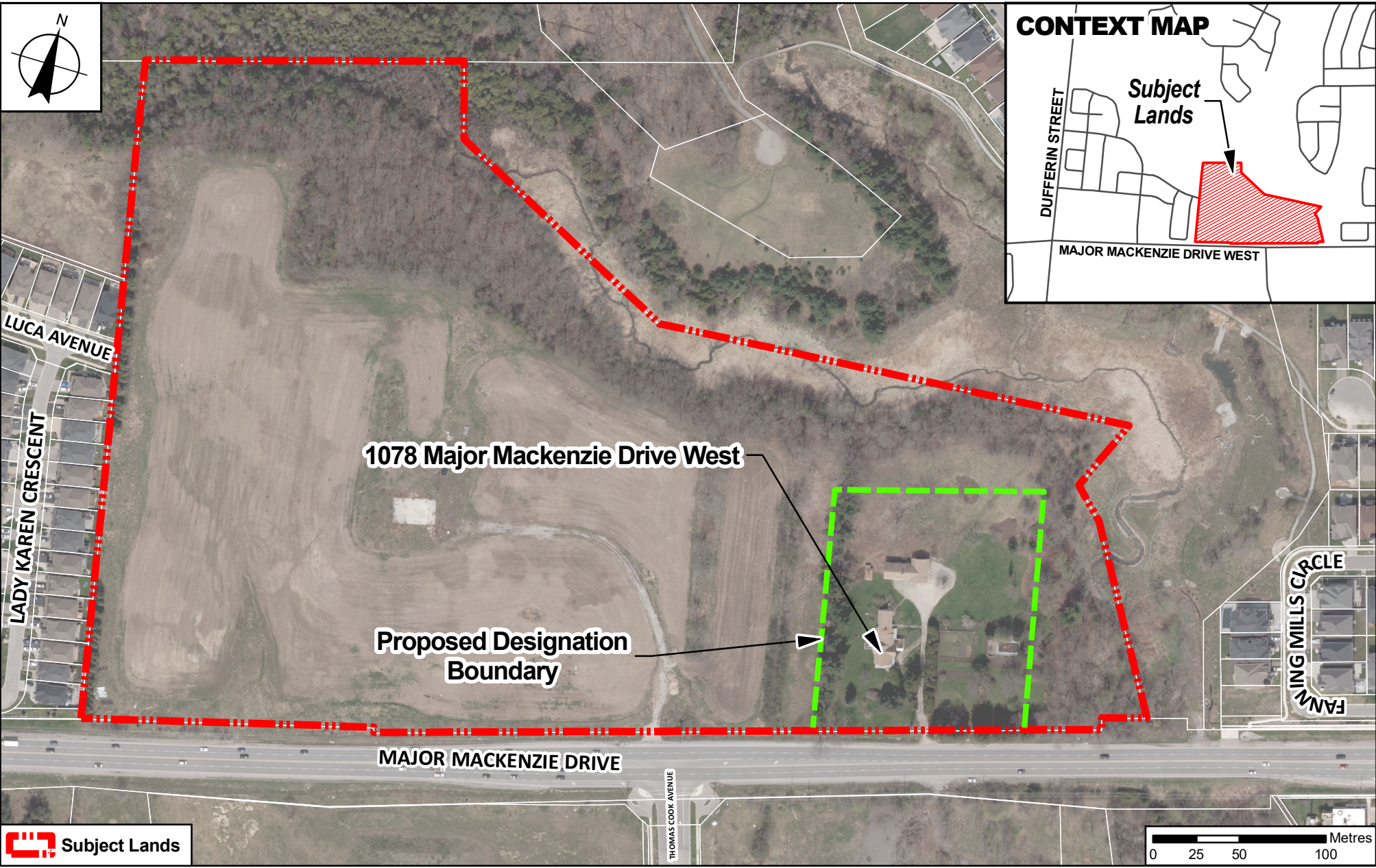
Respectfully submitted,


A handwritten signature in black ink, appearing to read "Haiqing Xu".

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachments

1. Location Map
2. Schedule A Map



 Subject Lands

Location Map

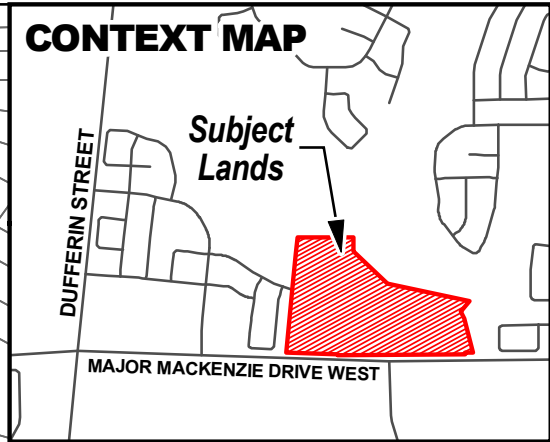
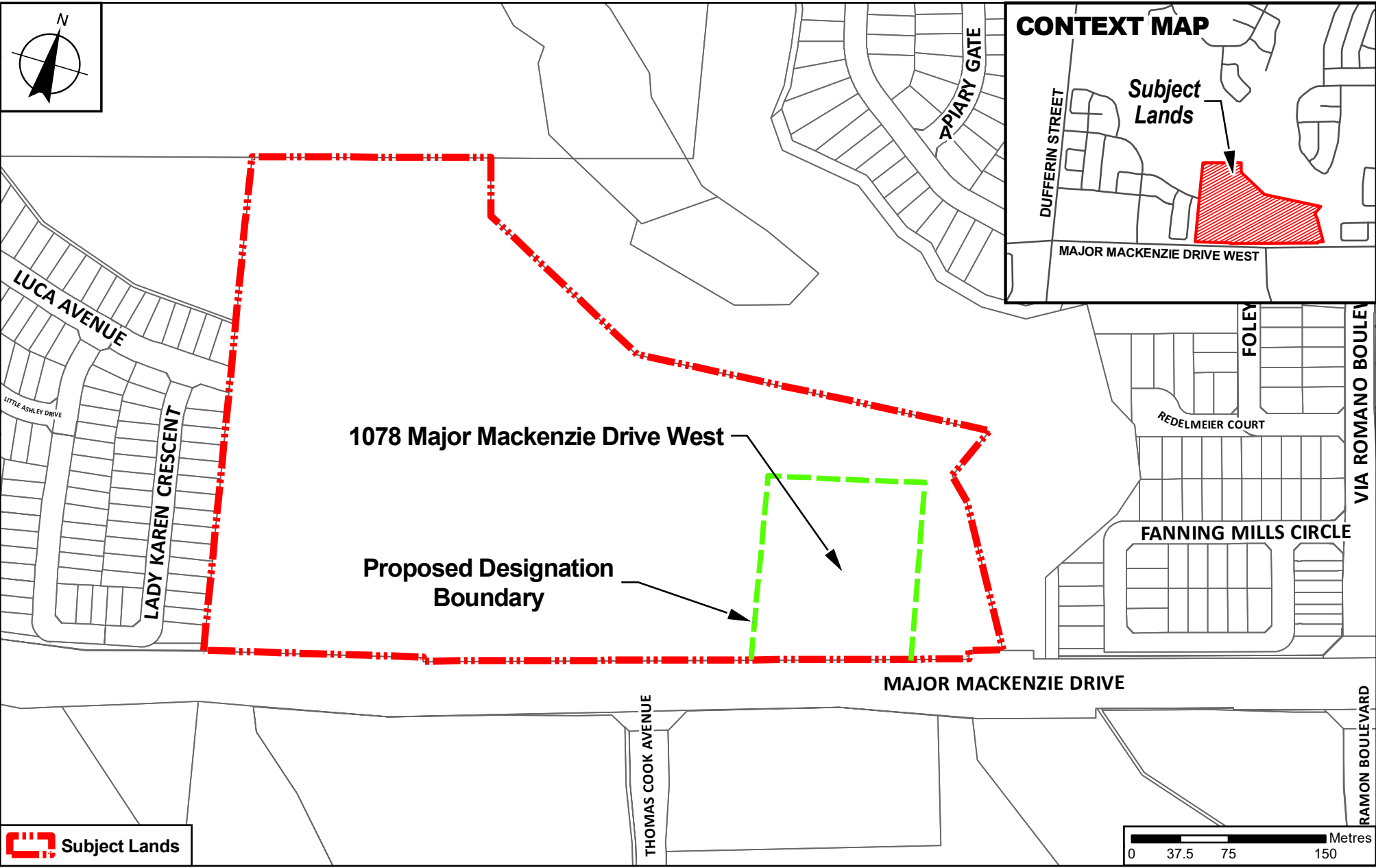
Location:
 1078 Major Mackenzie Drive West
 Part of Lot 21, Concession 2




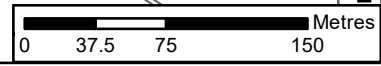
Attachment

Date:
 June 18, 2024

1



 Subject Lands



Location Map

Location:
1078 Major Mackenzie Drive West
Part of Lot 21, Concession 2



Attachment

Date:
June 18, 2024

2



C18
Communication
Council – June 25, 2024
CW(2) – Report No. 25 Item No. 4

DATE: June 21, 2024
TO: Mayor and Members of Council
FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management
RE: Communication – Council June 25, 2024
Report #25, Item #4
Martin Grove Road and Highway 7 – Special Area

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. That the updated Attachment 1: Special Area Map be received.

Background

On June 18, 2024 Item 4 (Martin Grove Road and Highway 7 – Special Area) from the Committee of the Whole (2) meeting was discussed. Below is a link to the agenda where the Report can be reviewed for background information:

[Committee of the Whole \(2\) - June 18, 2024 \(escribemeetings.com\)](https://www.v Vaughan.on.ca/committees-and-meetings/committees/committee-of-the-whole/committee-of-the-whole-2-june-18-2024)

The Committee of the Whole recommendation for Item 4 from CW(2) June 18, 2024 is as follows:

4. **MARTIN GROVE ROAD AND HIGHWAY 7 – SPECIAL AREA**

The Committee of the Whole recommends:

1. That the boundary be extended to include 5694 Highway 7, 5732 Highway 7, and all adjacent properties to Highway 7 and Highway 27, on the north side;
2. That staff bring forward an updated map (Attachment 1: Special Area) for approval at the Council meeting of June 25, 2024;
3. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 18, 2024, be approved;
4. That the comments and communications of the following speakers be received:

1. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of The Zanchin Auto Group, and Communication C83., dated June 17, 2024;
2. Raj Lamichhane, Weston Consulting, Millway Avenue, Vaughan;
3. Robert G. Miller, Davies Howe LLP, Adelaide Street West., Toronto, on behalf of 77 Woodstream Inc.;
4. Kevin Bechard, IPS Consulting Inc., Welham Street, Barrie;

5. That the following communications be received:
 - C84. Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 17, 2024;
 - C85. Sandra K. Patano, Weston Consulting, Millway Avenue, Vaughan, dated June 17, 2024;
 - C86. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 17, 2024; and
 - C87. Sandra K. Patano, Weston Consulting, Millway Avenue, Vaughan, dated June 17, 2024.

Staff have prepared an update to Attachment 1: Special Area map and have appended it to this communication.

Respectfully submitted by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachments

1. Special Area Map



Special Area

LOCATION:
Highway 7 and Martin Grove Special Area

Attachment

DATE:
June 18, 2024



1



C19

Communication

Council – June 25, 2024

CW(1) – Report No. 22 Item No. 3

DATE: June 20, 2024
TO: Mayor and Members of Council
FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management
RE: **COMMUNICATION – Council Meeting – June 25, 2024**

Report #22, Item #3

**171 MAPLECRETE LP AND 1930328 ONTARIO INC.: COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR FILE
CIHA.23.003: 171 MAPLECRETE ROAD, 140-160 DOUGHTON ROAD AND BLOCK 2 ON REGISTERED PLAN 65M-4793, VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD**

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

That the Recommendations in the staff report (Report 22, Item 3) Committee of the Whole (1) June 4, 2024, for 171 MAPLECRETE LP AND 1930328 ONTARIO INC.: COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR FILE CIHA.23.003: 171 MAPLECRETE ROAD, 140-160 DOUGHTON ROAD AND BLOCK 2 ON REGISTERED PLAN 65M-4793, VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD be deleted and replaced with the following:

1. THAT Council endorse the conversion of Community Infrastructure and Housing Accelerator File to a Minister's Zoning Order ('MZO') request;
2. THAT Council endorse the Applicant to submit a request for a MZO to the Ministry of Municipal Housing and Affairs ('MMAH') with respect to the proposed Development; and,
3. THAT Council direct staff to work with the Applicant and the Ministry of Municipal Affairs and Housing to finalize a draft Minister's Zoning Order for Council's consideration that is in substantial conformity with Attachment 2 to this Communication.

Background

The staff report for CIHA.23.003 was on the Committee of the Whole (1) Meeting Agenda of June 4, 2024. The report was subsequently deferred by Committee to the June 25, 2024, Council Meeting, as *Bill 185: Cutting Red Tape to Build More Homes Act, 2024*, (*Bill 185*) was in its third reading at the Legislative Assembly of Ontario.

Bill 185 received Royal Assent on June 6, 2024, bringing into force changes to the *Planning Act*. Among these changes was the removal of the Community Infrastructure and Housing Accelerator ('CIHA') provisions established through *Bill 23: More Homes Built Faster Act, 2022*. The CIHA has been replaced with a new [Ministers Zoning Order \('MZO'\) Framework](#), which sets out process and requirements for such order requests.

Section 47 of the *Planning Act* authorizes the Minister of MMAH to make zoning orders regulating the use of land in Ontario. Zoning order requests are made or refused at the discretion of the minister. Requests may be submitted by parties such as ministries, municipalities, organizations, businesses, or individuals; and meet at least one of the following intake thresholds:

- requests that deliver on a provincial priority that is supported by a minister (for example, long-term care, hospitals, transit-oriented communities, educational facilities, housing priorities, economic development, manufacturing, etc.); or,
- requests that are supported by a single-tier or lower-tier municipality (for example, through a municipal council resolution or a letter from a mayor where the municipality has been designated with strong mayor powers).

Zoning orders can permit or prohibit the use of land, and regulate location, height, size and spacing of buildings and structures. Under the *Planning Act*, zoning orders do not have to be consistent with the Provincial Policy Statement. The *Planning Act* does not provide for a right to appeal the minister's decision to make a zoning order to the Ontario Land Tribunal. A key difference between the CIHA provisions and a MZO is that an MZO cannot impose conditions.

The Applicant is requesting to convert their CIHA Application to an MZO

Considering the repealed CIHA provisions, the Applicant is now seeking to convert their application to a MZO by way of a request that is supported by a municipality. To accompany the request to Council, the Applicant has submitted a draft letter to the Minister requesting an MZO (Attachment 1) and draft MZO document (Attachment 2).

Attachment 1 contains the draft form of a letter from the Applicant to the Minister, should Council choose to support the MZO. It outlines the Applicant's request and position with respect to how their proposal satisfies the province's MZO Framework requirements. City Staff is not a party to this letter, nor involved in drafting the letter. Should Council support the subject MZO request at a local level, a final version of the letter will form part of the Applicant's submission package to the Ministry.

Attachment 2 contains a draft Order prepared by the Applicant. The draft Order is based largely off Attachment 13 – Draft CIHA Order of the Staff Report. The Applicant's proposed revisions include:

- Deletion of the minimum 12.5m residential tower setback from the east property line and replacement with a minimum 5.0m residential tower setback;
- Removal of conditions (Appendix D);
- Addition of a provision requiring that 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 prior to issuance of an above grade building permit; and,

- Updated recital language to reflect the MZO provisions in the *Planning Act* (section 47(1)) rather than the CIHA provisions (previously subsection 34.1(9)); Should Council choose to support the MZO request, Staff are recommending that Council to direct staff to work with the Applicant and the Ministry of Municipal Affairs and Housing to prepare and finalize a Minister's Zoning Order that is in substantial conformity with the draft version included herein.

Staff are satisfied that the conditions outlined in Attachment 13 of the Staff Report can be addressed through future Planning application(s)

A key difference between the CIHA provisions and a MZO is that an MZO cannot contain conditions. Conditions 6 and 7 (relating to remediation of lands and the requirement for a Record of Site Condition) in Appendix D of Attachment 13 of the Staff Report are embedded into the new Draft Zoning Order (Attachment 2). Otherwise, Staff are satisfied that the previously identified conditions can be resolved through a subsequent Site Development Application process.

For more information, contact Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231

Attachments

1. Draft MZO Request Letter (Landowner)
2. Draft Minister Zoning Order (Landowner)

Respectfully submitted by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management



June __, 2024

Honourable Paul Calandra
Minister of Municipal Affairs and Housing
17th Floor
777 Bay Street,
Toronto, ON M7A 2J3

**RE: Request for Minister's Zoning Order
Under section 47 of the Planning Act
171 Maplecrete Road, 140 Doughton Road, 160 Doughton Road and Block 2 of
Registered Plan 65M-4793 ("Subject Lands")
City of Vaughan**

Dear Mr. Calandra,

We are writing as the development managers for 171 Maplecrete LP and 1933028 Ontario Inc., the registered owners of the Subject Lands noted above. We are respectfully requesting that you issue a Minister's Zoning Order ("MZO") under section 47 of the *Planning Act*, to facilitate the redevelopment of the Subject Lands in a manner that is described herein, which meets provincial priorities and policy objectives, and is supported by the local municipality.

Subject Lands

The Subject Lands, having a site area of 14,065 square metres (151,395 square feet), are currently occupied by 1-storey buildings containing industrial uses. They are located south of Highway 7, between Maplecrete Road and Creditstone Road, and north of Doughton Road.

The VIVA rapid transit line ("BRT") Creditstone station is situated along the VIVA Orange line, which is located approximately 200 metres north of the Subject Lands. Further, the Vaughan Metropolitan Centre ("VMC") subway station, forming part of TTC Line 1, is located approximately 500 metres northwest of the Subject Lands.

A summary of the land uses surrounding the Subject Lands include the following:

NORTH

2851 Highway 7- approved development consisting of two towers of 45 and 49 storeys.
2901 Highway 7- approved development consisting of two towers of 45 and 49 storeys.

WEST

Opposite Maplecrete Drive are a number of 1-storey commercial buildings.
216-220 Doughton Road - approved development containing one 47-storey residential tower and one 49-storey residential tower, atop a 4-storey podium containing residential units and amenity space.

EAST

Cluster of 1 to 2-storey industrial and commercial buildings with associated surface parking areas.

SOUTH

Opposite Doughton Road are a cluster of 1 to 2-storey commercial buildings with associated surface parking areas.

185 Doughton Road and 108-112 Maplecrete Road - approved for two residential towers of 40-storeys and 43-storeys in height with a 4 to 6-storey podium containing at-grade retail space, residential units and amenity facilities.

Proposal

The proposed development would permit a mixed-use, high-density transit-orientated development having a total gross floor area of 112,451 square metres (1,210,420 square feet).

The proposed development consists of five towers as follows:

- SW Residential Tower (27-storeys)
- SE Residential Tower (24-storeys)
- E Residential Tower (29-storeys)
- NE Residential Tower (29-storeys)
- NW Tower (30-storeys) comprising residential, office and hotel uses

The proposal includes 5,711 square metres (61,475 square feet) of office space, 8,218 square metres (88,460 square feet) of hotel use and 134 square metres (1,440 square feet) of retail space. The overall development will have 1,565 residential units, of which 182 of these units will be purpose-built rental units, representing a floor space index of 8.0 times the area of the Subject Lands. The proposal will also provide a central outdoor amenity area along Maplecrete Road, between the NW and SW towers.

Intake Threshold

The Ministerial Zoning Order Framework identifies the minister will consider requests for zoning orders that meet at least one of the following intake thresholds. Outlined below are the intake thresholds and our response on how we believe they have been met:

- 1. Requests that deliver on a provincial priority that is supported by a minister (for example, long-term care, hospitals, transit-oriented communities, educational facilities, housing priorities, economic development, manufacturing, etc.).***

- The proposed development contains purpose-built rental, which is one of the provincial housing priorities.
- The proposed development also contains office and hotel uses, which is consistent with provincial priorities surrounding economic development.

2. Requests that are supported by a single-tier or lower-tier municipality (for example, through a municipal council resolution or a letter from a mayor where the municipality has been designated with strong mayor powers)

- On June 25, 2024, City of Vaughan Council passed a resolution supporting the landowner's request for a Minister's Zoning Order. However, this was initiated 1 year ago as a Community Infrastructure and Housing Accelerator process, to address Prime Minister Justin Trudeau's housing initiative.

We respectfully believe our request satisfies both intake thresholds as outlined above.

Submission Expectations

The Minister's Zoning Order Framework outlines 13 submission expectations that shall form part of any request for a Minister's Zoning Order. Outlined below are the submission expectations and our response on how they have been met:

- ***a description of the project and how it would support governmental objectives***
 - ✓ The proposed development, situated approximately 500 metres from the VMC TTC Subway Station, consists of a mixed-use development containing office, hotel, and service commercial uses, along with purpose-built rental and residential condominiums. The proposal contains various components that meet many government objectives including a mix of housing types and stimulating economic development through a mix of commercial uses including office, hotel and service commercial. It also fulfills government objectives of concentrating these types of activities and developments in designated Major Transit Station Areas resulting in a complete community.
- ***a map and description of the subject lands***
 - ✓ A map and description of the subject lands is attached as Appendix C to the draft zoning order.
- ***a copy of a draft zoning order***
 - ✓ A copy of the draft zoning order, as endorsed by the City of Vaughan, is attached.
- ***a description of consultation with the public and engagement with Indigenous communities***
 - ✓ The proposed development was the subject of a public meeting held by the City of Vaughan Committee of the Whole, on March 5, 2024. Notice was given to members of the community for an opportunity to provide their comments on the proposal.
 - ✓ The proposed development also went through extensive consultation with various Indigenous communities, as documented by the engagement summary prepared by MHBC Planning and forming part of this MZO request.

- **for municipally-supported zoning order requests:**
 - ✓ *evidence of municipal support for the proposed project*
 - The meeting minutes and Council resolution from the City of Vaughan Council meeting being held on June 25, 2024 will be attached as part of the request. The materials demonstrate City Council support of the proposed MZO request.
 - ✓ *information related to land ownership and name of the requestor*
 - The subject lands contain the following parcels and ownerships:
 - 171 Maplecrete Road – owned by 171 Maplecrete LP
 - 140 Doughton Road – owned by 171 Maplecrete LP
 - 160 Doughton Road – owned by 171 Maplecrete LP
 - Block 2, Plan 65M4793 – owned by 1930328 Ontario Inc.
- **rationale on why the project requires ministerial zoning relief rather than following municipal planning processes**
 - ✓ The proposed development was originally submitted to the City of Vaughan as an Official Plan Amendment and Zoning By-law Amendment application. It was ultimately converted to a Community Housing and Infrastructure Accelerator (“CIHA”) under section 34.1(9) of the *Planning Act*.
 - ✓ The CIHA application was supported by City of Vaughan staff based on the report that was made publicly accessible when it was posted on the Committee of the Whole Meeting Agenda of June 4, 2024.
 - ✓ The report was subsequently deferred by the Committee to City Council as Bill 185 was receiving Royal Assent.
 - ✓ It was determined that an Order issued by the Minister was mutually beneficial for the following reasons:
 - The applicant would be required to provide community benefits above and beyond a standard application going through the municipal planning approval process.
 - The Minister’s Order would allow the proposed development to proceed in advance of the City’s Secondary Plan update process. This will ensure that the delivery of housing is expedited to meet government housing and economic development objectives.
 - ✓ Prior to a formal CIHA request being submitted to the Minister, section 34.1(9) was repealed by the Province through Bill 185, and as a result, this request is now made under section 47 of the *Planning Act*.
- **a description of any licences, permits, approvals, permissions or other matters that would be required for the project after a zoning order is made**
 - ✓ If a Minister’s Zoning Order is issued, the proposed development will still require the following subsequent approvals:
 - Site Plan Control application(s)

- Building Permit application(s)
 - Draft Plan of Condo application(s), if applicable
- ***justification for the exemption of the application of provincial and local land use policies to downstream approvals, where requested***
 - ✓ The request for exemption of the application of provincial and local land use policies to downstream approvals will ensure that the development can proceed in advance of the Secondary Plan update. While the proposed development is generally consistent with the emerging Vaughan Metropolitan Centre Secondary Plan draft demonstration plans, the uncertainty in timing of those policies coming into force and effect could cause an indefinite delay to the proposed development.
- ***anticipated timelines related to applying for downstream approvals (for example, site plan, plan of subdivision, building permit)***
 - ✓ Following the issuance of a MZO, the landowner intends to submit a Site Plan application for Phase 1 of the development within 12 months.
 - ✓ Following approval of the Site Plan application by the City of Vaughan, within the 60 days approval period, the landowner intends to submit Building Permit application(s) for Phase 1 of the development within 18 months.
- ***anticipated timing for project completion***
 - ✓ Phase 1 of the development is anticipated to be completed within 5 years after Site Plan Approval is obtained.
 - ✓ Phase 2 of the development is anticipated to be completed within 3 years of the completion of Phase 1.
- ***justification for the use of any of the enhanced authorities, where requested***
 - ✓ No use of any of the enhanced authorities are being requested.
- ***information related to how and when servicing (water/wastewater) will be addressed***
 - ✓ The City of Vaughan has approved plans and funding in place to upgrade the servicing in the area over the next 1-2 years. The work conducted by the landowner's civil engineer confirms that the planned upgrades by the City of Vaughan will result in sufficient capacity for the proposed development which will be in place prior to the completion of the project.
 - ✓ The City typically provides allocation as part of the Zoning or Site Plan approval process. Given this proposal is being undertaken pursuant to section 47 of the *Planning Act*, allocation for each phase of development will be granted through the respective site plan approval process for each phase.
- ***a commitment that if a zoning order is made, the landowner will notify the minister 30 days in advance of the sale of any land it applies to***
 - ✓ The landowner is agreeable to this commitment.

For all the foregoing reasons, we trust that you will find our request for a Minister's Zoning Order is appropriate for the redevelopment of the lands, supported by the local municipality, and delivers on provincial priorities surrounding housing and economic development. We respectfully request that you issue an Order under section 47 of the Act, substantially in accordance with the draft Order attached to this request.

Respectfully submitted,

Liberty Development Corporation for and on behalf of 171 Maplecrete LP & 1930328 Ontario Inc.

Latif Fazel, Chief Executive Officer

cc: Haiqing Xu, Deputy City Manager
Planning and Growth, City of Vaughan

Encl.

DRAFT

ATTACHMENT 2: DRAFT MINISTER ZONING ORDER (LANDOWNER)

ORDER

With respect to the City of Vaughan, Regional Municipality of York, Minister Zoning Order
XXX-XXX

Subsection 47(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

1. I hereby order pursuant to clause 47(1) of the *Planning Act*, further to a request from the landowner and Council of the City of Vaughan set out in a resolution dated June 25, 2024, that:
 - a. The zoning requirements attached as Appendices A and B apply to the lands in the City of Vaughan, Regional Municipality of York, set out in Appendix C.
 - b. Pursuant to subsection 47(4.0.1) of the *Planning Act*, the following do not apply to any Site Plan Application, Draft Plan of Subdivision Application, and Draft Plan of Condominium Application:
 - i. A policy statement issued under subsection 3(1) of the *Planning Act*,
 - ii. A Provincial Plan; and
 - iii. An Official Plan; and
 - c. Appendices A, B, and C, attached to this Order, form part of this Order.
2. This Order comes into force on the day this Order is made.

Made by:

PAUL CALANDRA
Minister of Municipal Affairs and Housing

Date made:

APPENDIX A

With respect to City of Vaughan, Regional Municipality of York Subsection 47(1) of the *Planning Act* and Zoning By-law 001-2021

Definitions

1. In this Order,

“Architectural Features” means features used to enhance the visual appearance of a building, which may include pilasters, brackets, cornices, columns, balustrades, and similar building features that are attached to the main walls of a building.

“Height” means in reference to a building or structure, the vertical distance measured from established grade to:

- i. In the case of a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less above the horizontal, the highest point of the roof surface or parapet, whichever is the greater;
- ii. in the case of a sloped roof, the mean height between the eaves and the ridge; or,
- iii. In the case of any structure with no roof, the highest point of the structure

“Lands” or “Subject Lands” means the entirety of the parcel outlined in red on Appendix C.

“Order” means the Order made by the Minister of Municipal Affairs and Housing pursuant to clause 47(1)(a) of the *Planning Act* with respect to the City of Vaughan, Regional Municipality of York.

“Parking Space” means a rectangular area measuring at least 2.7m by 5.7m, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.

“Phase 1” means a portion of the development consisting of:

- A minimum of 8,200 m² of Hotel uses, a minimum of 5,800 m² of Office uses, a minimum of 182 Purpose-Built Rental Dwelling Units, and up to an additional 800 Residential Dwelling Units.

“Phase 2” means the balance of the proposed development subsequent to Phase 1.

“Purpose-Built Rental” means housing built specifically for long-term rental accommodation.

“Zoning By-law” means Zoning By-Law No. 001-2021 of the City of Vaughan.

Application

2. This Order applies to lands in the City of Vaughan in the Regional Municipality of York, in the Province of Ontario, being the Lands outlined in red on a map attached to the Order as Appendix C.

Zoning By-law

3. That Zoning By-law 001-2021 of the City of Vaughan, as amended from time to time and in its entirety, applies to the lands shown on the map set out in Appendix C of this Order, and subject to the exceptions noted below.

Vaughan Metropolitan Centre Station Zone (V1)

4. Every use of land and every erection, location or use of any building or structure is prohibited on the Lands identified as “*Vaughan Metropolitan Centre Station Zone*” (V1) on the map referred to in Appendix C of this Order except as noted below:

Permitted Uses:

- (a) Uses permitted under Table 10-2, Vaughan Metropolitan Centre Station Zone (V1) inclusive of all listed additional requirements of the Zoning By-law, save and except for Note 4.

Lot and Building Requirements:

- (b) For the purpose of determining zoning compliance for the lands, the front yard shall be White Elm Road.
- (c) The minimum front yard setback shall be 3.0 m.
- (d) The minimum rear yard setback shall be 3.0 m.
- (e) The minimum interior yard setback shall be 3.0 m.
- (f) The minimum exterior yard setback shall be 3.0 m.
- (g) The Build-to-zone requirements shall not apply.
- (h) The setback to all sight triangles shall be 1.5 m.
- (i) The minimum setback from a lot line to the nearest part of a building below finished grade shall be 0.0 m.
- (j) Architectural Features and elements may encroach 1.0 m into a required front, rear or exterior side yard.
- (k) The maximum residential tower floor plate for each building shall be 850 m².
- (l) The minimum combined amenity space requirement for indoor and outdoor amenity areas shall be 4.0 m² per unit.
- (m) Provisions 4.3.2 and 4.3.3 shall not apply
- (n) A minimum of 0.4 parking spaces per dwelling unit are required.
- (o) A minimum of 269 shared parking spaces for visitor and non-residential uses are required.
- (p) A minimum of 3 Type D, 2 Type B and 1 shared Type B and D loading spaces are required.
- (q) The maximum height of any building on the lands shall be the greater of:
 - i. 40-storeys; or
 - ii. The height permitted by the in-effect Vaughan Metropolitan Centre Secondary Plan

Podium and Tower Requirements

- (r) The maximum podium height shall be 27.0 m or 6-storeys.
- (s) The minimum tower separation between all buildings shall be 25.0 m.
- (t) The minimum tower step-back shall be 2.0 m.
- (u) Minimum setback to the tower portion of any building on the Subject Lands to the east property line shall be 5.0 m;

Landscape Requirements

- (v) The minimum landscape strip abutting any street line shall be 3.0 m, however, a minimum landscape strip of 1.5 m shall be provided to the sight triangle at the southwest corner of Maplecrete Road and Doughton Road.
- (w) Permitted encroachments into the landscape strip:
 - i. Bicycle Parking
 - ii. Hard Landscaping
 - iii. Entry/Access areas to buildings
 - iv. Architecture features/elements

Special Provisions

- 5. In addition to the uses and requirement listed above, the following provisions shall apply:
 - (a) The maximum total Gross Floor Area (GFA) for all uses on the lands shall be the greater of:
 - i. 112,451 m²; or
 - ii. The density permitted by the in-effect Vaughan Metropolitan Centre Secondary Plan.
 - (b) Servicing allocation for the Subject Lands shall be capped at 1,565 dwelling units. Further allocation in excess of 1,565 dwelling units shall be subject to an updated Functional Servicing Report and Transportation Impact Study Addendum and/or Letter to demonstrate sufficient capacity exists for the additional dwelling units.
 - (c) The total Gross Floor Area of the development shall consist of a minimum of 11.5% non-residential uses.
 - (d) The minimum number of purpose-built rental dwelling units shall be 11.5% of the total dwelling units.
 - (e) The minimum Phase 1 development shall consist of the following:
 - i. 8,200 m² of Hotel uses;
 - ii. 5,800 m² of Office uses; and
 - iii. 182 purpose-built rental dwelling units.
 - (f) A long-term bicycle parking space shall be located wholly within the building where the principal use is located and for which the bicycle parking space is required.
 - (g) A long-term bicycle parking space required for a dwelling unit shall be required to be located within the following areas of a building:
 - Within the ground floor area; or
 - On the 2nd storey or mezzanine within the ground floor area; or

- On the first or second level located below grade; or
 - Bicycle parking may be provided in one level increments below grade commencing with the third level below grade and moving down, provided that a combined minimum of 50% of the parking area for the first and second parking levels below grade are dedicated to long-term bicycle parking spaces
- (h) The Subject Lands shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of condominium, consent, conveyance of private or public roads, strata title agreements, or other permissions, and any easements or registrations that are granted.
- (i) The Owner agrees the Site Development Agreement for **Phase 2** will not be executed by the City of Vaughan until all the required building permits for **Phase 1** have been issued by the City.
- (j) Prior to the issuance of an above-grade building permit, the owner shall submit a copy of a Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC') filed on the environmental site registry covering the subject lands or implementation and confirmation of completion of the Remedial Action Plan ('RAP') to the satisfaction of the City.

Terms of Use

6. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building, or structure is lawfully in use on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

APPENDIX B

With respect to City of Vaughan, Regional Municipality of York Subsection 47(1) of the *Planning Act* and Zoning By-law 1-88

Definitions

1. In this Order,

“Architectural Features” means features used to enhance the visual appearance of a building, which may include pilasters, brackets, cornices, columns, balustrades, and similar building features that are attached to the main walls of a building.

“Gross Floor Area” means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.

“Height” means in reference to a building or structure, the vertical distance measured from established grade to:

- iv. In the case of a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less above the horizontal, the highest point of the roof surface or parapet, whichever is the greater;
- v. in the case of a sloped roof, the mean height between the eaves and the ridge; or,
- vi. In the case of any structure with no roof, the highest point of the structure

“Lands” or “Subject Lands” means the entirety of the parcel outlined in red on Appendix C.

“Order” means the Order made by the Minister of Municipal Affairs and Housing pursuant to clause 47(1)(a) of the *Planning Act* with respect to the City of Vaughan, Regional Municipality of York.

“Parking Space” means a rectangular area measuring at least 2.7m by 5.7m, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.

“Phase 1” means a portion of the development consisting of:

- A minimum of 8,200 m² of Hotel uses, a minimum of 5,800 m² of Office uses, a minimum of 182 Purpose-Built Rental Dwelling Units, and up to an additional 800 Residential Dwelling Units.

“Phase 2” means the balance of the proposed development subsequent to Phase 1.

“Purpose-Built Rental” means housing built specifically for long-term rental accommodation.

“Zoning By-law” means Zoning By-Law No. 1-88 of the City of Vaughan.

Application

2. This Order applies to lands in the City of Vaughan in the Regional Municipality of York, in the Province of Ontario, being the Lands outlined in red on a map attached to the Order as Appendix C.

Zoning By-law

3. That Zoning By-law 1-88 of the City of Vaughan, as amended from time to time and in its entirety, applies to the lands shown on the map set out in Appendix C of this Order, and subject to the exceptions noted below.

Corporate Centre Zone (C9)

4. Every use of land and every erection, location or use of any building or structure is prohibited on the Lands identified as “Corporate Centre Zone” (C9) on the map referred to in Appendix C of this Order except as noted below:

Permitted Uses:

- (a) All the permitted uses under Section 5.10 for the C9 Corporate Centre Zone.

Lot and Building Requirements:

- (b) For the purpose of determining zoning compliance for the lands, the front yard shall be White Elm Road.
- (c) The minimum front yard setback shall be 3.0 m.
- (d) The minimum rear yard setback shall be 3.0 m.
- (e) The minimum interior yard setback shall be 3.0 m.
- (f) The minimum exterior yard setback shall be 3.0 m.
- (g) The Build-to-zone requirements shall not apply.
- (h) The minimum setback to all sight triangles shall be 1.5 m.
- (i) The minimum setback from a lot line to the nearest part of a building below finished grade shall be 0.0 m.
- (j) Architectural features and elements may encroach 1.0 m into a required front, rear or exterior side yard.
- (k) The maximum residential tower floor plate for each building shall be 850 m².
- (l) The minimum combined amenity space requirement for indoor and outdoor amenity areas shall be 4.0 m² per unit.
- (m) The maximum height of any building on the lands shall be the greater of:
 - i. 40-storeys; or
 - ii. The height permitted by the in-effect Vaughan Metropolitan Centre Secondary Plan

Podium and Tower Requirements

- (n) The maximum podium height shall be 27.0 m or 6-storeys.
- (o) The minimum tower separation between all buildings shall be 25.0 m.

- (p) Minimum setback to the tower portion of any building on the Subject Lands to the east property line shall be 5.0 m;

Parking Requirements

- (q) A minimum of 0.4 parking spaces per dwelling unit are required.
- (r) A minimum of 0.15 visitor parking spaces per dwelling unit are required.
- (s) A minimum of 269 shared parking spaces for visitor and non-residential uses are required.
- (t) A minimum of 3 Type D, 2 Type B and 1 shared Type B and D loading spaces are required.
- (u) A minimum of 0.5 spaces per 100 m² GFA of Office uses is required.
- (v) A minimum of 0.25 spaces per guest room is required.
- (w) A minimum of 0.7 spaces per 100 m² GFA of Retail uses is required.

Landscape Requirements

- (x) Notwithstanding Sections 3.13 and 5.1.1, only a minimum landscape strip of 3.0 m shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping. A minimum landscape strip of 1.5 m shall be permitted abutting the site triangle at the southwest corner of Maplecrete Road and Doughton Road.
- (y) Permitted encroachments into the landscape strip:
 - i. Bicycle Parking
 - ii. Hard Landscaping
 - iii. Entry/Access areas to buildings
 - iv. Architecture Features

Special Provisions

- 5. In addition to the uses and requirement listed above, the following provisions shall apply:
 - (k) The maximum total Gross Floor Area (GFA) for all uses on the lands shall be the greater of:
 - iii. 112,451 m²; or
 - iv. The density permitted by the in-effect Vaughan Metropolitan Centre Secondary Plan.
 - (l) Servicing allocation for the Subject Lands shall be capped at 1,565 dwelling units. Further allocation in excess of 1,565 dwelling units shall be subject to an updated Functional Servicing Report and Transportation Impact Study Addendum and/or Letter to demonstrate sufficient capacity exists for the additional dwelling units.
 - (m) The total Gross Floor Area of the development shall consist of a minimum of 11.5% non-residential uses.
 - (n) The minimum number of purpose-built rental dwelling units shall be 11.5% of the total dwelling units.
 - (o) The minimum Phase 1 development shall consist of the following:
 - i. 8,200 m² of Hotel uses;
 - ii. 5,800 m² of Office uses; and
 - iii. 182 purpose-built rental dwelling units.
 - (p) A long-term bicycle parking space shall be located wholly within the building where the principal use is located and for which the bicycle parking space is required.

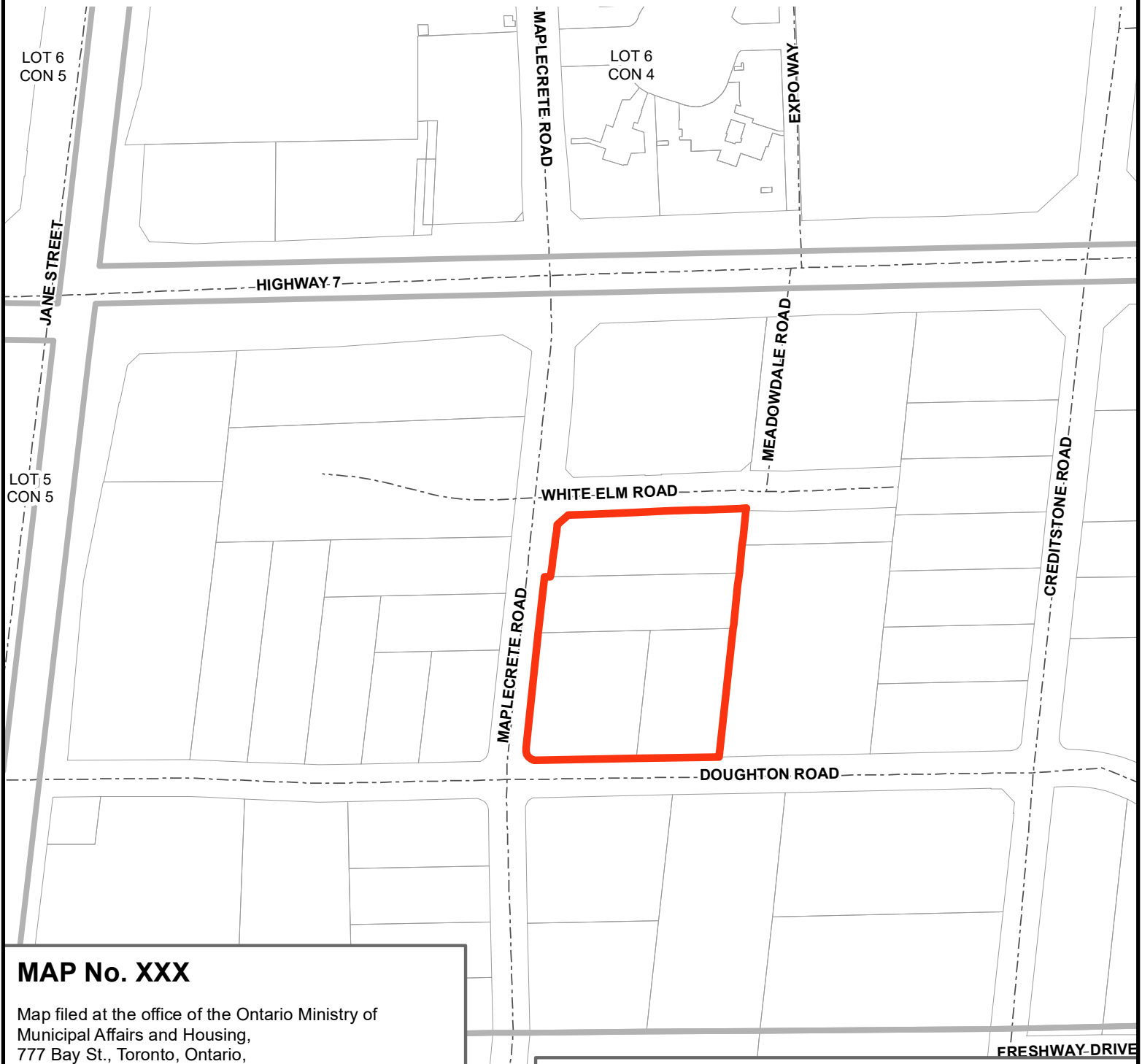
- (q) A long-term bicycle parking space required for a dwelling unit shall be required to be located within the following areas of a building:
- Within the ground floor area; or
 - On the 2nd storey or mezzanine within the ground floor area; or
 - On the first or second level located below grade; or
 - Bicycle parking may be provided in one level increments below grade commencing with the third level below grade and moving down, provided that a combined minimum of 50% of the parking area for the first and second parking levels below grade are dedicated to long-term bicycle parking spaces
- (r) The Subject Lands shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of condominium, consent, conveyance of private or public roads, strata title agreements, or other permissions, and any easements or registrations that are granted.
- (s) The Owner agrees the Site Development Agreement for **Phase 2** will not be executed by the City of Vaughan until all the required building permits for **Phase 1** have been issued by the City.
- (t) Prior to the issuance of an above-grade building permit, the owner shall submit a copy of a Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC') filed on the environmental site registry covering the subject lands or implementation and confirmation of completion of the Remedial Action Plan ('RAP') to the satisfaction of the City.

Terms of Use

6. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building, or structure is lawfully so use on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

APPENDIX C

Lots 4, 5, and 6, Plan 7797 and
Block 2, 65M-4793
City of Vaughan, Regional Municipality of York



MAP No. XXX

Map filed at the office of the Ontario Ministry of
Municipal Affairs and Housing,
777 Bay St., Toronto, Ontario,

Planning Act

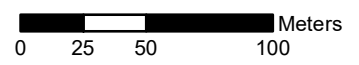
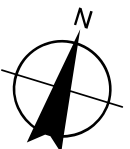
Ontario Regulation: XXX/24

Date:

Original Signed By: Minister of Municipal Affairs
and Housing

Legend

- Lands Subject to Minister Zoning Order
- Roads
- Parcel Boundary
- Lot & Concession



C20
Communication
Council – June 25, 2024
CW(2) – Report No. 25 Item No. 23

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] "Protest-free bubble zones"
Date: June-24-24 7:43:55 AM

From: Sheri Cowan [REDACTED]
Sent: Saturday, June 22, 2024 5:54 PM
To: clerk@vaughan.ca; Clerks@vaughan.ca
Subject: [External] "Protest-free bubble zones"

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

To: City of Vaughan Council

From:
Sheri Cowan
[REDACTED]
[REDACTED] Centre Street London ontario
[REDACTED]

Each day since the genocide in Palestine began, I am further shamed by our government's response. Never would I have thought it possible that humanitarian Canadian citizens that are simply asking Israel to simply stop killing innocent men, women and children, would be vilified and even legislated against. What has happened to the land of the peace-keepers that we allow this a genocide to continue for 9 mos, and even send weapons to Israel that is, according to the UN, plausibly committing genocide? Shame on us.

I have been involved in the pro-peace protests in my own city since October 2023 and have never seen anyone made unsafe by my fellow protestors, whatever their race or religion. In fact, I have been constantly amazed by the wonderful, warm feeling of being with like-minded empathetic, individuals who truly care about people they may have never met. Our movement is made up of diverse people, including many people of Jewish descent who are against the genocide being perpetrated by Israel.

I'm writing to urge the council not to continue with your efforts to further silence the pro-Palestine and anti-genocide campaign. I urge you not to take further steps in criminalizing voices for human rights. It is blatantly clear that the excuses made, under the guise of, "no tolerance for hate in Vaughan", or "vulnerable social structures", and "seek to intimidate residence" as stated by Mayor Steven Del Duca, are more ways to mask the nationalism, and Islamophobia, systemically generated and perpetuated by the Canadian government. I sincerely hope that the pro-Israeli lobby groups don't have a strong hold on the City of Vaughan's decision-making process, because I assure you, the truth will always surface, in time. We will dig until there are no surfaces left, unsolved.

I hope you will be on the right side of history. This genocide will end, and just like with Rwanda, we will be judged on what we did to stop the killing. I hope your children will be able to look and see that you stood on the side of

human rights.

Sincerely, Sheri Cowan



Council

June 25, 2024

RE:

Committee of the Whole (2), Report No. 25
Item 23 **BY-LAW TO PROTECT VAUGHAN'S VULNERABLE
SOCIAL INFRASTRUCTURE**

The Office of the City Clerk has received many emails from concerned citizens, forming a petition.

The total number of emails received between 12pm on June 17, 2024 and 12pm on June 24, 2024 are: 49

Their concerns are outlined as follows:

“Dear Vaughan City Council Members,

We represent concerned citizens who wholeheartedly support Mayor Del Duca’s proposed by-law to “prohibit nuisance demonstrations within one hundred metres of vulnerable social infrastructure.”

To ensure that the intention of this by-law is preserved in its language, we ask that you add several words to Section 4.0,2a to read, “Section 4.0(1) is not intended to prohibit peaceful gatherings, peaceful protests or peaceful demonstrations, including any such activities that occur as part of a labour union strike.”

As our elected officials, your duty is to preserve and protect our community. Sadly, the Hamas terrorist organization uses what they call the “CNN Strategy” [1] where they pay protesters (e.g., SJP, AMP, CAIR) to spread misinformation, disrupt communities, and chant hateful rhetoric that promotes intimidation, physical harm, murder, and destruction under the subterfuge of social activism [2-5]. We were horrified when a violent mob tried to overtake a Jewish Community Centre in Toronto [6] and when a Muslim high school student violently assaulted a Jewish student in New Brunswick Province [7]. This must stop NOW!

We are outraged and tired of seeing our beloved neighbors and community members become targets of this intimidation and bullying.

History will judge each and every leader who capitulates to it, and future generations will praise leaders who take a stand against it.

We want peace in our communities and protection for our neighbors. Please vote for this by-law.”

A list of concerned citizens is on file in the Office of the City Clerk.



C22
Communication
Council – June 25, 2024
CW(2) – Report No. 25 Item No. 17

DATE: June 24, 2024
TO: Mayor and Members of Council
FROM: Vince Musacchio, Deputy City Manager, Infrastructure Development
RE: **COMMUNICATION – Council Meeting / June 25, 2024**
Item 17, Report #25
Kirby Road Extension – Memorandum of Understanding for Bat Habitat Compensation

Background

The purpose of this Communication is to provide Mayor and Council information regarding bat habitat associated with the Kirby Road Extension.

As per request at Committee of the Whole (2) on Tuesday, June 18, 2024, the Mayor requested information on the compensation requirements for the existing bat habitats, specific to what the bat habitat findings were on the existing lands.

Staff have confirmed that the Memorandum of Understanding has an approximate cost of \$1.2 million for the compensation lands and services.

Attached to this communication is a map identifying the trees that were found as habitats for bats.

Attachment

1. Species at Risk Map



For more information, contact Roberto Sguassero, Director of Infrastructure Delivery, ext. 8749

Respectfully submitted by

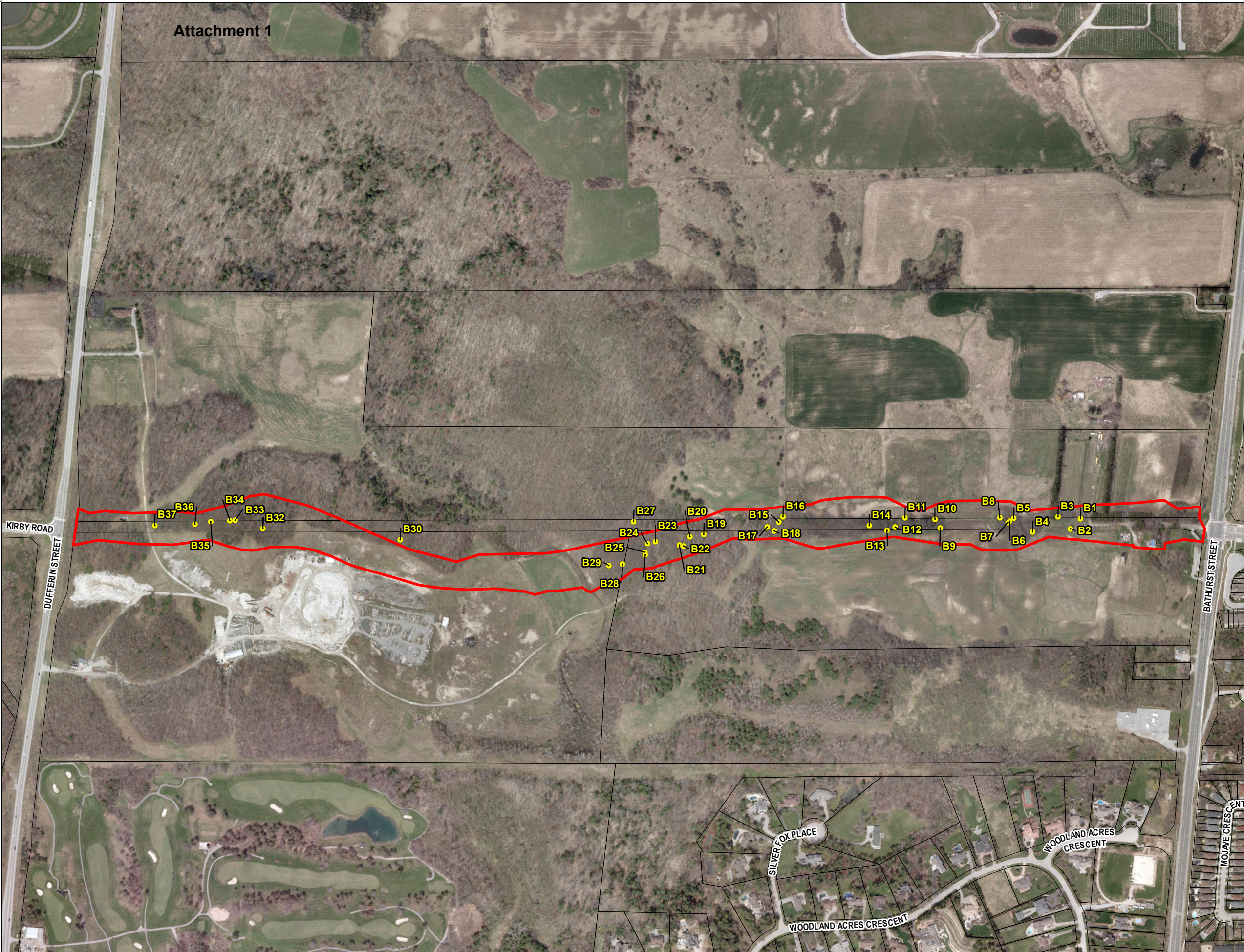
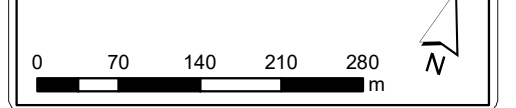
A handwritten signature in black ink, appearing to read "V. Musacchio".

Vince Musacchio, Deputy City Manager, Infrastructure Development

LEGEND

-  Proposed Road Alignment Disturbance Limit
-  Bat Snag/Tree

Data Source: Contains public sector information made available from the Ministry of Natural Resources and Forestry (LIO). Contains information made available under the Toronto and Region Conservation Authority (TRCA)'s Open Data Licence v 1.0. Contains public sector information made available under The Regional Municipality of York's Open Data Licence. Contains information licensed under the Open Government Licence - Ontario. Produced by LGL Limited under License with the Ontario Ministry of Natural Resources © King's Printer for Ontario, 2023.



Kirby Road Extension Bat Trees



Project: TA9350	Figure: 2
Date: November, 2023	Prepared By: VLG
Scale: 1:6,500	Verified By: LMC

DATE: June 24, 2024

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: COMMUNICATION – COUNCIL, June 25, 2024

By-law 140-2024

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT the Designation Map (Attachment 1) be included in By-law 140-2024 to be placed after “Schedule A to By-law 140-2024” and before “Location Map to By-law 140-2024” in the document.

Background

Cultural Heritage staff, in collaboration with the heritage consultants for the owner of 1078 Major Mackenzie Drive, prepared a revised Location Map for greater clarity of the subject property where the aerial photo background is removed – to be used as Schedule A as part of the future Designation By-law for the subject property. In addition to this larger map, a closer inset map was circulated to the consultants and property owner to their satisfaction and is already included in Schedule A as circulated.

For more information, contact Nick Borcescu, Senior Heritage Planner, Development Planning, Extension 8191.

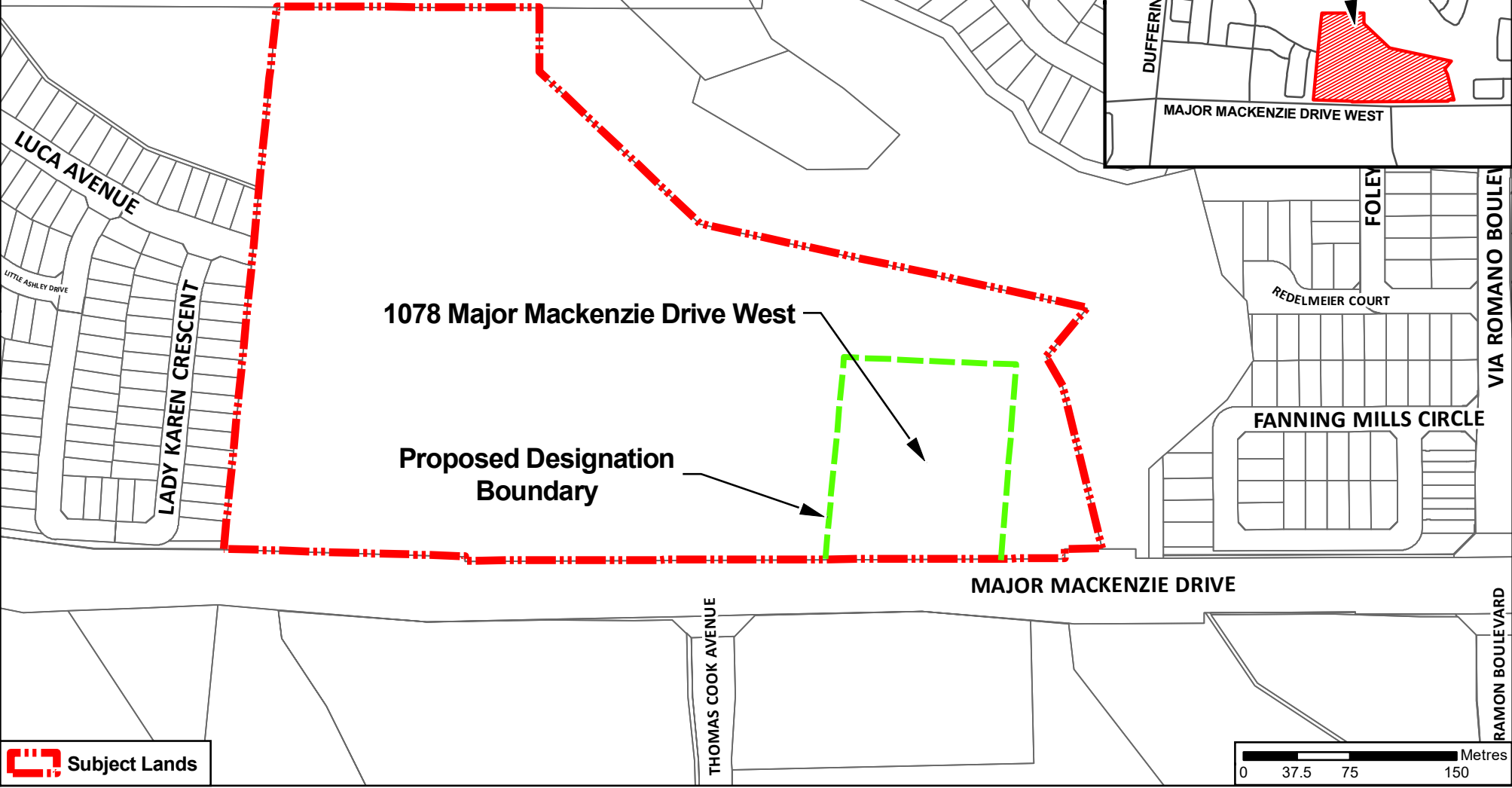
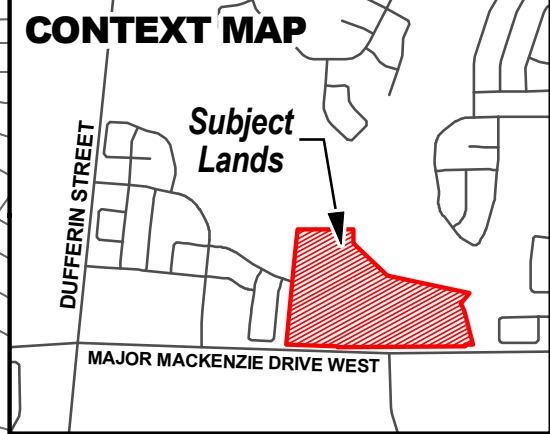
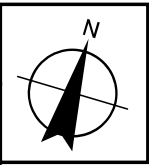
Respectfully submitted,



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachments

1. Designation Map



1078 Major Mackenzie Drive West

Proposed Designation Boundary

Designation Map

Location:
1078 Major Mackenzie Drive West
Part of Lot 21, Concession 2



Attachment

Date:
June 24, 2024

1



**Communication C25
Communication
Council – June 25, 2024
CW (2) – Report No. 25 Item No. 23
and By-Law 143-2024**

DATE: Tuesday, June 25, 2024

TO: Mayor and Members of Council

FROM: Gus Michaels, Deputy City Manager, Community Services

RE: COMMUNICATION – Council Meeting – June 25, 2024

Item# 23, Report #25 and By-Law 143-2024

**BY-LAW TO PROTECT VAUGHAN’S VULNERABLE SOCIAL
INFRASTRUCTURE**

Recommendation

That the amendments to the proposed Protecting Vulnerable Social Infrastructure By-law, as outlined below, be approved by Council; allowing the City to be more proactive and therefore better able to ensure the health, safety and wellbeing of the public.

Background

At the June 18, 2024 meeting of [Committee of the Whole \(2\)](#), Committee approved staff’s recommendations to approve the Protecting Vulnerable Social Infrastructure By-law, substantially in a form as provided in Attachment 1 of the staff report. This includes ensuring that any by-law is provided in a manner acceptable to Legal Services.

During the final review of the proposed by-law, staff identified the need for language improvements that do not affect the spirit and intent of the by-law but will provide the City greater ability to be more proactive in its application when warranted, thereby further ensuring the health, safety and well-being of the greater public.

Staff recommend the following minor amendments as reflected within the attached by-law:

1. **Section 3.0 Definitions and Interpretation** – amending the definition of Enforcement Officer to streamline the legislative references;
2. **Section 5.0(6) Enforcement Powers** – replace the word “citizens” with “any *Person*,” and remove the words “*during or in anticipation of any Nuisance Demonstration*,” concluding the paragraph with the words “any *Person*.”
3. **Section 6.0(1)** – add new section 6.0(1) to include language referencing the *Provincial Offences Act*. The Ministry of Attorney General recently requested this

language be included in the City's By-laws. Renumber the existing section 6.0(1) to 6.0(2).

The above proposed amendments will provide the City with greater ability to be more proactive in its application when warranted, thereby further ensuring the health, safety and well-being of the greater public.

For more information, contact Susan Kelly, Director and Chief Licensing Officer, By-law and Compliance, Licensing and Permit Services, ext. 8952

Respectfully submitted by

A handwritten signature in blue ink, appearing to read "Gus Michaels".

Gus Michaels
Deputy City Manager, Community Services

Attachment 1: Revised Protecting Vulnerable Social Infrastructure By-law 143-2024

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2024

A By-law to prohibit Nuisance Demonstrations within one hundred metres of Vulnerable Social Infrastructure.

WHEREAS section 8(1) of the *Municipal Act, 2001* S.O. 2001, c. 25 (“*Municipal Act*”) provides that the powers of a municipality under the statute be interpreted broadly so as to confer broad authority on municipalities to enable municipalities to govern their affairs, as they consider appropriate, and enhance their ability to respond to municipal issues;

AND WHEREAS section 11(2)6. of the *Municipal Act* provides for a municipality to pass by-laws respecting the health, safety and well-being of *Persons*;

AND WHEREAS section 35 of the *Municipal Act* provides that a municipality may pass by-laws removing or restricting the common law right of passage by the public over a highway and the common law right of access to the highway;

AND WHEREAS section 102.1 of the *Municipal Act* provides that a municipality may require a person to pay an Administrative Monetary Penalty if the municipality is satisfied that the person has failed to comply with any by-laws respecting the parking, standing or stopping of vehicles;

AND WHEREAS section 128(1) of the *Municipal Act* provides that a municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of council, are or could become or cause public nuisances;

AND WHEREAS section 128(2) of the *Municipal Act* provides that the opinion of council under section 128(1), if arrived at in good faith, is not subject to review by any court;

AND WHEREAS section 426 of the *Municipal Act* provides that no person shall hinder or obstruct, or attempt to hinder or obstruct, any person who is exercising a power or performing a duty under a by-law passed under the *Municipal Act*;

AND WHEREAS section 429 of the *Municipal Act* provides for a municipality to establish a system of fines for offences under a by-law of the municipality passed under the *Municipal Act*;

AND WHEREAS section 434.1 of the *Municipal Act* provides that a municipality may

require a person to pay an Administrative Monetary Penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality passed under the *Municipal Act*;

AND WHEREAS section 444 of the *Municipal Act* provides for a municipality that is satisfied that a contravention of a by-law of the municipality passed under the *Municipal Act* has occurred to make an order requiring the person who contravened the by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity;

AND WHEREAS Council recognizes the fundamental right of freedom of expression for people to protest and demonstrate peacefully and further recognizes that such expression is an important element of democratic society;

AND WHEREAS Council also recognizes the need to reasonably and responsibly balance such rights against the health, safety and well-being of members of its communities;

AND WHEREAS Council recognizes that behaviours such as intimidation, inciting hatred, violence, intolerance or discrimination may have negative effects on the health, safety and well-being of its citizens;

AND WHEREAS Council deems certain social infrastructure to be especially vulnerable to public *Nuisance Demonstrations*, and further deems it necessary for such social infrastructure to have protection from such *Nuisance Demonstrations* in order to protect the well-being of users of the *Vulnerable Social Infrastructure*;

AND WHEREAS Council, in good faith, and in accordance with section 128 of the *Municipal Act*, has established what constitutes or could become a *Nuisance Demonstration*, as set out hereunder;

AND WHEREAS nothing in this By-law is intended to prevent peaceful protests or demonstrations, including those that occur as part of a labour union strike;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1.0 Short Title

- (1) This By-law shall be known and cited as the “Protecting Vulnerable Social Infrastructure By-law”.

2.0 Applicability and Scope

- (1) The provisions of this By-law apply to all properties, or parts thereof, that are located within one hundred (100) metres of *Vulnerable Social Infrastructure*.

3.0 Definition and Interpretation

- (1) In this By-law, unless the context otherwise requires, words imparting the singular number shall include the plural, and words imparting the masculine gender shall include the feminine and further, the converse of the foregoing also applies where the context requires.
- (2) Wherever a word is used in this By-law with its first letter capitalized and the whole word italicized, the term is being used as it is defined in section 3.0(4) of this By-law. Where any word appears in ordinary case, the commonly applied English language meaning is intended.
- (3) Any reference to a statute, regulation, by-law or other legislation shall include such statute, regulation, by-law or legislation as amended, re-enacted, replaced, or superseded.
- (4) For the purposes of this By-law:
 - “Administrative Monetary Penalties By-law” means the Administrative Monetary Penalties By-law 063-2019, as amended or its successor by-law;
 - “City” means The Corporation of the City of Vaughan, or the area within the jurisdiction of The Corporation of the City of Vaughan, as the context requires;
 - “Childcare Centre” means a daycare facility licensed under the *Child Care and Early Years Act, 2014*, S.O. 2014, c. 11, Sched. 1 and its regulations;
 - “Congregate Care Facility” means a Long Term Care Facility, Retirement Residence, Supportive Living Facility, and Independent Living Facility, as these terms are defined in the *City’s Comprehensive Zoning By-law 1-2021*;
 - “Designated By-law” has the same meaning as in the *Administrative Monetary Penalties By-law*;
 - “Director” means the Director of By-law and Compliance, Licensing and Permit Services or her or his designate.
 - “Enforcement Officer” means a *Person* appointed as a Municipal Law Enforcement Officer pursuant to section 55 of the *Community Safety and*

Policing Act, 2019, S.O. 2019, c. 1, Sched. 1, or a member of York Regional Police or the Ontario Provincial Police who is appointed as a police officer, or any other *Person* so authorized;

“Hospital” means a hospital as defined under the *Public Hospitals Act*, R.S.O. 1990, c. P.40 and its regulations;

“Nuisance Demonstration” means one or more *Persons*, publicly and in person, protesting against something or expressing views on any issue, in any manner, whether it is intended or not, that is likely, on an objective standard, to cause a reasonable *Person* to be intimidated, meaning that they are either concerned for their safety or security, or they are unable to access *Vulnerable Social Infrastructure*. For greater certainty, intimidation can be caused by, but not only by, actions or expressions that incite hatred, violence, intolerance or discrimination;

“Order” means a written or oral direction given by an *Enforcement Officer*, to discontinue an activity, and that is in accordance with section 444 of the *Municipal Act*;

“Person” means a natural individual or any other legal entity, such as a corporation, as required by context;

“Place of Worship” has the same meaning as set out in *City’s Comprehensive Zoning By-law 1-2021*, being one or more buildings used for the gathering of a religious or faith-based organization for spiritual purposes;

“School” means a school as defined in the *Education Act*, R.S.O. 1990, c. E.2 and its regulations;

“Vulnerable Social Infrastructure” means a *Childcare Centre*, a *Congregate Care Facility*, a *Hospital*, a *School*, or a *Place of Worship*.

4.0 Nuisance Demonstrations Prohibited

(1) No *Person* shall organize or participate in a *Nuisance Demonstration* within one hundred (100) metres of the property line of any *Vulnerable Social Infrastructure*.

(2) For greater certainty:

(a) section 4.0(1) is not intended to prohibit peaceful gatherings, protests or

demonstrations, including any such activities that occur as part of a labour union strike;

- (b) a *Nuisance Demonstration* is a public nuisance pursuant to section 128 of the *Municipal Act*.

5.0 Enforcement Powers

- (1) An *Enforcement Officer* may enter on land, premises, or buildings at any reasonable time for the purpose of carrying out an inspection to determine compliance with:
 - (a) a provision of this By-law or any other by-law;
 - (b) an *Order* issued under this By-law or any other by-law.
- (2) An *Enforcement Officer* who finds a contravention of this By-law may give an *Order* to the *Person* who has contravened this By-law.
- (3) In accordance with the *Municipal Act*, for the purposes of an inspection pursuant to section 5.0(1) of this By-law, an *Enforcement Officer* may:
 - (a) require the production for inspection of documents or things relevant to the inspection;
 - (b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
 - (c) require information from any *Person* concerning a matter related to the inspection; and
 - (d) alone or in conjunction with a *Person* possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.
- (4) For greater certainty, Part 5.0 authorizes an *Enforcement Officer* to require individuals to provide their name, address and identification, and the *Enforcement Officer* is permitted to use that information in the course of the investigation and to enforce this By-law.
- (5) No *Person* shall hinder or obstruct an *Enforcement Officer* from exercising duties under this By-law.
- (6) The Deputy City Manager, Community Services, or designate, is authorized

to order the closure of any highway, including roadway, boulevard, sidewalk, trail or pathway, the closure of any public place, including facility, park, or parking lot, and/or redirect vehicular or pedestrian traffic in any way, including the placing of barricades, where necessary to ensure the health, safety, and well-being of any *Person*.

6.0 Fines

- (1) Every *Person* who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to a fine as provided for by the *Provincial Offences Act*, R.S.O. 1990, Chapter P.33, as amended.
- (2) Every *Person* who is guilty of an offence under this By-law is subject a fine under the *Municipal Act*, such that:
 - (a) a minimum fine shall not be less than \$500 and a maximum fine shall not exceed \$100,000;
 - (b) in the case of a continuing offence, for each day or part of a day that the offence continues, a minimum fine shall not be less than \$500 and a maximum fine shall not exceed \$10,000, however, the total of all of the daily fines for the offence is not limited.

7.0 Administrative Monetary Penalties

- (1) Instead of issuing a fine under the *Municipal Act* for an offence of a By-law, an *Enforcement Officer* may issue an administrative monetary penalty to the *Person* who has contravened the By-law, in accordance with the *Administrative Monetary Penalties By-law*.
- (2) If a *Person* is required to pay an administrative monetary penalty under section 7.0(1), no fine shall be laid against that same *Person* for the same violation.
- (3) The amount of the administrative monetary penalty for a breach under this By-law is \$750.
- (4) Every *Person* who commits an offence or obstructs an *Enforcement Officer* or authorized agent of the *City* who is in the course of enforcing this By-law or conducting an investigation to do same, is subject to an administrative monetary penalty on each subsequent day in which the offence continues.

- (5) For greater clarity, the refusal to provide identification when requested to do so by an *Enforcement Officer* is considered obstruction, in accordance with section 426 of the *Municipal Act*, and is an offence under section 7.0(4) of this By-law.
- (6) If an *Order* has been issued under this By-law and the *Order* has not been complied with, the contravention of such *Order* shall be deemed to be a continuing offence for each day, or part of a day, that the *Order* is not complied with, and the *Person* shall be subject to a penalty of \$1,500 for each day or part of a day the offence continues.
- (7) A *Person* who is issued an administrative monetary penalty shall be subject to the procedures provided for in the *Administrative Monetary Penalties By-law*, including the right to request a review of the matter in accordance with the provisions of that By-law.

8.0 Cost Recovery and Unpaid Fines and Penalties

- (1) The *City's* Treasurer may add any unpaid fine or administrative monetary penalty to the tax roll for any property in the *City* of which all of the owners are responsible for paying a fine or administrative monetary penalty, and may collect it in the same manner as municipal taxes.

9.0 Severability

- (1) Where a court of competent jurisdiction declares any provision of this By-law to be invalid, or to be not in force, or without effect, it is the intention of the Council in enacting this By-law that the remainder of this By-law shall continue to be in force and applied and enforced in accordance with its terms to the fullest extent possible according to law.

10.0 Conflict with Other City By-laws

- (1) Where there is a conflict or contradiction between this By-law and any other by-law of the *City*, the provisions establishing the more restrictive standard shall prevail.

11.0 Designated By-law

- (1) Schedule 1 of the *Administrative Monetary Penalties By-law* is hereby amended by including this By-law as a *Designated By-law*.

12.0 Force and Effect

(1) This By-law shall come into force and effect on the date enacted by Council.

Voted in favour by City of Vaughan Council this 25th day of June, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 23 of Report No. 25 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 25, 2024.
City Council voted in favour of this by-law on June 25, 2024.
Approved by Mayoral Decision MDC XXX-2024 dated June 25, 2024.
Effective Date of By-Law: June 25, 2024