



CITY OF VAUGHAN
REPORT NO. 22 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on June 25, 2024*

The Committee of the Whole met at 1:02 p.m., on June 4, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

**1. NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO DESIGNATE
30 STEGMAN'S MILL ROAD UNDER PART IV OF THE ONTARIO
HERITAGE ACT (REFERRED)**

The Committee of the Whole recommends:

- 1) That the proposed designation of 30 Stegman's Mill Road under Part IV of the *Ontario Heritage Act*, BE REJECTED, and that no restrictions be placed on the property owner with respect to the rejection of the proposed designation;**
- 2) That comments from the following speakers be received:**
 - 1. Kailey Sutton, McMillan LLP, Bay Street, Toronto;**
 - 2. Barry Nelson, Colborne Street, Thornhill;**
 - 3. Duessa du Plooy, Thornhill Heritage Society, John Street, Thornhill;**
 - 4. Evelin Ellison, Ward One South Thornhill Residents Group Inc. (WOSTRI), Julia Street, Thornhill;**
 - 5. Joan Honsberger, Elgin Street, Thornhill; and**

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6. Valerie Burke, Colborne Street, Thornhill;
- 3) That Communication C4., Confidential Memorandum from the Deputy City Manager, Planning and Growth Management, and the Deputy City Manager, Legal and Administrative Services and City Solicitor, dated June 3, 2024, be received; and
- 4) That the report of the Deputy City Manager, Planning and Growth Management, dated May 7, 2024, be received.

Recommendations

Committee of the Whole (1), at its meeting of May 7, 2024, adopted the following recommendations (Item 6, Report No. 17):

- 1) That consideration of this matter be deferred to the June 4, 2024, Committee of the Whole meeting;
- 2) That comments from the following speakers and Communications, be received:
 1. Kailey Sutton, Partner, Construction & Infrastructure | Municipal, Land Use Planning & Development, McMillan LLP, Brookfield Place, Bay Street, Toronto, and C5. presentation material;
 2. Valerie Burke, Thornhill Historical Society, Colborne Street, Thornhill, and Communication C4., dated May 5, 2024; and
 3. Evelin Ellison, President, Ward One South Thornhill Residents Group Inc. (WOSTRI), Julia Street, Thornhill; and
- 3) That Communication C2., from Barry Nelson, Heritage Advocate, and Duessa du Plooy, President, Thornhill Historical Society, dated May 3, 2024, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated May 7, 2024:

1. That the Notice of Objection to the Notice of Intent to Designate 30 Stegman's Mill Road under Part IV of the Ontario Heritage Act (as shown on Attachment 2) be received;
2. That City Council consider the Notice of Objection dated March 28, 2024, and affirm its decision of December 12, 2023, stating its intention to designate the subject property at 30 Stegman's Mill Road under Part IV of the Ontario Heritage Act;
3. That the By-law to designate 30 Stegman's Mill Road under Part IV of the Ontario Heritage Act, which will be prepared in a form satisfactory to the City, be approved and enacted by City Council.

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**2. KEELE STREET DEVELOPMENTS 10037 INC. – ZONING AMENDMENT
FILE Z.21.029, SITE DEVELOPMENT FILE DA.21.034: 10037 KEELE
STREET, VICINITY OF KEELE STREET AND MAJOR MACKENZIE
DRIVE**

**The Committee of the Whole recommends approval of the
recommendation contained in the report of the Deputy City Manager,
Planning and Growth Management, dated June 4, 2024:**

Recommendations

1. THAT Zoning By-law Amendment File Z.21.029 (Keele Street Developments 10037 Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands, from “C1 Restricted Commercial Zone” to “RA3(H) Apartment Residential Zone”, with a Holding Symbol “(H)”, with a maximum building height of 3-storeys and a maximum FSI of 0.8 times the area of the lot, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 7 of this report;
2. THAT the Holding Symbol “(H)” be placed on the subject lands and the subject lands zoned with the Holding Symbol “(H)” shall be used only for:
 - a) uses legally existing as of the date of the enactment of the By-law; or
 - b) Site remediation, shoring and excavation works to address contamination in the soil;
3. THAT the Holding Symbol “(H)” shall not be removed from the subject lands or any part thereof, until the following conditions are met to the satisfaction of the City and York Region:
 - a) The Owner has received confirmation from York Region that the proposed storm connection to the regional storm sewer and the associated flows are acceptable;
 - b) The Owner shall implement the accepted Remedial Action Plan (‘RAP’) for the removal of contamination in soil to the satisfaction of the Ministry of Environment, Conservation and Parks (‘MECP’) and shall provide the City with a copy of the MECP Record of Site Condition (‘RSC’) filed on the Environmental Registry to the satisfaction of the City. This condition shall not preclude the issuance of a conditional building permit, at the discretion of the Building Standards Department, to permit the implementation of the RAP and RSC;

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4. THAT Site Development File DA.21.034 (Keele Street Developments 10037 Inc.) BE DRAFT APPROVED, SUBJECT TO CONDITIONS identified on Attachment 8, to facilitate a 3-storey mixed-use building with commercial ground floor and two upper floors containing 8 apartment units, as shown on Attachments 2 to 6; and
5. THAT Vaughan Council adopted the following resolution for the allocation of water and sewer servicing capacity:

“THAT Site Development Application File DA.21.034 (Keele Street Developments 10037 Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 8 residential apartment units (18 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to building permit issuance within 36 months.”

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**

The Committee of the Whole recommends:

1. That consideration of this matter be deferred to the June 25, 2024, Council meeting in accordance with the recommendation contained in Communication C1., Memorandum from the Deputy City Manager, Planning and Growth Management dated May 30, 2024.

Recommendations

1. THAT Council request the Minister of Municipal Affairs and Housing (‘MMAH’) make an Order pursuant to Section 34.1 of the Planning Act for Community Infrastructure and Housing Accelerator (‘CIHA’) File CIHA.23.003 (171 Maplecrete LP and 1930328 Ontario Inc.) with respect to the lands municipally known as 171 Maplecrete Road, 140-160 Doughton Road and Block 2 on Plan 65M-4793, shown on Attachment 13, and staff be directed to submit a CIHA Order request package to the Minister of MMAH within 15 days of passing the Council Resolution. The request package shall include the following:
 - a. A draft CIHA Order in substantially the same form as that shown in Attachment 13 of this report, which includes the following zoning provision as recommended by Staff:

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- 1) The minimum east side yard setback to the tower portion of any building on the Subject Lands shall be 12.5 m;
 - a) Notwithstanding the above, the minimum east side yard setback to the tower portion of any building may be reduced to 5 m, only if development applications are approved on the lands to the east and includes a 20 m road abutting the full length of the east property line of the Subject Lands, and that the application approvals shall be in full force and effect; or, the Owner enters into an Agreement with the adjacent landowner to the east agreeing to the reduced setback to the satisfaction of the City.
 - b. A request to the Minister of MMAH to attach conditions to the CIHA Order, as identified in Appendix D of Attachment 13, should the CIHA Order be made by the Minister of MMAH; and,
 - c. A request to the Minister of MMAH to exempt subsequent Site Plan and Draft Plan of Condominium Applications from consistency/conformity to provincial plans, the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 ('Growth Plan'), York Region Official Plan, 2022 ('YROP 2022'), Vaughan Official Plan 2010 ('VOP 2010') and the Vaughan Metropolitan Centre Secondary Plan ('VMCSP').
2. THAT for Zoning By-law 001-2021 the CIHA Order request impose a "V1 Vaughan Metropolitan Centre Station Zone" with site-specific zoning provisions for the Subject Lands municipally known as 171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on Plan 65M-4793 as outlined in Appendix A of Attachment 13.
3. THAT for Zoning By-law 1-88, the CIHA Order request impose a "C9 Zone" with site-specific zoning provisions for the Subject Lands municipally known as 171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on Plan 65M-4793 as outlined in Appendix B of Attachment 13.
4. **FILE BL.60E.2018 – BLOCK 60 EAST LANDOWNERS GROUP INC.
BLOCK PLAN: APPLICATION FOR BLOCK PLAN APPROVAL**

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2024:

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Recommendations

1. THAT the Block 60 East Block Plan, dated March 5, 2024, and forming Attachment #2 to this report, BE APPROVED, subject to any minor amendments required resulting from the conditions of Draft Plan Approval; and
2. THAT the Block 60 East Block Plan forming Attachment #2 to this report, as modified through the conditions of Attachment #1, be the basis of the implementing Draft Plans of Subdivision and/or Site Plan applications for the corresponding lands in Block 60 East.

5. 225 BRADWICK DRIVE INC. – DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-23V005: 225 BRADWICK DRIVE, VICINITY OF HIGHWAY 7 AND DUFFERIN STREET

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2024:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-23V005 (225 Bradwick Drive Inc.) BE DRAFT APPROVED, to establish the condominium tenure for an existing multi-unit employment building at 225 Bradwick Drive, subject to the Conditions of Draft Approval in Attachment 3; and
2. THAT Council's approval of Draft Plan of Condominium (Common Elements) File 19CDM-23V005, subject to the conditions set out in Attachment 3, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

6. 8940 BATHURST STREET LTD. – SITE DEVELOPMENT FILE DA.23.053: 8950 BATHURST STREET, VICINITY OF BATHURST STREET AND RUTHERFORD ROAD

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2024:

Recommendations

1. THAT Municipal Concurrence for Site Development File DA.23.053 (8940 Bathurst Street Ltd.) to permit for 1 year a temporary 24-metre-high telecommunication tower mounted atop of a moveable

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trailer ('COW') with an associated compound area on the Subject Lands, as shown on Attachments 2 to 4, BE APPROVED.

7. CF VAUGHAN PORTFOLIO INC. – DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-23V009: 75 FERNSTAFF COURT, VICINITY OF DUFFERIN STREET AND LANGSTAFF ROAD

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2024:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-23V009 (CF Vaughan Portfolio Inc.) BE APPROVED, to establish condominium tenure for the existing multi-unit employment building as shown on Attachment 2, subject to the Conditions of Draft Approval in Attachment 4; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-23V009 subject to the conditions set out in Attachment 4 be for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

8. CF VAUGHAN PORTFOLIO INC. – DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-23V010: 84 CITATION DRIVE, VICINITY OF DUFFERIN STREET AND LANGSTAFF ROAD

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2024:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-23V010 (CF Vaughan Portfolio Inc.) BE APPROVED, to establish condominium tenure for the existing multi-unit employment building as shown on Attachment 2, subject to the Conditions of Draft Approval in Attachment 3; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-23V010 subject to the conditions set out in Attachment 4 be for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

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9. CF VAUGHAN PORTFOLIO INC. – DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE NO.19CDM-24V003: 101, 131 AND 147 CITATION DRIVE, VICINITY OF DUFFERIN STREET AND LANGSTAFF ROAD

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2024:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V003 (CF Vaughan Portfolio Inc.) BE APPROVED, as shown on Attachment 2, subject to the Conditions of Draft Plan of Condominium Approval in Attachment 4; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V003 subject to the conditions set out in Attachment 4, be for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

10. RESPONSE TO THE DEPUTATION FROM NELLA FIGLIANO REQUESTING ADDITIONAL SUPPORT FOR THE RIDE FOR SICKKIDS

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Community Services, dated June 4, 2024:

Recommendations

1. That Recreation Services (Client Services division) hold the second weekend date in August on a yearly basis for the annual Ride for SickKids at North Maple Regional Park;
2. That Recreation Services (through the future recruitment of an 'Events Liaison' as a result of the recently adopted Vaughan Municipal Events Strategy) act as the single point of contact for Ms. Figliano to help navigate all relevant applications and permits for the Ride For SickKids event ensuring a seamless and streamlined approval process; and
3. That Recreation Services, as per its User Fee Pricing Policy, apply subsidized permit fees for Community Service Organizations in good status including applying discounts through the Fairs and Festivals Support Program.

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11. RESIGNATION OF A MEMBER – AGE-FRIENDLY VAUGHAN ADVISORY COMMITTEE

The Committee of the Whole recommends:

- 1) That Applicant No. 15 be appointed to the Age-Friendly Vaughan Advisory Committee; and
- 2) That the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor dated June 4, 2024, be received.

Recommendations

1. That the resignation of Dina Eylon be received; and
2. That Council provide direction with respect to filling the vacancy.

12. ITALY ECONOMIC DEVELOPMENT MISSION – 2024

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Del Duca, dated June 4, 2024.

Members Resolution

Submitted by Mayor Del Duca

Whereas, Council approved a July Economic Development Mission to Italy in January 2024 to solidify the cultural and political ties with central Italy (an important source of immigration to Vaughan, and advance trade and investment opportunities with Italian firms engaged in the 2023 mission; and

Whereas, given Vaughan's economic and demographic characteristics, Italy is a gateway to Europe for Vaughan; and

Whereas, in October 2023, the city conducted a mission to Italy that introduced Vaughan to 44 companies and ten government trade, investment, and development agencies; and

Whereas, since 1992, Vaughan has a relationship with Sora; and

Whereas, Italy remains Canada's third largest merchandise trading partner in the European Union (EU). Trade between Canada and Italy in 2022 was nearly \$12B. Agri-food products were the leading export from Canada to Italy in 2022, with consumer goods and energy products taking the second and third spots.

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It is therefore recommended:

1. In lieu of the Head of Council's participation in the 2024 Italy Economic Development mission, one (1) Member of Council as identified by the Mayor, under delegated authority from Council be chosen to also take part in the mission with the two other council delegates; and
2. That, authority is delegated to the Deputy Mayor, on behalf of the Mayor, to enter into non-binding memoranda and letters of understanding in form satisfactory to the Chief, Communications and Economic Development or designate; and
3. That, these recommendations be ratified by Council.

13. CEREMONIAL PRESENTATION – 2024 CANADIAN LAW AWARDS

The City of Vaughan's Legal Services was recognized for receiving the 2024 Canadian Law Awards, for its accomplishments amongst law firms (large and small), in-house legal departments, individuals, and significant transactions from across Canada.

14. PRESENTATION – MARIA VERNA, VILLAGE OF WOODBRIDGE RATEPAYERS' ASSOCIATION

The Committee of the Whole recommends that the presentation by Maria Verna, Village of Woodbridge Ratepayers' Association be received and referred to staff.

15. PRESENTATION – SUPERINTENDENT GRAHAM BEVERLEY, #4 DISTRICT YORK REGIONAL POLICE

The Committee of the Whole recommends that the presentation and update by Superintendent Graham Beverley, #4 District, York Regional Police be received.

16. MICHAEL HORNER

The Committee of the Whole recommends that the presentation by Michael Horner be received and referred to staff to explore No Stopping options on McKenzie Street.

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**17. RICK DI GIRONIMO – GLEN SHIELDS FC & JUVENTUS ACADEMY,
TORONTO**

The Committee of the Whole recommends:

- 1) That the presentation by Rick Di Gironimo be received and referred to staff; and
- 2) That staff work with the Glen Shields FC & Juventus Academy, Toronto, and bring back a report by the third or fourth quarter of 2024, for consideration at a future Committee of the Whole meeting.

18. OTHER MATTERS CONSIDERED BY THE COMMITTEE

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

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee report be received:
 1. Age-Friendly Vaughan Advisory Committee meeting of April 29, 2024 (Report No. 4).

The meeting adjourned at 3:21 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair