



**CITY OF VAUGHAN
REPORT NO. 39 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on November 19, 2024.*

The Committee of the Whole met at 1:01 p.m., on November 12, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. DEVELOPMENT REIMBURSEMENT AND CREDIT POLICY - REFERRED

The Committee of the Whole recommends:

- 1. That the recommendation contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated November 12, 2024, be approved, subject to the following:**
 - 1. Indexing/interest payable shall be based on Statistics Canada Construction Price Indexing, so as to be easily accessible by the public;**
 - 2. The policy shall apply to all current and future ADSC works, all current and future DC Background Projects, and any other infrastructure built at the request of the City to accommodate development external to the development; and**

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

3. **The policy shall be amended to the satisfaction of the City Manager, in consultation with Finance, to incorporate these changes and this report.**

Recommendations

1. That Council approve the Development Charges Reimbursement and Credit Policy (12.C.18), substantially in the form of Attachment 1, to administer development charge reimbursements and/or credits.

2. DEVELOPMENT AGREEMENT SURETY BOND POLICY PILOT AND LETTER OF CREDIT POLICY UPDATE

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated November 12, 2024:

Recommendations

1. That Council adopt 12.C.21 *Development Agreement Pay on Demand Surety* policy (“Surety Bond Policy”) regarding the use of on-demand surety bonds, which will be effective for a two-year pilot period, substantially in the form of Attachment “1” to this report;
2. That Council adopt 12.C.04 *Letter of Credit* policy, as updated to include surety bonds as an alternative form of security, substantially in the form of Attachment “2” to this report.
3. That Council direct staff to update the language used in development agreement templates to permit surety bonds that conform to the Surety Bond Policy as an acceptable form of security;
4. That Council direct staff to report back on the uptake and any challenges encountered with surety bonds within two years of accepting the first on-demand surety bond under the Surety Bond Policy; and
5. That Council direct staff to take all necessary actions, including the execution of all necessary documentation, to give effect to the two-year pilot of the Surety Bond Policy.

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

3. ACQUISITION OF BANKING SERVICES

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated November 12, 2024:

Recommendations

1. That the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer be authorized to enter into, renew, amend and terminate agreements, in a form satisfactory to Legal Services, for the City's banking services and services related to payment processing; and
2. That all necessary by-laws be enacted.

4. ACQUISITION OF TRAINING SERVICES

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated November 12, 2024:

Recommendations

1. That the Deputy City Manager of the relevant department, together with the Chief Human Resources Officer be authorized to enter into, renew, amend and terminate agreements for the registration or purchase of professional development training materials, courses, seminars, conferences;
2. That the City Manager or the Deputy City Manager of the relevant portfolio be authorized to enter into, renew, amend and terminate agreements for the purchase of periodicals, journals or other similar subscriptions; and
3. That all necessary by-laws be enacted.

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

5. VAUGHAN PILOT DESIGNATED HERITAGE PROPERTY GRANT PROGRAM – REVISED

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated November 12, 2024, be approved, subject to the following revision to Recommendation 3., in accordance with Communication C3., memorandum from the Deputy City Manager, Planning and Growth Management, dated November 12, 2024:**

“3. THAT Council approve a reserve fund for the program with an initial \$200,000 from tax revenue plus possible donations to the heritage grant program.”

Recommendations

1. THAT Council approve the Vaughan Pilot Designated Heritage Property Grant Program and associated Guidelines;
2. THAT Council direct staff to prepare a By-law in accordance with Council's approval of the recommendations in the report;
3. THAT Council approve a reserve fund for the program with an initial \$200,000 from tax revenue plus possible donations to the heritage grant program and any potential Letter of Credit posted for Heritage Preservation, Rehabilitation, or Relocation that the City would draw on if the obligations were not met; and
4. THAT all grants to be approved by Council.

6. CULTURAL HERITAGE LANDSCAPE STUDY – PINE GROVE COMMUNITY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated November 12, 2024:

Recommendations

1. THAT staff be directed to undertake a “Cultural Heritage Landscape Study – Pine Grove Community”.

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

7. PRIMONT (SXSU1) INC. AND PRIMONT (SXSU2) INC. OFFICIAL PLAN AMENDMENT FILE OP.24.005 6, 7, 10 AND 11 FLAVELLE TRAIL VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE WEST

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated November 12, 2024:

Recommendations

1. THAT Official Plan Amendment File OP.24.005 (Primont (SXSU1) Inc. and Primont (SXSU2) Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, for the Subject Lands shown on Attachment 5, as follows:
 - a) Increase the maximum permitted building height from 32 storeys to 33 storeys (Tower 2) for the “High-Rise Residential” designation.
 - b) Correct the reference to the private amenity space area under policy 13.41.1.7 of OPA 27, as amended by OPA 70 from 1,180 m² to 3,620 m².

8. METROLINX INITIATIVES UPDATE – Q4 2024

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated November 12, 2024:

Recommendations

1. THAT Council receive this report for information.

9. OFF-LEASH DOG AREA PROGRAM UPDATE NOVEMBER 2024

The Committee of the Whole recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, Deputy City Manager, Community Services, and Acting Deputy City Manager, Public Works, dated November 12, 2024, be approved; and
2. That the following communications be received:
 - C1. Len Abelman, dated November 10, 2024; and

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

**C2. Niral Merchant, Carrville Mills Ratepayers' Association,
dated November 10, 2024.**

Recommendations

1. That the local off-leash dog area approved for Ward 5 be developed at Pierre Elliot Trudeau Park located at 60 Promenade Circle, Thornhill.

10. USE OF DRONES FOR BY-LAW ENFORCEMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated November 12, 2024:

Recommendations

1. That City Council receive this report for information.

11. ECONOMIC DEVELOPMENT MARKETING AUTHORITY

The Committee of the Whole recommends approval of the recommendations contained in the following report of the City Manager, dated November 12, 2024:

Recommendations

1. THAT the Chief, Communications and Economic Development and their delegate, be authorized to enter into, renew, amend and terminate agreements that support the City's marketing initiatives, as further described in this report;
2. THAT the Corporate Procurement Policy (15.C.03) be amended to exempt marketing and advertising services that promote the City's marketing initiatives; and
3. THAT all necessary by-laws be enacted.

**12. TOURISM HOST IN VAUGHAN GRANT – 2024 FALL-WINTER FUND
RECOMMENDATIONS**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the City Manager, dated November 12, 2024:

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

Recommendations

1. THAT the four projects presented in Table 2 in this report be approved to receive funding from the Tourism Vaughan Corporation through the Host in Vaughan Grant program, conditional on confirmation with each applicant of satisfactory proof of their: special events permit status, insurance, venue confirmation, prior year financials, and status of good standing with the City of Vaughan; and
2. THAT the Office of Communications and Economic Development utilizes corporate communications resources and channels to promote the approved bylaw and permit compliant activations in Vaughan.

13. VAUGHAN BUSINESS AND ENTREPRENEURSHIP CENTRE – 2023 YEAR IN REVIEW

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated November 12, 2024:

Recommendations

1. THAT the Vaughan Business and Entrepreneurship Centre – 2023 Year in Review report be received for information.

14. 2023 VAUGHAN FIRE AND RESCUE SERVICE ANNUAL REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated November 12, 2024:

Recommendations

1. THAT the 2023 Vaughan Fire and Rescue Service Annual Report be received for information.

15. UPDATES TO RECORDS MANAGEMENT PROGRAM

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated November 12, 2024:

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

Recommendations

1. That the City Clerk be authorized to establish, amend and approve the City's records retention periods from time to time, as legal and business needs arise or change over time; and
2. That the Records Retention By-law 046-2017 be repealed.

16. GOVERNANCE POLICIES – CORPORATE POLICY DEVELOPMENT AND DELEGATION OF POWERS AND DUTIES

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated November 12, 2024:

Recommendations

1. That Council approve the Corporate Policy Development (03.C.01) policy substantially in the form set out in Attachment 1 of this report;
2. That Council approve the revised Delegation of Powers and Duties (03.C.02) policy substantially in the form set out in Attachment 2 of this report; and
3. That By-law 033-2018 be repealed.

17. COUNCIL AND COMMITTEE MEETING SAFETY POLICY AND PUBLIC CODE OF MEETING CONDUCT POLICY

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated November 12, 2024:

Recommendations

1. That Council approve the Council and Committee Meeting Safety (06.C.04) policy, substantially in the form set out in Attachment 1 of this report; and
2. That Council approve the Public Code of Meeting Conduct (06.C.05) policy, substantially in the form set out in Attachment 2 of this report.

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

18. PROCLAMATION REQUEST: NATIONAL CHILD DAY

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated November 12, 2024:

Recommendations

1. THAT November 20th be proclaimed as "National Child Day; and
2. THAT the proclamation be posted on the City's website and that the Communications, Marketing and Engagement department be directed to promote the above noted proclamations through the various corporate channels.

19. CREATIVE AND CULTURAL INDUSTRIES ADVISORY COMMITTEE

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Steven Del Duca, dated November 12, 2024:

Recommendations

1. That the City of Vaughan establish a Creative and Cultural Industries Advisory Committee for the remainder of this term of Council with the inaugural meeting of this proposed committee to take place in 2025;
2. That City staff report back in December 2024 with a draft Terms of Reference for the proposed Creative and Cultural Industries Advisory Committee; and
3. That a public recruitment be undertaken for applicants to serve as members of the Creative and Cultural Industries Advisory Committee, including but not limited to, critical industry stakeholders identified by the City of Vaughan's Economic Development department.

20. PROPOSED DESIGNATION OF 6120 KING-VAUGHAN ROAD UNDER PART IV OF THE ONTARIO HERITAGE ACT (REFERRED) (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of October 23, 2024:

REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024

Recommendations

The Heritage Vaughan Committee at its meeting of October 23, 2024, adopted the following recommendation (Item 1, Report No. 13):

The Heritage Vaughan Committee recommends that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations from the September 26, 2024, Heritage Vaughan Committee meeting:

The Heritage Vaughan Committee at its meeting of September 26, 2024, adopted the following recommendation (Item 4, Report No. 12):

- 1) That consideration of this matter be deferred to a future Heritage Vaughan Committee meeting in accordance with the recommendation contained in Communication C1., Memorandum from the Deputy City Manager, Planning and Growth Management dated September 25, 2024:
 1. That Items 4, 5 and 6 be deferred to a future Heritage Vaughan Committee meeting.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024:

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

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 6120 King-Vaughan Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Property Owner, the Ontario Heritage Trust, and published on the City Website.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a By-law designating 6120 King-Vaughan Road and a copy of the By-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

**21. DEMOLITION AND RE-BUILDING OF A NEW THREE-STOREY BUILDING LOCATED AT 65 WALLACE STREET IN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT
(TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of October 23, 2024:

Recommendations

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 23, 2024, be approved;
- 2) That the comments from Lisa Coles, LHC Heritage Planning & Archaeology Inc., Princess Street, Kingston, Ontario, be received; and
- 3) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated October 23, 2024:

THAT Heritage Vaughan recommend Council approve the proposed Demolition and Re-building of a 3-storey building located at 65 Wallace Street under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- b. That prior to the issuance of a heritage permit, the applicant either provide a letter of consent for the removal of Tree #1 from the neighbour at 73 Wallace Street or revise the site plan to show tree protection zone for the tree;
- c. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- d. That prior to the issuance of a heritage permit, the applicant either provide a letter of consent to injure Tree #5 from the neighbour at 57 Wallace Street or revise the site plan to protect the root zone of the tree or sign a Release of Liability Letter to waive all claims against the City;

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

- e. That the brick colour, glass railing above portico, front door, and window framing be revised to better align with WHCD guidelines to the satisfaction of the City; and
- f. That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

22. DEVELOPMENT CHARGES REDUCTION OPTIONS – RESPONSE TO MEMBER’S RESOLUTION

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated November 12, 2024, be approved;
- 2. That the policy be amended to the satisfaction of the City Manager, in consultation with Legal, to include:
 - 1. “Development Approval” definition to be simplified to mean, "Any Zoning, Subdivision or Site Plan Application approved by Council;"
 - 2. The timeframes to be the later of 5 years or the Updated DC Background Study and By-Law;
 - 3. Should no building permits be issued during the 5 years, then the owner can elect to pre-pay the DC's subject to the 2 year Deferral and Letter of Credit/Bond posting; and
 - 4. Any other administrative corrections required to better align with the recommendations of this report; and
- 3. That in addition to deferrals secured by a Letter of Credit, a deferral request can also be secured in other ways, such as: register a lien on the land in question and discharge on closing of the relative units in part, pro-rated with each closing.

Recommendations

- 1. That staff be directed to initiate a new DC background study and DC By-law, as described in Approach C, with approval targeted before Q2, 2026;

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

2. That staff be directed to revise the DC rates on all residential development applications to the rates in effect on September 21, 2018, until September 30, 2026, or the passage of a new City-Wide DC Background Study and DC By-law, whichever is earlier, through the use of Section 27 agreements;
3. That staff be directed to revise the DC rates on low-rise residential development applications deemed complete or equivalent prior to September 21, 2018, to the rates in effect when those applications were made, until September 30, 2026, or the passage of a new City-Wide DC Background Study and DC By-law, whichever is earlier, through the use of Section 27 agreements;
4. That Council approve the Development Charges Rate Reduction and Deferral for Residential Development Policy (12.C.22), substantially in the form of Attachment 1, to administer development charge reductions and deferrals in accordance with the content of this report, and;
5. That staff be directed to cease charging of interest on residential developments pursuant to sections 26.1 and 26.2 of the Development Charges Act until September 30, 2026, or the passage of a new DC Background Study and DC By-law, whichever is earlier.

**23. SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING
SESSION – NOVEMBER 26, 2024**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated November 12, 2024:

Recommendations

1. THAT in accordance with Section 239(4) of the Municipal Act, 2001, as amended, that Council resolve into Closed Session on November 26, 2024, at the Vaughan Studio & Events Space at 9:00 a.m., for the purpose of an education and training session on the following topic:
 - a. Housing

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

24. CEREMONIAL PRESENTATION - NPI 2024 ACHIEVEMENT IN EXCELLENCE IN PROCUREMENT AWARD

The Mayor and Members of Council recognized the Procurement Services team for receiving the National Procurement Institute 2024 Achievement of Excellence in Procurement Award.

25. OTHER MATTERS CONSIDERED BY THE COMMITTEE

25.1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends that the following Statutory/Ad-hoc Committee reports be received:

1. Heritage Vaughan Committee meeting of October 23, 2024 (Report No. 13);
2. Age-Friendly Vaughan Advisory Committee meeting of October 28, 2024 (Report No. 8); and
3. Accessibility Advisory Committee meeting of October 28, 2024 (Report No. 5).

25.2. STAFF COMMUNICATIONS

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

- SC1. Memorandum from the City Manager, dated November 12, 2024, with respect to Indo-Pacific International Economic Development Mission – Q1 2025.

26. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION NOVEMBER 12, 2024

A resolution was passed to enable the Committee of the Whole (Closed Session) to resolve into closed session for the purpose of discussing the following:

1. **CIVIC HERO AWARD 2024 – WARD 3**
(personal matters about an identifiable individual)
2. **AGE-FRIENDLY VAUGHAN ADVISORY COMMITTEE – APPOINTMENT OF NEW MEMBER**
(personal matters about an identifiable individual)

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 19, 2024**

3. **PROPERTY MATTER - LICENSE AGREEMENTS - PORTION OF
BATHURST ESTATES PARK, 99 CAMPBELL AVENUE**
(acquisition or disposition of land)

 4. **PROPERTY MATTER - BLACK CREEK RENEWAL PROPERTY
REQUIREMENTS, SOUTHEAST CORNER OF JANE STREET
AND HIGHWAY 7**
(acquisition or disposition of land)

 5. **CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 -
ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-22-
002104 (APPEAL NO. 002798), OLT CASE NO. OLT-22-003554
(APPEAL NO. 004788) CLUBHOUSE DEVELOPMENTS INC. 20
LLOYD STREET, 241 WYCLIFFE AVENUE, 737 AND 757
CLARENCE STREET**
(litigation or potential litigation)

 6. **KEEPING VAUGHAN SAFE**
(acquisition or disposition of land)

 7. **LABOUR NEGOTIATIONS UPDATE**
(labour relations)
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The meeting adjourned at 2:53 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair