

**CITY OF VAUGHAN
REPORT NO. 17 OF THE
COMMITTEE OF THE WHOLE (2)**

*For consideration by the Council
of the City of Vaughan
on April 21, 2020*

The Committee of the Whole met at 2:08 p.m., on April 21, 2020.

Council Member	In-Person	Electronic Participation
Mayor Maurizio Bevilacqua, Chair	X	
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda D. Jackson		X
Councillor Marilyn Iafrate		X
Councillor Tony Carella		X
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco		X
Councillor Alan Shefman		X

The following items were dealt with:

- 1. CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC.
ZONING BY-LAW AMENDMENT FILE Z.19.007 DRAFT PLAN OF
SUBDIVISION FILE 19T-19V002 SITE DEVELOPMENT FILE DA.19.072
11110 JANE STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated April 21, 2020, be approved, subject to the following amendments, in accordance with Communication C1 memorandum from the Acting Deputy City Manager, Planning and Growth Management, dated April 16, 2020, as follows:**
 - 1. That Item No. 1 of the Committee of the Whole Report No. 17, dated April 21, 2020 be amended as follows:**

- a) delete all references to Phase 1 and the associated Gross Floor Area of 51,469m² and replace it with Phase 1a) a 36,388 m² GFA distribution facility, and Phase 1b) a 15,081 m² building addition;
 - b) delete Attachments 7 - 11 and replace them with Attachments 7 - 11, attached hereto;
 - c) delete the reference to the number of shipping and receiving doors in the "Building Elevations and Signage" section of the report from 42 and 40 and replace it with "28 receiving doors on the north elevation and 30 shipping doors on the south elevation"; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendations

1. THAT Zoning By-law Amendment File Z.19.007 (Conmar Developments Inc. & Fenlands Vaughan Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 5 from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone", "EM2 General Employment Area Zone", "C7 Service Commercial Zone", "A Agricultural Zone", and "OS1 Open Space Conservation Zone", in the manner shown on Attachment 6, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report, and the recommendations in this report.
2. THAT the implementing Zoning By-law include a provision requiring Block 3 to be developed with a Hotel or Office Building use.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, to permit minor adjustments to the in-effect Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into full force and effect.
4. THAT Draft Plan of Subdivision File 19T-19V002 (Conmar Developments Inc. & Fenlands Vaughan Inc.) BE APPROVED, to facilitate the Draft Plan of Subdivision shown on Attachment 6, subject to the Conditions of Draft Plan of Subdivision Approval set out in Attachment 1 of this report.
5. THAT Site Development File DA.19.072 (Conmar Developments Inc. & Fenlands Vaughan Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachments 2, 3, and 4 to the satisfaction of the Development Planning Department, York Region

and the Toronto and Region Conservation Authority respectively, to permit the development shown on Attachments 6 to 11.

6. THAT prior to the execution of the Site Plan Agreement the Owner (Conmar Developments Inc. & Fenlands Vaughan Inc.), shall successfully obtain approval from the City of Vaughan Committee of Adjustment for a Consent application to create a permanent easement in favour of Conmar Developments Inc. & Fenlands Vaughan Inc. for driveway access over the lands south of the Subject Lands located at 10980 Jane Street. The Committee's decision regarding the Consent Application shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
7. THAT the Owner (Conmar Developments Inc. & Fenlands Vaughan Inc.), enter into an agreement with the City of Vaughan to provide securities and commit to undertaking works based on the preliminary design for the provision of external roads and municipal services, improvements to existing municipal services, and commit to enter into agreement(s) with other landowners and the City to facilitate the development of the Subject Lands. This agreement is to be executed prior to enactment of the Zoning By-law unless alternative arrangements are made to the satisfaction of the City.
8. THAT the Member's Resolution approved by Vaughan Council on March 11, 2020, supporting a Minister's Zoning Order to reclassify Provincially Significant Wetlands be clarified to include a Provincially Significant Wetland located south of the Subject Lands, as identified in Attachments 2 and 3 of the Resolution.

2. NORTH MAPLE REGIONAL PARK PHASE 2 DEVELOPMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated April 21, 2020:

Recommendations

1. That staff be authorized to initiate procurement for Phase 2 site preparation, grading, servicing and related studies at North Maple Regional Park and report back as soon as practicable with an update on the results of the first RFP process to secure a Technical Advisor and consultant team.

3. CAPITAL BUDGET AMENDMENT - WOODBRIDGE AVENUE IMPROVEMENTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated April 21, 2020:

Recommendations

1. That Council approve a budget amendment to Capital Project ID 2063-20 for the Woodbridge Avenue Improvement Project in the amount of \$1,539,174.
2. That inclusion of this matter on a Public Committee or Council agenda with respect to amending capital budgets, as identified in this report, be deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002, as amended.

4. PROPERTY MATTER COMMENCEMENT OF EXPROPRIATION FORMER EDGELEY HALL LANDS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, Deputy City Manager, Administrative Services and City Solicitor, and Acting Deputy City Manager, Planning and Growth Management, dated April 21, 2020:

Recommendations

1. THAT Council authorize an Application for Approval to Expropriate the lands set out in Attachment 1, for the construction of the Edgeley Pond and Park, in the City of Vaughan within the Vaughan Metropolitan Centre.
2. THAT for the purposes of this Application, the Mayor and Clerk be authorized to take any and all necessary actions and proceedings required by the Expropriations Act (the “**Act**”), including the execution, publication and service of Notices of Application for Approval to Expropriate Land (the “**Notice**”), with the assistance of Legal Services.
3. THAT the Clerk be authorized to forward to the Chief Inquiry Officer for Ontario any requests for an inquiry that are received, and Legal Services be directed to represent the City, as necessary, at any such Inquiry (Hearing of Necessity) or proceeding held under the Act.
4. THAT staff report back to Council in the event a report is received from an Inquiry Officer pursuant any Hearing of Necessity held under the Act.
5. THAT Council, as approving authority, approve the expropriation of the lands set out in Attachment 1 where no Hearing of Necessity is requested, or such request is withdrawn in accordance with the Act. Council approval is deemed to be given 31 days following the first publication of the Notice where no Hearing of Necessity is requested in accordance with the Act.

6. THAT Where approval to expropriate the lands set out in Attachment 1 is given, the following steps are authorized to be taken with respect to the expropriation:
 - a. The Clerk be authorized and directed to sign and execute on behalf of the City a Certificate of Approval and to execute and serve any document or notice required under the Act;
 - b. That a plan of expropriation be prepared and registered in the proper land registry office in accordance with the Act;
 - c. That a Notice of Expropriation be served together with a Notice of Election as to the date of the assessment and compensation and a Notice of Possession as to the date the expropriating authority requires possession of the expropriated lands which shall be at least three months after the date of service of the Notice of Possession, all in accordance with the Act;
 - d. That an appraisal report be obtained in respect of the market value of the expropriated lands and, if applicable, damages for injurious affection and other compensation, all in accordance with the Act;
 - e. That an offer of full compensation and an offer for immediate payment of 100 per cent of the market value of the expropriated lands as estimated by the expropriating authority be served, together with a copy of the appraisal report, all in accordance with section 25 of the Act;
 - f. That compensation be paid to the owner(s) of the expropriated lands following the acceptance of the offer made pursuant to section 25 of the Act; and
 - g. That all necessary steps be taken to obtain possession of the expropriated lands.
 - h. That all necessary steps be taken to obtain possession of the expropriated lands. THAT where approval to expropriate the lands set out in Attachment 1 is given, Council authorize the introduction of the necessary bylaw(s) to give effect to these recommendations.
7. THAT where approval to expropriate the lands set out in Attachment 1 is given, Council authorize the introduction of the necessary bylaw(s) to give effect to these recommendations.

5. NEW CONSOLIDATED ANIMAL CONTROL BY-LAW AND LICENSING BY-LAW AMENDMENTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated April 21, 2020:

Recommendations

1. THAT the changes, as substantially provided in Attachment 1 of this report, be incorporated into a new consolidated Animal Control By-law;
2. THAT the current Animal Control By-law and its related amendments be repealed;
3. THAT the amendments to the Licensing By-law 315-2005, as amended, as substantially provided in Attachment 2 of this report, be approved;
4. THAT the amendments to the Fees and Charges By-law 171-2013, as amended, as substantially provided in Attachment 3 of this report, be approved;
5. THAT the amendments to the Parks By-law 134-95, as amended, as substantially provided in Attachment 4 of this report, be approved; and
6. THAT staff be authorized to undertake any other actions required to implement the recommendations of this report, including any consequential amendments to other by-laws, in a manner acceptable to the City Solicitor.

6. STUDY OF POTENTIAL REGIONALIZATION OF YORK REGION FIRE SERVICE

The Committee of the Whole recommends:

- 1) That the City of Vaughan does not support the study to determine the potential amalgamation of all eight York Region Fire Services within the nine York Region municipalities;
- 2) That the recommendation 2. contained in the following report of the Deputy City Manager, Community Services, dated April 21, 2020, be approved; and
- 3) That Communication C3, memorandum from the Fire Chief, Vaughan Fire and Rescue Service, dated April 20, 2020, be received.

Recommendations

1. That Council consider supporting a study to determine the potential amalgamation of all eight York Region Fire Services within the nine York Region municipalities; and
2. That Council's decision be forwarded by the City Clerk to The Regional Municipality of York.

7. INDEMNIFICATION BY-LAW AMENDMENTS (REFERRED)

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of May 20, 2020.

Recommendations

1. That a new Indemnification By-law, substantially in the form as Attachment #3 to this report be enacted.
2. That the Code of Ethical Conduct for Members of Council and Local Boards and related Complaint Protocol included as attachments #1 and #2 to this report be confirmed by by-law.
3. That any amounts incurred/to be incurred in 2020 to indemnify Members of Council and Local Board for Legal Proceedings that are not funded by the City's insurer be funded from the corporate contingency in 2020, and that such expenses be budgeted in the corporate budget for 2021 budget and going forward.

8. REIMBURSEMENT OF LEGAL EXPENSES FOR MEMBERS OF COUNCIL ON COMPLAINTS TO THE INTEGRITY COMMISSIONER (REFERRED)

The Committee of the Whole recommends:

- 1) **That consideration to the amendments to the Indemnification By-Law, be approved; and**
- 2) **That the report of the Integrity Commissioner, dated March 9, 2020, be received.**

Recommendations

1. That amendments to the current Indemnification By-law be considered, if Council decides to indemnify Members of Council and Local Boards for legal expenses where a Member is named in a Code of Conduct complaint to the Integrity Commissioner.

9. COVID-19 UPDATE

The Committee of the Whole recommends that the verbal updates from Mayor Bevilacqua and staff, be received.

10. STUDY TO ACCELERATE ENERGY RETROFITS IN PRIVATE BUILDINGS USING LOCAL IMPROVEMENT CHARGES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, the Deputy City Manager, Administrative Services and City Solicitor, and the Deputy City Manager, Corporate Services and Chief Financial Officer, dated April 21, 2020:

Recommendations

1. THAT Council endorse, in principle, the attached draft By-law to permit the raising of funds for a pilot project to use Local Improvement Charges to finance home energy retrofits;
2. THAT staff be directed to seek external financing and grant funding to implement the pilot project;
3. THAT staff be directed to finalize the Local Improvement Charges By-law for adoption by Council once the required funds are available; and
4. THAT staff report to a future Committee of the Whole meeting with further recommendations based on the pilot project, or other City participation.

11. PROCLAMATION – 2020 NATIONAL PUBLIC WORKS WEEK

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated April 21, 2020:

Recommendations

1. That Council proclaim the period of May 17 - 23, 2020, as “National Public Works Week” in the City of Vaughan;
2. That the National Public Works Week flag be raised at Vaughan City Hall and the Joint Operations Centre for the period of May 17 - 23, 2020, to commemorate National Public Works Week; and
3. That the proclamation be posted on the City’s website and published on City Page Online.

12. **SIGNING AUTHORITY FOR AMENDMENTS TO LOAN GUARANTEE OF CITY OF VAUGHAN FOR THE SOCCER CENTRE ONTARIO**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated April 21, 2020:

Recommendations

1. That the City consent to the TSC's request for a 3-month deferral of its monthly loan payments as a temporary, COVID-19 related measure;
2. That the City consent to the TSC's change of financial institution from CIBC to RBC, based on the terms approved by City staff;
3. That the Mayor and the City Clerk be authorized to execute all documentation necessary to facilitate the loan deferral and change of financial institution referenced above, in addition to any future minor amendments sought by the TSC, provided that the amendments are in a form acceptable to the City Solicitor; and
4. That the City pass a by-law confirming all of the above recommendations.

13. **ADVANCING CITY-BUILDING IN RESPONSE TO COVID-19**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated April 21, 2020.

Member's Resolution

Submitted by Mayor Bevilacqua

Whereas, the City of Vaughan remains a leader in fighting the global COVID-19 pandemic; and

Whereas, the Emergency Operations Centre (EOC) has been monitoring the spread of this virus since the end of January. On February 1, the EOC moved into an enhanced monitoring phase, and, on March 13, there was a partial activation of the City's Emergency Management Team; and

Whereas, on March 14, the City closed all community centres and library branches to the public and cancelled upcoming March Break camps and daycare programming with refunds issued; and

Whereas, on March 17, Vaughan was the first city in Ontario to declare a state of emergency and the first municipality in York Region to do so; and

Whereas, on March 18, Vaughan City Hall and all remaining City facilities closed to the public. This closure was extended until further notice; and

Whereas, on March 25, all facilities within City parks, including all playgrounds, sports fields, tennis courts, benches and dog parks were also closed to the public; and

Whereas, on March 30, the City held the first ever electronic-participation Committee of the Whole and Council meetings to discuss relevant City matters during this state of emergency; and

Whereas, on April 8, Council passed a new Emergency Measures By-law which provides new authority to the Mayor and City staff to issue responsive, timely and effective orders during this state of emergency; and

Whereas, additional steps were taken to keep neighbourhoods safe by putting up yellow caution tape at amenities within parks to reinforce the closures; locking and/or removing nets from tennis courts; conducting daily inspections to ensure all facilities remain locked and signs have not been removed; and installing additional signage at parking lots and at the entryway of parks; and

Whereas, increased waste collection was scheduled to keep Vaughan clean and actions were taken to keep waste collectors safe; and

Whereas, on April 10, flags at City facilities were lowered to half-mast in memory of the victims of COVID-19. This global pandemic is felt here at home and in communities around the world; and

Whereas, the City administration implemented alternative work arrangements for staff to work from home and for other staff to be redeployed where they can use their skills and expertise to aide in the delivery of important services; and

Whereas, the Recreation Services department and Vaughan Public Libraries have introduced online opportunities to enrich the well-being of individuals in the safety and comfort of their own homes. This includes plans to hold the first-ever virtual Canada Day event; and

Whereas, spring recreation programs and all permits have been cancelled, and City-led events up until June 2020 have been postponed; and

Whereas, the City has proactively introduced a series of measures to provide relief to citizens and business owners, including deferring the annual stormwater charge for 60 days, cancelling the planned 2020 water and wastewater rate increases, waiving the late penalty charge on interim tax bills, and extending the Elderly Home-Owners Tax Assistance 2020 program deadline; and

Whereas, Council passed the Vaughan Business Action Plan which includes a series of measures to support businesses, consumers and all citizens in addition to the launch of the #ShopVaughanLocal initiative; and

Whereas, transformational infrastructure projects continue to proceed in Vaughan, including construction of the new Mackenzie Vaughan Hospital – Vaughan’s first hospital; and

Whereas, as COVID-19 persists – further action needs to be taken to ensure city-building not only continues but thrives.

It is therefore recommended:

1. City of Vaughan staff bring forward a report by no later than the end of the second quarter (June 2020), with an update on the impact of the COVID-19 pandemic on the state of the City’s finances; and
2. That this report provides recommendations on what can be done, during this period of global uncertainty, to continue to responsibly manage taxpayers’ hard-earned dollars, while safeguarding investments for the quality public services and programs residents rely on each day; and
3. That this report takes into consideration the strategic priorities outlined in the Council-approved 2018-2022 Term of Council Service Excellence Strategic Plan

14. PROCLAIMING NATIONAL DAY OF MOURNING IN THE CITY OF VAUGHAN

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated April 21, 2020.

Member’s Resolution

Submitted by Mayor Bevilacqua

Whereas, National Day of Mourning was established by the Canadian Labour Congress in 1984 to recognize April 28th as a day to remember and honour those who have died, been injured or suffered illness in the workplace; and

Whereas, the date was chosen in 1984, when the Canadian Labour Congress proclaimed the Day to coincide with the 70th anniversary of the day the first Ontario Worker’s Compensation Act was approved by the government in 1914; and

Whereas, the National Day of Mourning was enshrined in national legislation by an Act of Parliament on February 1, 1991; and

Whereas, the National Day of Mourning, also known as Workers’ Memorial Day, is officially recognized by more than 100 countries worldwide; and

Whereas, the City of Vaughan's existing flag-raising / half-masting policy (AD - 014), directs flags at City facilities, including fire stations, to be flown at half-mast to commemorate this day; and

Whereas, the City takes extensive precautionary measures to safeguard the health, safety and wellbeing of City employees, especially during the global COVID-19 pandemic; and

Whereas, the City deeply values the important role employees play in the delivery of programs and services and is equally grateful for workers in industries who risk their safety to provide essential services;

It is therefore recommended:

1. That every April 28 be officially proclaimed National Day of Mourning in the City of Vaughan; and
2. That the proclamation be posted on the City's website and promoted on the City's corporate communications channels.

**15. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
APRIL 21, 2020**

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

1. **LEASE EXTENSION – REGIONAL MUNICIPALITY OF YORK
EMERGENCY MEDICAL SERVICES 9290 KEELE STREET –
FIRE STATION 7-2**
(acquisition or disposition of land)
2. **HUMAN RESOURCES MATTER REGARDING SENIOR STAFF**
(personal matters about an identifiable individual)

The meeting adjourned at 5:56 p.m.

Respectfully submitted,

Mayor Maurizio Bevilacqua, Chair