



**CITY OF VAUGHAN  
REPORT NO. 25 OF THE  
COMMITTEE OF THE WHOLE (2)**

*For consideration by the Council  
of the City of Vaughan  
on June 29, 2020*

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The Committee of the Whole met at 2:00 p.m., on June 16, 2020.

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

The following items were dealt with:

**1. INTERNAL AUDIT POLICY & COMMITTEE CHARTER FOR AUDIT RELATED MATTERS**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Director of Internal Audit dated June 16, 2020 be approved; and**
- 2) That the benefits of establishing an Audit Committee be referred to the Effective Governance and Oversight Task Force for review.**

**Recommendations**

- 1. That the revised Internal Audit Policy, substantially in the form in Attachment 1, be approved; and**

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2. That the Committee of the Whole Charter for Audit Related Matters, substantially in the form in Attachment 3, be approved.

**2. INTERNAL AUDIT REPORT – 2019 ANNUAL REPORT**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Director of Internal Audit dated June 16, 2020 be approved; and
- 2) That the deputation by Mr. Richard Lorello, Treelawn Boulevard, Kleinburg, be received.

**Recommendations**

1. That the attached report, Internal Audit Department 2019 Annual Report be received.

**3. 2019 ANNUAL INVESTMENT REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated June 16, 2020:**

**Recommendation**

1. That the 2019 Annual Investment report be received for information.

**4. 2019 DEVELOPMENT CHARGE RESERVE AND SPECIAL RESERVE STATEMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated June 16, 2020:**

**Recommendations**

1. That the 2019 Development Charges Reserve Fund and Special Fund Statement be received for information purposes; and
2. That the 2019 Development Charges Reserve Fund and Special Fund Statement be made available to the public and that a copy be forwarded to the Ministry of Municipal Affairs and Housing on request.

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**5. DEVELOPMENT CHARGE DEFERRAL – REQUEST FOR SPECIAL CONSIDERATION RELATING TO SITE PLAN DA.19.072 (CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC.)**

The Committee of the Whole recommendation was dealt with and adopted without amendment at the Special Council Meeting of June 16, 2020, under Minute No. 99.

**Recommendations**

1. That the application from Conmar Developments Inc. & Fenlands Vaughan Inc. for deferral of Development Charges (DC) be dealt with as an exception to the City-Wide Development Charges Deferral Policy, and the DC Deferral Policies for Office development;
2. That the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer (CFO) be delegated the authority to execute a DC Deferral Agreement with Conmar Developments Inc. and Fenlands Vaughan Inc. to defer City of Vaughan Development Charges in a form satisfactory to the Deputy City Manager, Administrative Services and City Solicitor; and
3. That a copy of this report and Council decision be forwarded to the Regional Municipality of York for consideration.

**6. 2020 ADOPTION OF TAX RATES AND ISSUANCE OF PROPERTY TAX NOTICES – ALL WARDS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated June 16, 2020:

**Recommendation**

1. That a By-law be enacted for the adoption of Municipal, Regional and Education property tax rates, as submitted in Attachment 1. Such By-law permits staff to proceed with the issuance of final property tax bills.

**7. ROYBRIDGE HOLDINGS LTD. SITE DEVELOPMENT FILE DA.18.080 - 6200 HIGHWAY 7 - VICINITY OF HIGHWAY 7 AND HIGHWAY 27**

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 June 16, 2020 be approved; and

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- 2) That the coloured elevations provided by the applicant be received.

**Recommendation**

1. THAT Site Development File DA.18.080 (Roybridge Holdings Ltd.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS listed in Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of a 7-storey, 8,751m<sup>2</sup> hotel consisting of 148 suites served by 148 surface parking spaces, as shown on Attachments 3 to 6.

**8. PETER EDREY ZONING BY-LAW AMENDMENT FILE Z.17.021 SITE DEVELOPMENT FILE DA.17.046 39 CENTRE STREET VICINITY OF CENTRE STREET AND YONGE 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 June 16, 2020 be approved;
- 2) That a fence be erected on the south side of the property in the area where a hedge is currently located; and
- 3) That the following deputations and Communication be received:
  1. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, on behalf of the owner; and
  2. Ms. Michelle Kendall, Elizabeth Street, Thornhill, and C4 from Steven Klupt and Michelle Kendall dated June 14, 2020.

**Recommendations**

1. THAT Zoning By-law Amendment File Z.17.021 (Peter Edrey) BE APPROVED, to rezone the subject lands from "R1V Old Village Residential Zone", subject to site-specific Exception 9(662) to "C1 Restricted Commercial Zone", as shown on Attachment 3, to permit a business or professional office in the existing heritage dwelling (Josiah Purkis House) together with the site-specific exceptions contained in Table 1 of this report.
2. THAT prior to the enactment of the Zoning By-law, the Owner shall pay to the City the applicable Development Charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws in effect at time of payment.

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3. THAT Site Development File DA.17.046 (Peter Edrey) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS in Attachment 1, to the satisfaction of the Development Planning Department, to maintain the existing building and associated parking lot on the subject lands as shown on Attachment 3.

**9. DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-20V003  
CHELSEA MAPLE RESIDENCES (PHASE II) INC. 100 AND 110 EAGLE  
ROCK WAY VICINITY OF EAGLE ROCK WAY AND TROON AVENUE**

**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, dated June 16, 2020:**

**Recommendation**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-20V003 (Chelsea Maple Residences (Phase II) Inc.) BE APPROVED, as shown on Attachments 4 to 7, subject to the Conditions of Draft Approval set out in Attachment 1.

**10. APPLICATION FOR BLOCK PLAN APPROVAL FILE BL.59.2014 -  
BLOCK 59 LANDOWNERS GROUP INC.**

**The Committee of the Whole recommends:**

- 1) That the following be approved in accordance with Communication C14, Memorandum from the Acting Deputy City Manager, Planning and Growth Management and Deputy City Manager, Infrastructure Development dated June 15, 2020:
  1. THAT Attachment #3 and #4 to the June 16, 2020 staff report be replaced with the Attachment #3 and #4 respectively included as part of this Communication; and
  2. THAT Condition #1 included in Attachment #1 be revised to reflect the date of June 3, 2020;
- 2) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management dated June 16, 2020 be approved;
- 3) That the deputation by Mr. Nikola (Nik) Mracic, Cole Engineering Group Ltd., Valleywood Drive, Markham, on behalf of the applicant be received; and
- 4) That the following Communications be received:

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**C7. Mr. J.A. (Jim) Bacchus, Vice President, The Municipal Infrastructure Group (TMIG) Ltd., Dufferin Street, Vaughan dated June 15, 2020; and**

**C15. Ms. Susan Rosenthal, Davies Howe LLP, Adelaide Street West, Toronto dated June 16, 2020, submitted by Cr. Carella at the meeting.**

**Recommendations**

1. THAT the Block 59 Block Plan, dated December 10, 2019 and forming Attachment #3 to this report, BE APPROVED, subject to the fulfillment of the conditions contained in Attachment #1 to this report;
2. THAT the Block Plan forming Attachment #3 to this report, as modified through the resolution of the conditions identified herein, be the basis for review and consideration of the implementing Zoning By-law Amendment, Draft Plan(s) of Subdivision or Site Development applications for the Block 59 area;
3. THAT the technical submissions and supporting studies submitted as part of the Block 59 Block Plan application be updated in response to changes resulting from the fulfillment of the prescribed conditions to the satisfaction of the affected agencies, and that such changes be made prior to any future draft approval of a Zoning By-law Amendment Draft Plan(s) of Subdivision or Site Development following the date of this report;
4. THAT the Block 59 Landowners Group Inc. be required to execute an agreement(s) with the City of Vaughan to facilitate the design and construction of infrastructure in support of providing services to the subject lands;
5. THAT the Block 59 Landowners Group Inc. be required to pay for all costs resulting from additional operations and maintenance, and decommissioning costs of the measures identified to provide water and sanitary servicing and roads to support the future development of the subject lands, as discussed in the comments provided by the Development Engineering department;
6. THAT the minor collector road shown conceptually as Street "K" be reviewed through a subsequent development application to determine its viability and to ensure its consideration to the satisfaction of the required internal and external agencies;
7. THAT as part of any future development application or Environmental Assessment which considers the extension of Di Poce Way to Rutherford Road and Street G, shown on Attachments #3 and #5, the applicant(s) shall submit all required technical studies to determine the final alignment of the roads, to the satisfaction of the City and Toronto and Region Conservation Authority. The studies must

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confirm the technical feasibility of the alignment, as well as demonstrate how negative impacts will be minimized in accordance with the policies of Chapter 3 of Vaughan Official Plan 2010;

8. THAT as part of any future development application or Environmental Assessment which considers the construction of Street F on property 4 and 6, shown on Attachments #3 and #5, the applicant(s) shall submit all required technical studies to further assess all impacts to the wetland feature located within the Hydro Corridor Easement, to the satisfaction of the City and Toronto and Region Conservation Authority. The studies must demonstrate how all negative impacts will be minimized and mitigation measures shall be identified in accordance with the policies of Chapter 3 of Vaughan Official Plan 2020; and
9. THAT concurrent with the required draft Plans of Subdivision applications for the Block 59 area, Environmental Assessments (EA) studies for all collector roads that meet the requirements for an EA established in the Municipal Class Environmental Assessment (October 2000) shall be conducted, unless justified otherwise through a formal/legal letter to the satisfaction of the City.

### **11. REQUEST TO CAPITALIZE A HOME ENERGY RETROFIT PROJECT**

**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, dated June 16, 2020:**

#### **Recommendations**

1. That Council support a contribution amount of 20% of the total program costs, up to \$2 million based on initial program estimates, to capitalize the home energy retrofit program; and
2. That Staff provide a report to Council with a specific amount to be requested from debentures, to be coordinated by York Region, or from City reserves, to fulfill this contribution amount upon a successful award from the Green Municipal Funds through the Community Efficiency Financing initiative.

### **12. SOVEREIGNTY GARDENS PILOT PROGRAM**

**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, dated June 16, 2020:**

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### **Recommendations**

1. That the Sovereignty Gardens Pilot Program, as described in Attachment 1, be endorsed;
2. That Staff be directed to initiate the Sovereignty Gardens Pilot Program, in collaboration with the Transformation Initiative, subject to Staff's ongoing review of legal and risk ramifications;
3. That the Sovereignty Gardens Pilot Program be promoted through the various corporate channels; and
4. That Staff report back on the outcome of the five-month Pilot Program with consideration of the viability and sustainability of the program going forward.

### **13. VMC PAY-AND-DISPLAY ON-STREET PARKING PILOT PROJECT**

**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, dated June 16, 2020:**

### **Recommendations**

The Acting Deputy City Manager, Planning and Growth Management, on behalf of the VMC Sub-Committee, forwards the following recommendations from its meeting of May 27, 2020 (Item 3, Report No. 1) for consideration:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management dated May 27, 2020, was approved;
- 2) That the following was approved in accordance with Communication C2, Memorandum from the Acting Deputy City Manager, Planning and Growth Management, dated May 26, 2020:

That the following recommendation be added:

3. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Budget Amendment is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002; and
- 3) That the presentation by Jennifer Cappola-Logullo, Manager, Development Engineering (VMC) and Musa Deo, VMC Transportation Project Manager, and C5, presentation material titled "*VMC Parking Pilot Project Pay-And-Display On-Street Parking*", was received.



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### Recommendations and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 27, 2020:

1. That staff be directed to implement a two-year pilot project for on-street paid public parking in the VMC Mobility Hub area; and
2. That staff be directed to create a new capital project in the amount of \$350,000.00, funded from the DC Engineering Reserve, to allow for the implementation and operation of the pay-and-display parking meter pilot project.

#### **14. DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A SINGLE DETACHED DWELLING WITH ATTACHED GARAGE 31 NAPIER STREET KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

**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 dated June 16, 2020:**

### **Recommendations**

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 5, Report No. 3), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.

### Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of a free standing three (3) car garage and construction of a single detached dwelling with an attached garage at 31 Napier Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

1. 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 Acting Deputy City Manager, Planning and Growth Management.
2. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any development application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.

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3. That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

**15. RENOVATION AND ADDITION – SINGLE DETACHED DWELLING REAR AND SIDE ADDITION WITH GARAGE LOCATED AT 32 ABELL AVENUE, WOODBRIDGE HERITAGE CONSERVATION DISTRICT**

**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, dated June 16, 2020:**

**Recommendations**

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 7, Report No. 3), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.

**Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:**

THAT Heritage Vaughan Committee recommend Council approve the proposal to demolish the existing detached garage and renovate the existing dwelling including a rear and side two-storey addition with attached garage located at 32 Abell Avenue under Section 42 of *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, to be determined at the discretion of the Deputy City Manager, Planning & Growth Management;
- b. 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;
- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

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**16. DEMOLITION AND NEW CONSTRUCTION – SINGLE DETACHED DWELLING AND DETACHED GARAGE LOCATED AT 645 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

**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, dated June 16, 2020:**

**Recommendations**

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 2, Report No. 3), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved, subject to the following amendments, in accordance with Communication C2, memorandum from the Acting Deputy City Manager, Planning and Growth Management, dated May 20, 2020, as follows:

That the following recommendation be added to the staff report dated May 25, 2020:

- d) Council's approval of new construction shall be contingent upon the approval of Site Development File DA.19.067 (Jason Polsinelli) and any required minor variances to be approved by the Committee of Adjustment.

**Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:**

That Heritage Vaughan Committee recommend That Council approve the proposed demolition of the existing dwelling, detached garage and new construction of a detached two-storey dwelling located at 645 Nashville Road under Section 42 of *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 Acting Deputy City Manager, Planning & Growth Management;
- b. 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; and

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- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

**17. DEMOLITION AND NEW CONSTRUCTION – SINGLE DETACHED DWELLING AND DETACHED GARAGE LOCATED AT 705 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT(REFERRED)**

**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, dated June 16, 2020:**

**Recommendations**

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 1, Report No. 3), for consideration:

1. That the recommendation contained in the report of the Deputy City Manager Planning and Growth Management, dated February 19, 2020, be approved;
2. That the report of the Deputy City Manager Planning and Growth Management, dated May 25, 2020, be received; and
3. That Communication C1 from the Deputy City Manager Planning and Growth Management, dated March 25, 2020, be received.

**Recommendation of the Deputy City Manager Planning and Growth Management, dated May 25, 2020**

Heritage Vaughan, at its meeting February 19, 2020, recommended adopted the following (Item 2, Report No. 2):

1. That consideration of this matter be deferred to the Heritage Vaughan meeting of March 25, 2020, to allow staff and the applicant to review the architectural expression of the proposed building and report back; and
2. That the deputation of Mr. Mario Sanci, Mapes Avenue, Woodbridge, applicant, was received.

**Report of the Deputy City Manager Planning and Growth Management, dated February 19, 2020**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing dwelling, detached garage and new construction of a detached two-storey dwelling located at 705 Nashville

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Road under Section 42 of *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 Deputy City Manager, Planning & Growth Management;
- b. 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; and
- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

### **18. DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO STOREY SINGLE-FAMILY DWELLING, ATTACHED GARAGE AND TWO ACCESSORY BUILDINGS 79 VALLEYVIEW COURT, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

**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, dated June 16, 2020:**

#### **Recommendations**

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 6, Report No. 3), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.

#### **Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing structures and construction of a two-storey single detached dwelling, attached garage, cabana and gazebo located at 79 Valleyview Court under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

1. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be

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determined at the discretion of the Acting Deputy City Manager, Planning and Growth Management.

2. 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.
3. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

**19. DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF IDENTICAL REPLICA BUILDING AT 89 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

**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, dated June 16, 2020:**

**Recommendations**

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 3, Report No. 3), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.

**Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building and new construction of an architectural replica two-storey building located at 89 Nashville Road under Section 42 of *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 Acting Deputy City Manager, Planning & Growth Management.
- b. 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.

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- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

**20. DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF IDENTICAL REPLICA BUILDING AT 99 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

**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, dated June 16, 2020:**

**Recommendations**

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 4, Report No. 3), for consideration:

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.

**Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building and new construction of an architectural replica two-storey building located at 99 Nashville Road under Section 42 of *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 Acting Deputy City Manager, Planning & Growth Management.
- b. 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.
- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

**21. KIRBY ROAD EXTENSION BETWEEN BATHURST STREET AND DUFFERIN STREET CLASS ENVIRONMENTAL ASSESSMENT STUDY - COST REVIEW AND CAPITAL BUDGET AMENDMENT**

**The Committee of the Whole recommends:**

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- 1) That staff be directed to request Rizmi Holdings Limited (RHL) to provide clarity of the costs they incurred to undertake the Kirby Road Extension Class Environmental Assessment Study, and that such information be provided at the June 29, 2020 Council meeting;
- 2) That the report of the third-party peer review be made public;
- 3) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development dated June 16, 2020 be approved;
- 4) That the following deputations and Communication be received:
  1. Mr. Robert A. Kenedy, President, MacKenzie Ridge Ratepayers Association, Giorgia Crescent, Maple, and C2 dated June 14, 2020; and
  2. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
- 5) That the following Communications be received:
  - C1. Mr. John De Luca, Maple, dated June 10, 2020;
  - C3. Ms. Susan Sigrist, dated June 14, 2020;
  - C6. Iveta Koskina, dated June 15, 2020;
  - C8. Nat Pietrangelo, Briar Group Inc., dated June 15, 2020;
  - C9. Ippoliti Family, dated June 15, 2020;
  - C10. Mr. Roland Gatti, Kleinburg, dated June 15, 2020;
  - C11. Dr. Mary Nadalina, dated June 15, 2020;
  - C12. Mr. Tony Di Giuseppe, dated June 15, 2020; and
  - C13. Mr. Perry Bender, dated June 15, 2020.

**Recommendations**

1. That Council approve a mid-year Capital Budget amendment of an incremental amount of \$875,000 to Capital Budget DT 7112-14 with funding from City-Wide Development Charges (Engineering);
2. That the Mayor and the City Clerk be authorized to enter into an amending agreement with Rizmi Holdings Limited on behalf of the City, in accordance with the terms and conditions as outlined within this report from the Deputy City Manager, Infrastructure Development, in a form satisfactory to Legal Services;
3. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the Capital Budget DT 7112-14 is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-020 as amended; and
4. That all necessary by-laws be enacted.



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**22.     **TRANSFER OF PART III PROSECUTIONS FROM PROVINCE TO YORK REGION****

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated June 16, 2020:**

**Recommendations**

1.     That Council adopt the resolution attached hereto as “Attachment 1”, delegating the authority to York Region to enter into amending agreements with the Province to amend the Memorandum of Understanding and Local Side Agreement, so long as these agreements are in a form satisfactory to Vaughan’s City Solicitor.

**23.     **FORMAL CODE OF CONDUCT COMPLAINT INVESTIGATION REPORT 101619****

**The Committee of the Whole recommends:**

- 1)     That the recommendations contained in the following report of the Integrity Commissioner and Lobbyist Registrar dated June 16, 2020 be approved; and
- 2)     That the deputation by Mr. Richard Lorello, Treelawn Boulevard, Kleinburg be received.

**Recommendations**

1.     That no penalty be imposed on the Member insofar as there was no evidence to support that the Member attempted to influence the actions of staff; and
2.     That the information in respect of the senior staff person presented in the formal Code of Conduct Complaint Investigation Report 101619 be received.

**24.     **PROCLAMATION REQUESTS: FRANCO-ONTARIAN DAY AND WORLD SICKLE CELL DAY****

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated June 16, 2020:**

**Recommendations**

1.     That September 25, 2020 be proclaimed as “Franco-Ontarian Day”;

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2. That June 19, 2020 be proclaimed as “World Sickle Cell Day”; and
3. That the proclamations be posted on the City’s website and that the Corporate and Strategic Communications department be directed to promote the proclamations through the various corporate channels.

**25. 2019 VAUGHAN FIRE AND RESCUE SERVICE ANNUAL REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 16, 2020:**

**Recommendation**

1. That the 2019 Vaughan Fire and Rescue Service Annual Report be received for information.

**26. MEMORANDUM OF UNDERSTANDING WITH YORK REGION FOR EMERGENCY SOCIAL SERVICES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 16, 2020:**

**Recommendation**

1. That a bylaw be enacted to authorize the Deputy City Manager, Community Services to execute the Memorandum of Understanding on the City’s behalf with York Region to provide emergency social services, in a form satisfactory to Legal Services.

**27. ROYAL 7 DEVELOPMENTS LTD – EXPO 3 & 4 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE: 19CDM-19V008 VICINITY OF MAPLECRETE ROAD AND HIGHWAY 7 - 2908 & 2916 HIGHWAY 7**

**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, dated June 16, 2020:**

**Recommendation**

1. THAT Draft Plan of Condominium Standard File 19CDM-19V008 (Royal 7 Developments Ltd) BE DRAFT APPROVED, as shown on Attachments 5 to 13, subject to the Conditions of Draft Approval in Attachment 1.

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**28. RECONSTRUCTION OF MAJOR MACKENZIE DRIVE - TEMPORARY CLOSURE OF COASTER WAY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated June 16, 2020:**

**Recommendation**

1. That the necessary by-law be enacted authorizing the temporary road closure of Coaster Way for the period from August 1, 2020 through to April 30, 2021, between Amusement Drive and Wellness Way.

**29. TWO-STOREY ADDITION TO THE EXISTING HERITAGE HOUSE LOCATED AT 10 RICHARD LOVAT COURT, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

**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, dated June 16, 2020:**

**Recommendations**

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of June 10, 2020 (Item 2, Report No. 4), for consideration:

1. That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 10, 2020, be approved.

**Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated June 10, 2020:**

THAT Heritage Vaughan Committee recommend Council approve the proposal to construct a two-storey addition to the existing heritage house located at 10 Richard Lovat Court under Section 42 of 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, to be determined at the discretion of the Manager of Urban Design/Cultural Services;
- b. 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;

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- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

**30. HERITAGE VAUGHAN COMMITTEE RECOMMENDATION TO COUNCIL – BENJAMIN VAUGHAN DAY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated June 16, 2020:**

**Recommendation**

The City Clerk provides the following recommendation on behalf of the Heritage Vaughan Committee:

1. That the Heritage Committee recommend to Council to re-examine the decision to use the August Civic Holiday to commemorate the life of black slave owner and anti-abolitionist Benjamin Vaughan and to engage with local communities on how best to commemorate our rich heritage.

**31. CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM NOVEMBER 1, 2019 TO APRIL 30, 2020**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated June 16, 2020:**

**Member's Resolution**

Submitted by Mayor Bevilacqua

***Whereas***, the City of Vaughan is committed to fostering an inclusive society; and

***Whereas***, the May 3, 2011 Council resolution authorized that recipients include, but not be limited to:

- Vaughan Based Charities;
- Not-for-profit Organizations; and
- Community Groups; and

***Whereas***, the use of the net proceeds was communicated to the public through the Mayor's Gala and the Mayor's Charity Golf Classic material, Council reports and media articles; and

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**Whereas**, the recipient organizations have been identified based on recommendations from Members of Council, community leaders and organization/community requests; and

**It is therefore recommended that** Council receive the attached list of recipient organizations that have received, for the period from November 1, 2019 to April 30, 2020, net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic.

### 32. **REQUEST FROM BLOCK 41 LANDOWNERS GROUP FOR A MINISTER'S ZONING ORDER FOR THE ZONING OF THE LANDS FORMING THE BLOCK 41 SECONDARY PLAN AREA**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following resolution of Mayor Bevilacqua, dated June 16, 2020 be approved;
- 2) That the deputation by Mr. Chris Barnett, Osler, Hoskin Harcourt LPP, King St. W., Toronto, on behalf of TransCanada PipeLines Limited be received; and
- 3) That Communication C5 from Terri Steeves, Vice President, Canada Gas Operations, TC Energy, Calgary, Alberta dated June 15, 2020 be received.

#### **Member's Resolution**

Submitted by Mayor Bevilacqua

**Whereas**, Vaughan Council received a communication from the Block 41 Landowners' Group dated May 21, 2020 [Attachment 1] respecting a request of the Minister of Municipal Affairs and Housing, the Honourable Steve Clark, to enact a Minister's Zoning Order to allow for the development of Block 41 in accordance with the City of Vaughan Official Plan Amendment No. 50 (the "Block 41 Secondary Plan"); and

**Whereas**, the lands within the Block 41 Secondary Plan were designated in 2009 by York Region as one of two New Community Areas in the City of Vaughan to provide growth to the year 2031; and

**Whereas**, the York Region Official Plan 2010 (the "YROP") guides economic, environmental and community building decisions across York Region. Through Regional Official Plan Amendment No. 2 to the YROP, the Region designated the subject lands Urban Area on the YROP Map 1 "Regional Structure" in order to accommodate future urban residential growth in Vaughan; and

**Whereas**, through its Growth Plan Conformity exercise, Vaughan Official Plan 2010, the City designated the lands within the Block 41 Secondary Plan as a New Community Area; and

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**Whereas**, the City of Vaughan initiated the formal Block 41 Secondary Plan process in 2015; and

**Whereas**, the City adopted the Block 41 Secondary Plan on October 9, 2019, and the Region made minor modifications thereto and approved same on January 30, 2020; and

**Whereas**, the land use designations provided within the Block 41 Secondary Plan, including New Community Area, Natural Areas and Agricultural are consistent with the policies of the Provincial Policy Statement 2020 and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019; and

**Whereas**, the Block 41 Secondary Plan makes more efficient use of existing and planned infrastructure by locating a residential neighbourhood in a designated New Community Area; and

**Whereas**, TransCanada Pipeline Limited ("TCPL") appealed the Block 41 Secondary Plan to the Local Planning Appeal Tribunal ("LPAT") on February 21, 2020 and TCPL is the sole appellant; and

**Whereas**, no dates have been scheduled by the LPAT with respect to the appeal of the Block 41 Secondary Plan and any hearing with respect to the appeal will be delayed as a result of the COVID-19 global pandemic owing to the LPAT's closure of its facilities as of March 16, 2020 and the cancellation of all in-person hearing events. The LPAT has not yet rescheduled those cancelled events and has communicated that they will not begin to schedule new matters until after June 30, 2020; and

**Whereas**, the construction of the New Community Area within the Block 41 Secondary Plan will result in substantial economic benefits to the City, the Region and the Province, including the following estimates: \$412 million in development charges and \$16 million in building permit fees; 10,200-person years of employment during the construction of the project, including 6,700-person years of employment in the construction industry; \$2.2 billion in gross output and \$1.1 billion in GDP; 470 permanent jobs from the retail, education and recreation uses; an increase of \$3.6 billion in property assessment values; \$25.1 million in additional annual property tax revenues; \$450 million in HST, including \$290 million for the federal government (GST) and \$241 million for the provincial government (PST); \$70.4 million in revenues for the provincial government through the provincial Land Transfer Tax (LTT); \$201.4 million in retail spending on local goods and services; and the utilization of approximately \$1.074 billion in existing roads, utility, water and sanitary sewer infrastructure; and

**Whereas**, the Minister and the council of a municipality shall have regard to, among other matters, matters of provincial interest enumerated within section 2 of the Planning Act when carrying out their responsibilities under the Planning Act which include, but are not limited to: the protection of ecological systems, including natural areas, features and functions; the

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orderly development of safe and healthy communities; the protection of the financial and economic well-being of the Province and its municipalities; the resolution of planning conflicts involving public and private interests; and, the protection of public health and safety; and

**Whereas**, the City of Vaughan in adopting the Block 41 Secondary Plan included policies requiring that a number of studies be submitted as part of the City's Block Plan approval process, in order to define the ultimate development limits and confirm the land use designations and built form of the Block 41 lands; and

**Whereas**, the Minister of Municipal Affairs and Housing has the power to enact a Zoning Order on any land in Ontario, in accordance with Section 47 of the Planning Act and the development of the Block 41 Lands are of significant importance to the City of Vaughan, the Regional Municipality of York, and the Province of Ontario.

### **It is therefore recommended:**

1. That Council supports the Minister's use of a Minister's Zoning Order for Block 41 and will request that the Minister of Municipal Affairs and Housing enact one; and
2. That Council direct staff to work with the Block 41 Landowners Group and the Ministry of Municipal Affairs and Housing to prepare a Minister's Zoning Order that is in conformity with the Block 41 Secondary Plan (OPA 50); and
3. That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests, and be copied to the Regional Municipality of York, Toronto and Region Conservation Authority, and Ministry of Natural Resources and Forestry.

### **33. EMANCIPATION DAY IN THE CITY OF VAUGHAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated June 16, 2020:**

#### **Member's Resolution**

Submitted by Mayor Bevilacqua

**Whereas**, the British Parliament abolished slavery in the British Empire as of August 1, 1834;

**Whereas** abolitionists and others who struggled against slavery, including those who arrived in Ontario by the underground railroad, have celebrated August 1 as Emancipation Day in the past;

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**Whereas**, the years 2015 to 2024 have been designated by the United Nations as the International Decade for People of African Descent and in 2018, Vaughan Council endorsed this proclamation;

**Whereas**, the International Decade for People of African Descent provides a unique opportunity to highlight the important contributions that people of African descent have made to Canadian society, and also provides a platform for engaging in the fight against anti-Black racism, discrimination and the inequalities that Canadians of African descent continue to face;

**Whereas**, it is important to recognize the heritage of Canada's Black communities and the contributions they have made and continue to make to the City of Vaughan and all of Canada;

**Whereas**, each February, the City of Vaughan celebrates Black History Month and honours the men and women who have made lasting contributions to city-building and nation-building;

**Whereas**, the Province of Ontario proclaimed Emancipation Day in 2008;

**Whereas**, it is appropriate to recognize August 1 formally as Emancipation Day and to observe it as a meaningful reminder of an abhorrent period in Canada's history in order to allow Vaughan residents and all Canadians to reflect upon the imperative to continue to commit to eliminate discrimination in all its forms;

**It is therefore recommended that:**

1. The Mayor proclaim August 1 Emancipation Day in Vaughan;
2. That the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

### 34. **RENAMING BENJAMIN VAUGHAN DAY**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated June 16, 2020:**

#### **Member's Resolution**

Submitted by Mayor Bevilacqua

**Whereas**, Council continues working closely with residents, as well as community organizations, special interest groups and other levels of government to address the issue of anti-Black racism.

**Whereas**, the City of Vaughan places a great deal of importance on diversity, inclusion and the condemnation of racism in all its forms. We continue to forge connections and pursue opportunities that demonstrate



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our commitment to foster a community that is inclusive and truly appreciative of the diversity that enriches us.

**Whereas**, the City continues to champion a positive culture of diversity and inclusion through community gatherings such as our Black History Month celebration every February at Vaughan City Hall. This observance is recognized across the country as a result of a motion from the Hon. Jean Augustine, the first African Canadian woman elected to the House of Commons.

**Whereas**, our annual Culture Days festivities throughout September also honour and acknowledge the many cultures that thrive in Vaughan, including the rich traditions of the African and Caribbean communities in our city.

**Whereas**, in 2018, Vaughan Council endorsed the United Nations' proclamation to designate the years 2015 to 2024 as the International Decade for People of African Descent.

**Whereas**, with a continued focus on supporting an inclusive community, in March 2019, Vaughan became the first municipality in Canada to endorse the Leadership Accord on Gender Diversity. Developed by Electricity Human Resources Canada, the Accord is a public commitment by organizations to promote the values of diversity, equality and inclusion. The values set out in the Accord present an important opportunity to guide the City's efforts throughout the 2018 to 2022 Term of Council and beyond. Of note, the Accord sets out a series of guiding principles on policy and governance, education and workplace readiness, and recruitment and retention practices.

**Whereas**, to further the City's commitment to advancing a culture of co-operation, earlier this year, we endorsed and adopted the Vaughan Inclusion Charter in support of the Inclusion Charter for York Region, which is a community initiative to create a fair and equal environment for all. To ensure we achieve this, Council appointed a Diversity and Citizen Engagement Task Force.

**Whereas**, that same month, Council supported Mayor Maurizio Bevilacqua's Member's Resolution to proclaim January 21 as Lincoln Alexander Day in Vaughan as a meaningful way to recognize this formidable individual who was the first Black Canadian to be elected as Member of Parliament in the House of Commons, to be appointed as a Cabinet Minister and, later, as Lieutenant Governor of Ontario.

**Whereas**, our dedicated staff continuously work to develop an Inclusion and Diversity Framework. The City of Vaughan's Staff Inclusion Charter Committee was established and consists of a diverse group of City staff to develop this framework that will inform the Diversity and Citizen Engagement Task Force. The mandate of the Diversity and Citizen Engagement Task Force will be to provide guidance in policy development

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that promotes awareness of diversity matters with an emphasis on improving equality and fostering greater inclusion of all citizen and stakeholder groups.

**Whereas**, while we have done much, we recognize there is still more work to be done.

**It is therefore recommended:**

1. That Benjamin Vaughan Day, which marks the annual August Civic Holiday, be renamed in honour of John Graves Simcoe, the first Lieutenant-Governor of Upper Canada and a leading proponent of the Act Against Slavery.
2. That any other City-owned facilities named for Benjamin Vaughan be renamed and that City staff report back in accordance with corporate policies and any other operational matters.

### **35. OTHER MATTERS CONSIDERED BY THE COMMITTEE**

#### **35.1 MATTER FORWARDED FOR ADOPTION TO THE SPECIAL COUNCIL MEETING OF JUNE 16, 2020**

##### **DEVELOPMENT CHARGE DEFERRAL – REQUEST FOR SPECIAL CONSIDERATION RELATING TO SITE PLAN DA.19.072 (CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC.)**

(Item 5, Committee of the Whole June 16, 2020, Report No. 25)

The following Committee of the Whole recommendation and report was forwarded to the Special Council meeting of June 16, 2020 for consideration. Refer to Minute No. 99, Special Council, June 16, 2020.

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services and the Deputy City Manager, Corporate Services and Chief Financial Officer:

##### **Recommendations**

1. That the application from Conmar Developments Inc. & Fenlands Vaughan Inc. for deferral of Development Charges (DC) be dealt with as an exception to the City-Wide Development Charges Deferral Policy, and the DC Deferral Policies for Office development;
2. That the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer (CFO) be delegated the authority to execute a DC Deferral Agreement with Conmar Developments Inc. and Fenlands Vaughan Inc. to defer City of

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Vaughan Development Charges in a form satisfactory to the Deputy City Manager, Administrative Services and City Solicitor; and

3. That a copy of this report and Council decision be forwarded to the Regional Municipality of York for consideration.

### Background

A request for deferral of DCs was received from the Owner, who is proposing to construct a one storey 70,308 m<sup>2</sup> industrial building in multiple phases. The lands are municipally known as 11110 Jane Street, extend from Highway 400 to Jane Street, located north of Teston Road and form part of Draft Plan of Subdivision file 19T-19V002 and Site Development file DA.19.072. The applicant has indicated that the building will be approximately 28 metres tall consisting of warehousing activities.

Under the City's DC By-law, our standard collection process requires that 100 per cent of the DCs are paid at the prevailing rate at the time of permit issuance. The foundation permit is the normal trigger for the collection and payment process. This process can be waived if under Section 27 of the DC Act, 1997, the applicant enters into an agreement with the City to pay the DCs at an earlier or later date than the permit issuance date. The DC By-law also has an industrial expansion credit provision that allows industrial developments to receive a DC credit on the expansion or addition up to 50 per cent of the original gross floor area.

Originally, the changes to the Development Charges Act approved through the passage (on June 6, 2019) of Bill 108, the More Homes, More Choice Act, 2019, mandated that DCs for industrial developments (in addition to commercial and other development types) as of January 1, 2020 be payable through six installment over a five-year period beginning at occupancy. The passage of Bill 138 (on December 10, 2019), the Plan to Build Ontario Together Act, repealed that change, such that only rental housing and institutional developments remain in the category that mandates the payment of DCs in 6 installments.

The City currently has DC deferral policies in place that pertain to city wide office development, office development along the Hwy 7 Regional corridor and city-wide deferrals for community use space provided by not for profit organizations. This request would fall outside of these deferrals and is being requested due to the size of 70,308 m<sup>2</sup>, \$500 million in economic benefits, number of new jobs and technology involved or that would result from this development.

### Previous Reports/Authority

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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

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

### **Previous Reports/Authority**

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

### **Analysis and Options**

#### ***Strong global brand commitment over long term***

Conmar's tenant, Walmart is a global player in the retail marketplace. Walmart has been in Canada since 1994 with 20 distribution centres and more than 400 stores nationwide. Their automated distribution centre in Vaughan will serve a network of stores in the Ontario market as well as support an e-commerce platform.

Walmart will be committing to a 30-year lease with Conmar, with an option for an additional 20 years, ensuring that the investment made has a lasting economic impact.

#### ***Capital investment of \$500 million in land, buildings, automation and employee training is significant***

Conmar proposes to build the project in two phases. In Phase 1, the base building is approximately 51,469 square metres (554,000 SF) and Phase 2 would add another 18,839 square metres (202,000 SF) of space. Beyond this footprint, the building is proposed to be 28 m in height, approximately 3x the volume of the typical distribution centre. Anticipated building delivery is August 31, 2022 with a further two years for automation fit-outs. Conmar estimates that Phase 2 will occur within five to seven years from project commencement.

Walmart has partnered with Vanderlande, a global market leader in process automation solutions based out of the Netherlands. Vanderlande offers value-added and scalable logistics process automation for warehouse distribution centres that include intelligent software and lifecycle services.

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Combined investment in land, building construction, automation systems and employee training is estimated to be in excess of \$500 million. Additional accrued benefits to Vaughan may include indirect and induced spending from ongoing operations and related uses.

### ***Job creation for Vaughan is expected to exceed all other comparable operations***

Vaughan currently has many large-scale developments that have been built in the last few years, specifically Sobeys, FedEx, Home Depot and Costco, that are similar in gross floor area to the current proposed development that is seeking the deferral. The main difference between this new development and existing industrial warehouse developments is the height of the structure at 28 m, hi-tech nature of the development and the creation of skilled labour. This proposed development is anticipated to create 2,000 new jobs compared to 300 to 500 new jobs created by existing large-scale industrial warehousing developments.

In addition to the jobs in the operation of the distribution centre, Conmar estimates that there will be 500 construction jobs over the course of the project.

### ***Request for DC deferral would be subject to a defined term with applicable interest charges and annualized payments.***

Previous industrial warehouse developments have paid their respective development charges in accordance with the DC by-laws of the City, Region and Boards of Education at the prevailing rates on the date of permit issuance.

The total amount of development charges payable on the proposed development is approximately \$21.4 million for all 3 jurisdictions. The City's portion would be \$8.1 million, \$12.7 million for the Region and \$630,000 for the School Boards, based on current rates.

Staff are seeking Council's approval to negotiate and enter into a City DC deferral agreement to allow for an annualized payment process with a term between 3 to 5 years and an interest component similar to existing City DC deferral policies. Proceeding with a DC deferral for this type of development may set a precedent for future industrial warehouse developments of similar size and scope to seek the same treatment, potentially impacting future DC cashflows.

### **Financial Impact**

City Wide DCs, at the current rate, would equal approximately \$8.1 million as illustrated in the chart below. This incorporates the 50 per cent industrial expansion credit as allowed in the current City DC By-law.

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Original	GFA (sq m)	DC Rate	Total City DC
Ph1	51,469	156.53	8,056,442.57
Ph2	18,839	156.53	-
<b>Total</b>			<b>8,056,442.57</b>

Phasing of the City DCs, would extend the payments over several years and have the potential to generate \$400 to \$900 thousand in interest payments to the City, depending on the length of term and the applicable interest rate.

### **Broader Regional Impacts/Considerations**

The developer has requested that the Region of York also look at a deferral of DCs. The Region is waiting to see how the City proceeds with this request, as this has a more significant impact on precedent within the Region and the cashflow impact to their DC collections. Education DCs would continue to be paid at the current rate at the time of building permit issuance as the Education Act does not allow for a deferral or phasing of DCs.

### **Conclusion**

The applicant has received Council approval to proceed with the planning and development of a large-scale industrial warehouse, that will bring a significant amount of jobs into the City and Region along with \$500 million in economic development. Due to the significant amount of DCs on this project, the applicant is requesting that the City provide a DC deferral or phasing of DCs. Staff are seeking Council's approval to negotiate and enter into a City DC deferral agreement to allow for an annualized payment process with a term between 3 to 5 years and an interest component similar to existing City DC deferral policies.

## **35.2 CONSIDERATION OF AD-HOC COMMITTEE REPORTS**

**The Committee of the Whole recommends:**

**That the following Ad-Hoc Committee reports be received:**

- 1. Effective Governance and Oversight Task Force meeting of February 25, 2020 (Report No. 2).**
- 2. Effective Governance and Oversight Task Force meeting of May 19, 2020 (Report No. 3).**
- 3. Transportation and Infrastructure Task Force meeting of June 3, 2020 (Report No. 2).**

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**35.3. STAFF COMMUNICATION**

The Committee of the Whole received Staff Communication SC1, Memorandum from the Deputy City Manager, Infrastructure Development and the Director, Infrastructure Planning and Corporate Asset Management, dated June 12, 2020.

**36. NEW BUSINESS – CHIEF DIVERSITY OFFICER**

That staff bring forward a report, as soon as possible, with respect to creating the position of, and recruiting a Chief Diversity Officer for the City of Vaughan.

The foregoing matter was brought to the attention of the Committee by Mayor Bevilacqua.

**37. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION JUNE 16, 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. **PROPERTY MATTER GRATUITOUS DONATION OF ENVIRONMENTAL LANDS (WOODLANDS) 11724 DUFFERIN STREET**  
(acquisition or disposition of land)
2. **LOCAL PLANNING APPEAL TRIBUNAL APPEALS VAUGHAN OFFICIAL PLAN 2010 OVERIVER HOLDINGS LIMITED (APPEAL #98) WEST OF WALLACE STREET AND SOUTH OF HIGHWAY 7 CASE NO.: PL111184**  
(litigation or potential litigation)
3. **LOCAL PLANNING APPEAL TRIBUNAL APPEALS VAUGHAN OFFICIAL PLAN 2010 BLOCK 42 (APPEALS NO. 57 & NO. 151) CASE NO. PL111184**  
(litigation or potential litigation)
4. **LOCAL PLANNING APPEAL TRIBUNAL APPEALS VAUGHAN OFFICIAL PLAN 2010 TESTON VILLAS INC. (APPEAL NO. 152) 1136 TESTON ROAD CASE NO.: PL111184**  
(litigation or potential litigation)

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- 5. 5550 LANGSTAFF ROAD, RAVINES OF RAINBOW CREEK  
SUBDIVISION PHASES 1 AND 2, 1668135 ONTARIO INC.**  
(litigation or potential litigation)
  - 6. LITIGATION UPDATE BLOCK 59 PARKLAND DISTRICT PARK  
SITE**  
(litigation or potential litigation)
  - 7. HUMAN RESOURCES MATTER REGARDING SENIOR STAFF**  
(personal matters about an identifiable individual)
  - 8. LITIGATION UPDATE – HUMAN RIGHTS TRIBUNAL MATTER**  
(litigation or potential litigation)
- 

The meeting adjourned at 5:36 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair