

**CITY OF VAUGHAN  
REPORT NO. 49 OF THE  
SPECIAL COMMITTEE OF THE WHOLE**

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

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The Special Committee of the Whole met at 4:01 p.m., on October 29, 2020.

Council Member	In-Person	Electronic Participation
Regional Councillor Mario Ferri, Chair	X	
Mayor Maurizio Bevilacqua	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. REQUESTS FROM BRACOR LIMITED AND CRINKLEWOOD DEVELOPMENT INC. FOR A MINISTER'S ZONING ORDER FOR LANDS LOCATED ON THE NORTH SIDE OF HIGHWAY 7 BETWEEN KEELE STREET AND BOWES ROAD (REFERRED FROM THE COUNCIL MEETING OF OCTOBER 21, 2020)**

**The Special Committee of the Whole recommends:**

- 1) That the recommendation contained in the Member's Resolution from Mayor Bevilacqua, dated October 21, 2020, be approved;**
- 2) That the following be approved:**
  - 1. Whereas the City of Vaughan is committed to providing affordable housing;**

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Therefore, that the affordable housing component of this project be incorporated into the earlier phases of the project; and

That groundbreaking of the project take place within 24 months (+/- 6 months) after being granted a Minister's Zoning Order.

2. Whereas the City of Vaughan has a significant interest in preserving natural areas such as the waterway identified in this resolution,

Therefore, that the applicant must commit to support a program to preserve and enhance this natural feature in cooperation with the City and the TRCA.

- 3) That the following be approved in accordance with communication C6, from the Deputy City Manager, Administrative Services & City Solicitor, dated October 29, 2020:

1. That should any recommendation of Council not be included in the Minister's Zoning Order, then the City Manager may enter into any agreement(s), as may be required, on behalf of The Corporation of the City of Vaughan, with Bracor Limited and Crinklewood Development Inc., and such other persons as appropriate, to implement and enforce the recommendation(s), in a form satisfactory to the City Solicitor.

- 4) That the comments of Irene Zeppieri be received; and

- 5) That the following communications be received:

C1. City Clerk, dated October 26, 2020;

C3. Ms. Cathy Ferlisi, Concord West Ratepayers Association, dated October 27, 2020;

C4. Mr. Marco Filice, Liberty Development, dated October 26, 2020; and

C5. City Manager, dated October 28, 2020.

**Member's Resolution of Mayor Bevilacqua, dated October 21, 2020**

**Whereas** Vaughan Council received communications from Malone Given Parsons Ltd. on behalf of Bracor Limited ('Bracor') dated October 13, 2020 [Attachment 1] and Weston Consulting Inc. on behalf of Crinklewood Development Inc. ('Crinklewood') dated September 9, 2020 [Attachment 2] which advise Council that a request will be made to the Province to enact

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a Minister's Zoning Order for lands municipally known as 1950, 1970, 2160, 2180, 2200 Highway 7 and 137, 163 and 175 Bowes Road ('Subject Lands') to permit high-density mixed-use developments including affordable housing units; and

**Whereas** Bill 108, *More Homes, More Choice Act, 2019* received Royal Assent on June 6, 2019 and was enacted to increase the supply of housing and make housing more affordable; and

**Whereas** Bill 197, *COVID-19 Economic Recovery Act, 2020* received Royal Assent on July 21, 2020 and was enacted to stimulate the economy and emphasizes the importance of transit-supported development; and

**Whereas** the proposed high-density mixed-use developments provide a strategic opportunity to achieve development and affordable housing along or in close proximity to an existing transit corridor consistent with the policies of the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended; and

**Whereas** the York Region Official Plan 2010 (the 'YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated as "Urban Area" on the YROP Map 1 "Regional Structure" and shown as a Strategic Employment Lands on YROP Figure 2; and

**Whereas** Council considered and recommended approval to the Regional Municipality of York (the 'Region') of requests to convert the Subject Lands from employment uses to non-employment uses on May 27, 2020 through the ongoing Municipal Comprehensive Review; and

**Whereas** in part, the conversion of the Subject Lands support the evolving urban structure propose through the Concord Go Secondary Plan; and

**Whereas** the Region's Committee of the Whole has recommended to Regional Council by way of resolution on October 15, 2020 that the Subject Lands be converted to non-employment uses; and

**Whereas**, the Subject Lands are located along an existing high order bus rapid transit corridor connecting directly to a major mobility hub including an existing subway station and transit terminal and is located in proximity to a planned future GO station immediately east of Bowes Road and a Major Transit Station Area ('MTSA') at Keele Street and Highway 7 thereby facilitating transit oriented development to deliver housing and jobs; and

**Whereas** the development of the Subject Lands for a high-density mixed-use community would leverage Provincial, Regional and municipal investments in existing and planned transit, road and servicing infrastructure; and

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**Whereas** the Subject Lands have no environmental significance and do not contain any Areas of Natural and Scientific Interest, Provincially Significant Wetlands or Woodlots, or any other natural heritage features; and

**Whereas** the existing development on the Subject Lands and others along this stretch of Highway 7 primarily consists of older low density commercial buildings that do not make an efficient use of existing public investment in transit; and

**Whereas** the Subject Lands represent an opportunity for redevelopment of underutilized lands to achieve a complete community comprised of residential, commercial/retail, office and open space uses, create jobs, and provide affordable housing within an urbanized area and thereby reducing the need for future settlement expansions; and

**Whereas** “Affordable” housing as per the Provincial Policy Statement, 2020 means housing for which the purchase price results in annual accommodation costs which do not exceed 30% of the gross annual household income for low and moderate income households, or housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area; and

**Whereas** the requestors have committed to providing a minimum of 10% of the total number of residential units as affordable housing units and for the purposes of the Zoning Order have confirmed affordable housing units shall mean housing for which the purchase price in annual accommodation costs do not exceed 30 percent of the gross annual household income for low and moderate income households in the City of Vaughan, which is consistent with the Provincial Policy Statement, 2020; and

**Whereas** prior to or concurrent with the submission of any development application(s), the applicants will be required to submit the necessary studies to establish compatibility and transition requirements with surrounding land uses including, but not limited to, noise, vibration and environmental emissions studies in accordance with Provincial guidelines, social services studies, urban design, transportation and servicing studies and, a full affordable housing implementation strategy to the satisfaction of the City of Vaughan as determined through the pre-application consultation and development application processes; and

**Whereas** the Minister of Municipal Affairs and Housing has the power to enact and impose a Zoning Order on any land in Ontario, in accordance with Section 47 of the *Planning Act* and the development of the Subject Lands are of significant importance to City of Vaughan, the Regional Municipality of York and the Province of Ontario as they will provide much needed affordable housing in the area; and

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**Whereas** in the absence of a Zoning Order, the ability to proceed with the redevelopment of the Subject Lands would likely be delayed to 2024 and the need for affordable housing in the City of Vaughan is immediate, as is the need to stimulate the economy;

**It is therefore recommended:**

- 1. That Council supports and has no objection to the Minister of Municipal Affairs and Housing enacting a Minister's Zoning Order for the Subject Lands which would permit the lands to be developed for a complete community with the requirement that a minimum of 10% of all residential units represent affordable housing units; and**
- 2. That Council direct staff to work with the owners and the Ministry of Municipal Affairs and Housing to prepare a Minister's Zoning Order that is consistent with these recommendations; 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 and the Toronto and Region Conservation Authority.**

**2. REQUEST FROM JANE STREET NOMINEE INC. AND 1406979 ONTARIO LIMITED FOR A MINISTER'S ZONING ORDER FOR LANDS IN BLOCK 34 EAST MUNICIPALLY KNOWN AS 11260 & 11424 JANE STREET (REFERRED FROM THE COUNCIL MEETING OF OCTOBER 21, 2020)**

**The Special Committee of the Whole recommends:**

- 1) That the recommendation contained in the Member's Resolution from Mayor Bevilacqua, dated October 21, 2020, be approved;**
- 2) That the following be approved in accordance with communication C6, from the Deputy City Manager, Administrative Services & City Solicitor, dated October 29, 2020:**
  - 1. That should any recommendation of Council not be included in the Minister's Zoning Order, then the City Manager may enter into any agreement(s), as may be required, on behalf of The Corporation of the City of Vaughan, with Jane Street Nominee Inc. and 1406979 Ontario Limited, and such other persons as appropriate, to implement and enforce the recommendation(s), in a form satisfactory to the City Solicitor.**

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- 3) That the following be approved:
  - 1. That a report be provided with respect to an affordable housing strategy no later than Q2 2021; and
  - 2. That a report be provided to the Committee of the Whole meeting in January 2021 on all outstanding planning applications; and
- 4) That the following communications be received:
  - C2. City Clerk, dated October 26, 2020; and
  - C5. City Manager, dated October 28, 2020.

**Member's Resolution of Mayor Bevilacqua, dated October 21, 2020**

**Whereas** Vaughan Council received a communication from the Cortel Group dated October 16, 2020 [Attachment 1] sent on behalf of Jane Street Nominee Inc. and 1406979 Ontario Limited (the 'Owners') which advises Council that the Owners will be requesting from the Province a Minister's Zoning Order to zone the lands located at 11260 & 11424 Jane Street (the 'Subject Lands') "EM1 - Prestige Employment Area Zone" and "OS5 - Open Space Environmental Protection Zone" within Block 34 East to permit employment uses, accessory office uses, and the long term protection of the environmental features; and

**Whereas** the proposed employment use is consistent with the policies of the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended, by locating an employment use in a settlement area, in proximity to a major goods movement facility (Highway 400) and utilizes existing and planned infrastructure; and

**Whereas** the York Region Official Plan 2010 (the 'YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated as "Urban Area" on the YROP Map 1 "Regional Structure" and shown as Strategic Employment Lands on YROP Figure 2; and

**Whereas**, the Subject Lands are located in the Block 34 East Planning Area known as the Highway 400 North Employment Lands Secondary Plan included as Section 11.4 of Volume 2 of the Vaughan Official Plan 2010 and designated as Prestige Areas, General Employment Area, Employment Area Activity Centre, Significant Interface Area, and Potential Valley and Stream Corridor; and

**Whereas** the Ministry of Natural Resources and Forestry ('MNR') has identified wetlands located on the Subject Lands as part of the Provincially Significant East Humber River Wetland Complex and the site contains valley/stream features and a woodland; and

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**Whereas** the Toronto and Region Conservation Authority ('TRCA') administers a "Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation", approved by the MNRF and known as Ontario Regulation 166/06; and

**Whereas** in conformity with Ontario Regulation 166/06, the extent of any flood or erosion hazard be assessed/delineated by the Owner through site-specific investigations and technical reports by a qualified professional, in accordance with Provincial and TRCA standards, to the satisfaction of the TRCA; and

**Whereas** in conformity with Ontario Regulation 166/06 and the Vaughan Official Plan 2010, the function and extent of all wetland, valley/stream and woodland features located on the Subject Lands be assessed by the Owner through site-specific field investigations and technical reports by a qualified professional, in accordance with Provincial and TRCA standards, to the satisfaction of the TRCA and City; and

**Whereas** the proposed employment zone will facilitate significant economic investment for the City of Vaughan including quality employment opportunities and construction and permanent jobs; and

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

**It is therefore recommended:**

1. **That Council supports and has no objection to the Minister of Municipal Affairs and Housing enacting a Minister's Zoning Order for the Subject Lands which would permit the lands to be developed for employment uses and provide for the protection of the environmental features; and**
2. **That the Owners work with the TRCA and the MRNF to undertake the appropriate studies to address the environmental considerations, including compensation, as may be appropriate; and**
3. **That the Minister's Zoning Order be amended by the Owner through a future zoning amendment application, if necessary, to incorporate appropriate open space zone(s) to protect any environmental features as may be determined through the required technical reports; and**

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- 4. That Council direct staff to work with the Owner and the Ministry of Municipal Affairs and Housing to prepare a Minister's Zoning Order that is consistent with these recommendations; and**
  - 5. 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, TRCA and the MNRF.**
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The meeting adjourned at 6:05 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair