

**CITY OF VAUGHAN  
REPORT NO. 8 OF THE  
COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on March 10, 20201*

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The Committee of the Whole met at 1:01 p.m., on March 2, 2021.

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

The following items were dealt with:

- 1. 9773 KEELE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.17.001 ZONING BY-LAW AMENDMENT FILE Z.17.002 DRAFT PLAN OF SUBDIVISION FILE 19T-17V001 SITE DEVELOPMENT FILE DA.18.073 9773 KEELE STREET VICINITY OF KEELE STREET AND BARRHILL ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the City Manager, dated March 2, 2021, be approved, subject to replacing Attachment 1 with Communication C28 (Attachment 1 - revised March 2, 2021);**
- 2) That staff explore the possibility to pursue an agreement with Alectra Utilities with respect to wrapping hydro boxes;**
- 3) That the comments from Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, be received; and**
- 2) That the coloured elevations submitted by the applicant be received.**

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### **Recommendations**

1. THAT Official Plan Amendment File OP.17.001 (9773 Keele Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 3, specifically Sections 9.1.2.2 and 9.1.2.3 respecting new development within an established “Community Area”.
2. THAT Zoning By-law Amendment File Z.17.002 (9773 Keele Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “R1 Residential Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
4. THAT Draft Plan of Subdivision File 19T-17V001 (9773 Keele Developments Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to create one residential development block (Block 1) and one block to be conveyed to York Region for road widening and sight triangle purposes (Block 2) with 0.3 m reserves (Blocks 3 and 4), as shown on Attachment 4.
5. THAT Site Development File DA.18.073 (9773 Keele Developments Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS and warning clauses included in Attachment 2, to the satisfaction of the Development Planning Department, to permit the development of 11, 3-storey townhouse units and the relocation of the George Keffer House heritage dwelling, as shown on Attachments 5 to 9.
6. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.18.073 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for 12 residential units (37 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

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**2.     DIRSAN HOLDING INC. SITE DEVELOPMENT FILE DA.20.038 290  
RODINEA ROAD VICINITY OF KEELE STREET AND TESTON ROAD**

**The Committee of the Whole recommends:**

- 1)     That the recommendation contained in the following report of the City Manager, dated March 2, 2021, be approved; and**
- 2)     That the coloured elevations submitted by the applicant be received.**

**Recommendations**

- 1.     THAT Site Development File DA.20.038 (Dirsan Holding Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit a 1-storey industrial building with a 2-storey accessory office space and accessory open storage area as shown on Attachments 3 to 5.**

**3.     COMMUNITY GARDEN POLICY REVISION FILE 22.36**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated March 2, 2021:**

**Recommendations**

- 1.     That the revised Community Garden Policy, appended as Attachment 1, be approved; and**
- 2.     That the project description of Capital Project RP-6776-18 be revised to allow the funds to be used for enhancement of existing community gardens.**

**4.     REQUEST FOR APPROVAL OF SINGLE SOURCE AWARD OF  
WARRANTY AND SUPPORT FOR HEWLETT PACKARD HARDWARE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and CFO, dated March 2, 2021:**

**Recommendations**

- 1.     That the Single Source for hardware warranty and support be awarded to Hewlett Packard Enterprise (HPE) in the base amount of \$250,000.00 plus taxes annually, for a fixed three (3) year term, with the option to extend for three (3) years.**

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2. That Council authorize staff to award and execute any extensions.

**5. REQUEST FOR AUTHORITY TO AMEND AND RENEW “FIBRE TO THE HOME” AGREEMENT WITH BELL CANADA**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated March 2, 2021:**

**Recommendations**

1. That Council authorize staff to renew and amend the “Fibre to the Home Project” Agreement with Bell Canada in a form acceptable to the City Solicitor and Deputy City Manager, Public Works; and
2. That the Deputy City Manager, Public Works be authorized to execute any documents associated with this agreement.

**6. ANNUAL DRINKING WATER SYSTEM REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated March 2, 2021:**

**Recommendations**

1. That this report be received for information.

**7. TRANSPORTATION AND INFRASTRUCTURE TASK FORCE FILLING VACANCY AND RECRUITMENT**

**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 March 2, 2021:**

**Recommendations**

1. That a recruitment process be initiated to recruit up to 3 members for the Transportation and Infrastructure Task Force; and
2. That the Terms of Reference be amended to allow up to 10 Citizen representative members.

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**8. OLDER ADULT TASK FORCE – APPOINTMENT OF TWO (2) CITIZEN MEMBERS**

The Committee of the Whole recommends:

- 1) That consideration of the appointments be deferred to the March 8, 2021 Committee of the Whole (Closed Session) meeting; and
- 2) That the report of the Deputy City Manager, Administrative Services and City Solicitor, dated March 2, 2021, be received.

**Recommendations**

1. That Council consider the applications received [Confidential Attachment 1] for appointing two (2) citizen members to the Older Adult Task Force for the term ending in June 2022.

**9. AMENDMENTS TO SHORT-TERM RENTAL BY-LAW AND MUNICIPAL ACCOMMODATION TAX, SHORT-TERM RENTAL BY-LAW**

The Committee of the Whole recommends that the recommendation contained in the following report of the Interim Deputy City Manager, Community Services, dated March 2, 2021, be approved, subject to correcting the title of Attachment 1 to read as:

**Attachment**

1. Confidential Communication from the Deputy City Manager, Administrative Services & City Solicitor

**Recommendations**

1. THAT licensing fees for both Owners (i.e., hosts) and Brokerages (i.e., platforms) be reduced by 50% (from 2020 rates) for 2021 and that fees be increased by \$5.00 for Owners and by 3% for Brokerages in 2022;
2. THAT provisions relating to the collection of the Municipal Accommodation Tax within the Short-Term Rental By-law and the Municipal Accommodation Tax, Short-Term Rental By-law be amended to allow for either Owners or Brokerages to remit the tax;
3. THAT collection of information provisions be amended to ensure staff have information that is relevant and timely to enforce the City's regulations, including regulations that allow for data-sharing agreements where beneficial;
4. THAT staff be authorized to take any other actions, including consequential amendments to any by-laws, required to ensure the

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effective implementation of the above recommendations, subject to approval by the City Solicitor.

**10. CEREMONIAL PRESENTATION – ECONOMIC AND CULTURAL DEVELOPMENT RECEIVED RECOGNITION FROM THE ECONOMIC DEVELOPERS COUNCIL OF ONTARIO'S AWARDS OF EXCELLENCE PROGRAM**

The Mayor and Members of Council congratulated the Economic and Cultural Development which received recognition from the Economic Developers Council of Ontario's Awards of Excellence program.

**11. PRESENTATION - MR. JEAN PAUL DALLE SEEKING COUNCIL CONSIDERATION/AUTHORIZATION FOR THE ADDITION OF RETAIL CANNABIS TO THE MUNICIPALITY OF VAUGHAN**

The Committee of the Whole recommends that the presentation by Mr. Jean Paul Dalle, Boone Crescent, Vaughan, and Communication C29, presentation material entitled, "Retail Cannabis in Vaughan", be received.

**12. PRESENTATION - IRENE FORD ASKING VAUGHAN COUNCIL TO REVERSE ENDORSEMENT OF THE PROPOSED GTA WEST CORRIDOR/HIGHWAY 413**

The Committee of the Whole recommends:

- 1) That Council withdraws its endorsement of the proposal, being the GTA West Corridor, and that the actions taken be ratified by Council;
- 2) That Communication C27, memorandum from the Deputy City Manager, Infrastructure Development and the Director, Infrastructure Planning & Corporate Asset Management, dated March 1, 2021, be received;
- 3) That the presentation by Irene Ford and Communication C25, dated March 1, 2021, be received; and
- 4) That the following Communications be received:
  - C1. Ms. Louisa Santoro, dated February 26, 2021;
  - C2. Mr. Tony Malfara, dated March 1, 2021;
  - C3. Ms. Kathryn Angus, Kleinburg & Area Ratepayers Association, Kleinburg, dated February 26, 2021;
  - C4. Ms. Angela Grella, Governor Crescent, Woodbridge,

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- dated February 26, 2021;
- C5. Mr. Hiten Patel, Thornhill Woods Drive, Vaughan dated February 26, 2021;
- C6. Ms. Sherry Draisey, Weston Road, King City, dated February 28, 2021;
- C7. Kevin and Mary Russell, Rainbows End, Kleinburg, dated February 28, 2021;
- C8. Mr. Larry Zembal, dated February 28, 2021;
- C9. Mr. Bruno Malfara, Orico Court Kleinburg, dated February 28, 2021;
- C10. Mr. Jamie Maynard, William Street, Woodbridge, dated February 28, 2021;
- C11. Mr. Grant Smith, dated February 28, 2021;
- C12. Mr. Tony Kiru, Orico Court, Vaughan, dated February 28, 2021;
- C13. Ms. Alexandra Ney, King Vaughan Road, dated March 1, 2021;
- C14. Jean-François Obregón, Laurel Valley Court, Concord, dated March 1, 2021;
- C15. Ms. Gloria Marsh, York Region Environmental Alliance, Dariole Drive, Richmond Hill, dated March 1, 2021;
- C16. Ms. Leslie Atkinson, dated February 28, 2021;
- C17. Mr. Robert Mancuso, Mary Natasha Court, Kleinburg, dated February 28, 2021;
- C18. Mr. Dan Ifrim, dated February 28, 2021;
- C19. Gian DelZotto, dated March 1, 2021;
- C20. Ms. Marina Dykhtan, Princess Isabella Court, Vaughan, dated March 1, 2021;
- C21. Mr. Daniel Polak, Princess Isabella Court, Vaughan, dated March 1, 2021;
- C22. Rene Vlahovic, Albion Glass, 6815 Davand Drive, Mississauga, dated March 1, 2021;
- C23. Susan Sigrist, Mark Hubbard, Melissa Hubbard, Daniel Hubbard, dated March 1, 2021;
- C24. Ms. Susan Walmer, Oak Ridges Moraine Land Trust, Bathurst Street, Newmarket, dated March 1, 2021; and
- C26. Mr. Michael A. DiMuccio, dated March 1, 2021.
13. **PRESENTATION - ELLIOT ARONSHTAM WITH RESPECT TO COYOTE INFESTATION ALL AROUND THE VAUGHAN COMMUNITY**
- Mr. Elliot Aronshtam did not appear at the meeting.
14. **NEW BUSINESS – 407 in 87**

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On discussion of a similar topic, Councillor Jackson showed an old pin of "407 in 87", which her mother and former Mayor Lorna Jackson initiated and proud when Highway 407 was completed.

*The foregoing matter was brought to the attention of the Committee by Regional Councillor Jackson.*

### **15. NEW BUSINESS – COVID VACCINE ROLE OUT IN YORK REGION**

Discussion and information regarding the issues arising with the Covid vaccine role out in York Region were raised.

*The foregoing matter was brought to the attention of the Committee by Councillor Shefman.*

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

#### **16.1 CONSIDERATION OF AD-HOC COMMITTEE REPORT**

**The Committee of the Whole recommends:**

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

- 1. Effective Governance and Oversight Task Force meeting of January 20, 2021 (Report No. 1); and**
  - 2. Transportation and Infrastructure Task Force meeting of January 27, 2021 (Report No. 1).**
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The meeting adjourned at 4:22 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair