

**CITY OF VAUGHAN
REPORT NO. 14 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on April 20, 2021*

The Committee of the Whole met at 1:02 p.m., on April 7, 2021.

Council Member	In-Person	Electronic Participation
Councillor Tony Carella, 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 Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco		X
Councillor Alan Shefman		X

The following items were dealt with:

1. **2314075 ONTARIO LTD. SITE DEVELOPMENT FILE DA.20.039 200
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 April 7, 2021, be approved; and**
- 2) **That the coloured elevations submitted by the applicant be received.**

Recommendations

1. THAT Site Development File DA.20.039 (2314075 Ontario Ltd.) BE DRAFT APPROVED 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.

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**2. 7553 ISLINGTON HOLDING INC. OFFICIAL PLAN AMENDMENT FILE
OP.08.017 ZONING BY-LAW AMENDMENT FILE Z.16.022 7553
ISLINGTON AVENUE AND 150 BRUCE STREET VICINITY OF
HIGHWAY 7 AND ISLINGTON AVENUE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated April 7, 2021, be approved;
- 2) That the following comments and Communication be received:
 - 1) Mr. Patrick Harrington, Aird & Berlis LLP, Bay Street, Toronto, on behalf of the applicant;
 - 2) Ms. Mary Mauti, Vaughanwood Ratepayers Association, Forest Circle Court, Woodbridge;
 - 3) Ms. Elisa Testa, Bruce Street, Woodbridge, and Communication C14, dated April 6, 2021;
 - 4) Mr. James Coburn, Bruce Street, Woodbridge; and
- 3) That Communication C13 from Mr. Larry Berenz, dated April 6, 2021, be received.

Recommendations

1. THAT Official Plan and Zoning By-law Amendment Files OP.08.017 and Z.16.022 (7553 Islington Holding Inc.) to amend the policies of OPA 240 (Woodbridge Community Plan), as amended to redesignate the Subject Lands from “Open Space” (7553 Islington Avenue) and “Low Density Residential” (150 Bruce Street) to “Mid-Rise Residential” with a maximum Floor Space Index of 2.82 times the area of the lot and a maximum building height of 21-storeys, and to rezone the Subject Lands from “A Agricultural Zone”, “OS1 Open Space Conservation Zone” (7553 Islington Avenue) and “R1 Residential Zone” subject to site-specific Exception 9(643) (150 Bruce Street) to “RA3 Apartment Residential Zone” and “OS1 Open Space Conservation Zone” with site-specific zoning exceptions, BE REFUSED.
2. THAT City of Vaughan staff and external consultants, as required, be directed to attend the Local Planning Appeal Tribunal hearing in support of the recommendations contained in this report with regard to Official Plan and Zoning By-law Amendment Files OP.08.017 and Z.16.022.

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**3. FRANCA ZEPPA SITE DEVELOPMENT FILE DA.20.032 10356
HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND EAST'S
CORNERS BOULEVARD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated April 7, 2021, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendation

1. THAT Site Development File DA.20.032 (Franca Zeppa) 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 two-storey private community centre and day nursery facility with an accessory outdoor play area, as shown on Attachments 3 to 7.

**4. PINE VALLEY KLEINBURG HOMES LTD. SITE DEVELOPMENT FILE
DA.18.070 VICINITY OF RUTHERFOD ROAD AND HIGHWAY 27**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated April 7, 2021, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendations

1. THAT Site Development File DA.18.070 (Pine Valley Kleinburg Homes Ltd.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1 to the satisfaction of the Development Planning Department, to permit the development of 111 townhouse units as shown on Attachments 3 to 5.
2. THAT Site Plan Development File DA.18.070 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 111 townhouse units (340 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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- 5. PROPOSED STREET NAME SITE DEVELOPMENT FILE DA.18.074
RELATED FILES OP.18.018, Z.18.030 PENGUIN-CALLOWAY
(VAUGHAN) INC. VICINITY OF PORTAGE PARKWAY AND MILLWAY
AVENUE**

**The Committee of the Whole recommends approval of the
recommendation contained in the following report of the City
Manager, dated, April 7, 2021:**

Recommendations

1. That the following street name for the proposed street located within
the lands identified in approved Site Development File DA.18.074 as
shown on Attachment 1, BE APPROVED:

Proposed Name

Bent Tree Drive

- 6. PROPOSED STREET NAME SITE DEVELOPMENT FILE DA.19.072
RELATED FILES 19T-19V002 & Z.19.007 CONMAR DEVELOPMENTS
INC. AND FENLANDS VAUGHAN INC. VICINITY OF HIGHWAY 400
AND KIRBY ROAD**

**The Committee of the Whole recommends approval of the
recommendation contained in the following report of the City
Manager, dated April 7, 2021:**

Recommendations

The City Manager recommends:

1. That the following street name for the proposed street located within
the lands identified by approved Site Development File DA.19.072 as
shown on Attachment 1, BE APPROVED:

Proposed Name

McGown Road

- 7. VELLORE CENTRE - RESPONSE TO COUNCIL DIRECTION TO
EXPLORE LAND USE STUDY OPTION**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of
the City Manager, dated April 7, 2021, be approved;**
- 2) That Option 1 – Maintain Existing Policy Framework, be
approved; and**
- 3) That Communication C15 from Elvira Caria, Vellore Woods
Ratepayers Association and Tim Sorochnsky, Millwood-**

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Woodend Ratepayers Association, dated April 7, 2021, be received.

Recommendations

1. THAT the existing policy framework continue to be the basis for processing development applications in Vellore Centre.
8. **YORK REGION'S REQUEST TO CONSIDER NEW MAJOR TRANSIT STATION AREAS (MTSA) ALONG JANE STREET AND EXPAND THE RUTHERFORD GO STATION MTSA FILE 27.3**

The Committee of the Whole recommends:

- 1) **That further consideration of this matter be deferred to the Council meeting on April 20, 2021; and**
- 2) **The following Communications be received:**
 - C1. **Ms. Joanne Linardi, dated March 26, 2021;**
 - C3. **Ms. Vera Monks, dated April 1, 2021;**
 - C4. **Ms. Lori Colussi, dated April 1, 2021;**
 - C5. **Ms. Vera Monks, dated April 1, 2021;**
 - C6. **Danielle Sylvester, Bachman Drive, Vaughan, dated April 1, 2021;**
 - C8. **Mr. Nicki Tantalo, dated April 1, 2021;**
 - C9. **Ms. Silvia Pozzebon, dated April 1, 2021;**
 - C10. **Mr. Tony Montano, dated April 3, 2021;**
 - C11. **Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated April 5, 2021; and**
 - C12. **Jana and Bill Manolakos, Keele Street, Vaughan, dated April 6, 2021.**

Recommendations

1. THAT Council endorse the Jane Street MTSAs and direct City of Vaughan staff to work with York Region Planning staff to finalize the Jane Street MTSA boundaries and minimum density requirements for consideration by York Region Council to address the York Region Council recommendation to establish Major Transit Station Areas along the future Jane Street Bus Rapid Transit corridor.
2. THAT Council endorse the recommended Rutherford GO Station Major Transit Station Area boundary expansion that include the lands at the four quadrants of Rutherford Road and Keele Street.
3. THAT the Clerk be directed to forward a copy of this report to York Region.

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9. BUILDING PERMIT FEES ANNUAL FINANCIAL REPORT 2020

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated April 7, 2021:

Recommendations

THAT the Building Permit Fees Annual Financial Report for 2020 be received for information.

10. BLACK CREEK FINANCIAL STRATEGY AND VMC WEST INTERCHANGE SANITARY SEWER AREA SPECIFIC DEVELOPMENT CHARGES UPDATES

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated April 7, 2021, be approved; and
- 2) That the presentation by Mr. Andrew Mirabella, Hemson Consulting Ltd., Partrick Street, Toronto, and Communication C2 presentation material, entitled "Council Information Session- Edgeley Pond and Park and Black Creek Channel Works ASDC Study and By-law", be received.

Recommendations

1. That the Draft ASDC Background Studies for the "Black Creek Financial Strategy" and "VMC West Interchange Sanitary Sewer" be (Attachments 1 & 3) be received and made available to the public sixty (60) days in advance of the passage of the by-law in accordance with the Development Charges Act, 1997;
2. That the Draft ASDC By-law for the "Black Creek Financial Strategy" and "VMC West Interchange Sanitary Sewer" (Attachments 2 & 4) be received and made available to the public at a date to be established by the Chief Financial Officer, but no later than two (2) weeks in advance of the public statutory meeting; and
3. That staff be authorized to advertise the Public Statutory Meeting at least twenty (20) days in advance of the date of the meeting in a method that is consistent with the requirements of the Development Charges Act, 1997.

11. ACCESSIBILITY ADVISORY COMMITTEE - RECRUITMENT OF ONE (1) CITIZEN MEMBE

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 April 7, 2021:

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Recommendations

1. That the Office of the City Clerk be directed to advertise and recruit 1 (one) citizen member to fill the vacancy caused due to the resignation of a member.

12. METROLINX INITIATIVES UPDATE SPRING 2021

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated April 7, 2021, be approved; and
- 2) That the presentation by Mr. Stephen Collins, Program Sponsor, Subways and Mr. Rajesh Khetarpal, VP, Community Engagement 905, Metrolinx and Communication C7 presentation material, entitled “Yonge North Subway Extension, Initial Business Case - Project Update”, be received.

Recommendations

1. That the presentation from Metrolinx staff on the results of the Initial Business Case and the current status of the Yonge North Subway Extension be received.

13. PUBLIC INFORMATION SUPPORT FOR THE VAUGHAN COMMUNITY HEALTH CENTRE'S HIGH PRIORITY COMMUNITIES STRATEGY

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution of Mayor Bevilacqua, dated April 7, 2021, be approved; and
- 2) That the presentation from Ms. LoAn Ta-Young, Acting Executive Director, Vaughan Community Health Centre, be received.

Member's Resolution

Submitted by Mayor Bevilacqua

Whereas, on March 17, 2020 Vaughan became the first city in Ontario to declare a state of emergency and the first municipality in York Region to do so; and

Whereas, it is imperative that all parts of our community are represented, informed, and engaged about public health measures and support services related to COVID-19; and

Whereas, on Dec, 21, 2020, the Ontario government announced the implementation of the High Priority Communities Strategy which provides

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funding to local community agencies to deliver key interventions for communities significantly impacted by COVID-19; and

Whereas, Vaughan Community Health Centre (VCHC) is the lead agency to carry out the High Priority Communities Strategy in Vaughan. The VCHC is a not-for-profit, community-governed organization that provides clinical and social services with a primary focus on residents of Western and Northern York Region. The organization serves populations facing barriers to accessing health care with a focus on youth, seniors, and people with mental health and addiction issues. Services are provided in different languages within a safe, accessible, and comfortable environment.

Whereas, the High Priority Communities Strategy supports communities disproportionately affected by COVID-19 and is comprised of three pillars, including:

1. Tailored community outreach and engagement to enhance awareness of the services and supports available.
2. Increased access to testing.
3. Wraparound supports using a case management approach to connect individuals and families with available services, such as groceries, emergency financial assistance, self-isolation facilities and more; and

Whereas, VCHC is working to implement the three pillars to support the residents of Vaughan and is requesting further communications support to raise awareness about the organization's service offerings.

It is therefore recommended:

1. That the City of Vaughan partner with VCHC to promote the availability of VCHC COVID-19 related services leveraging the City's corporate communications channels and through the Access Vaughan Contact Centre; and
2. That this resolution and attachments be forwarded to the City's Diversity and Inclusion Task Force to be shared with members; and
3. This resolution is shared with York Region Council.

14. **MEMBERS RESOLUTION REGARDING THE YONGE NORTH SUBWAY EXTENSION**

The Committee of the Whole recommends that further consideration of this matter be deferred to the Council meeting on April 20, 2021, to allow staff to report back with additional information as requested, including the impact of this Member's Resolution.

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Member's Resolution

Submitted by Councillor Shefman

Whereas, the extension of the Yonge Street Subway (YNSE -Yonge North Subway Extension) has been designated as a priority rapid transit project by the Province of Ontario, and

Whereas, The Environmental Assessment for the YNSE project was approved by the Province of Ontario in 2009 and

Whereas, the YNSE has been in a planning stage for approximately 15 years, and

Whereas, the proposed route and stations (Option 1 in the Initial Business Case) identified through a long and detailed planning process, including a formal approved Environmental Assessment and significant public consultation has been considered the most ideal and efficient route for the extension, and

Whereas, Metrolinx assigned to manage the delivery of the project in 2019, and

Whereas the Initial Business Case and Supplementary Analysis released by Metrolinx on March 18, 2021, is based on a \$5.6 billion funding envelop, and

Whereas, the Initial Business Case, reflecting the current allotted budget has not recommended certain key elements of the original plan such as stations at Cummer, Clark and Royal Orchard, an alignment that remains on Yonge Street to its terminus north of the 407 highway and a lack of commuter parking in the vicinity of the terminus station.

It is therefore recommended:

1. That the Council of the City of Vaughan is most supportive of the efforts by the Province to move the YNSE project forward with the publication and recommendations of the Initial Business Case, and
2. That every effort be made to revise the YNSE Reference Alignment, identified within the supplemental analysis undertaken following the Initial Business Case, to address the problematic issues of the alignment away from Yonge Street, the limitation of "neighbourhood" stations and the lack of a clear plan for commuter parking, and
3. That Option 1 as outlined in the Initial Business Case be supported, and

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4. That the required funds to support Option 1 or a close variation of this option be provided by increasing the funding envelop through the funding support for this project by the Provincial and Federal Governments, and
5. That the appropriate government bodies, including the Offices of the Premier and Prime Minister, be advised of this resolution of Council.

15. OTHER MATTERS CONSIDERED BY THE COMMITTEE

15.1 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 March 17, 2021 (Report No. 3); and**
 2. **Economic Prosperity Task Force Meeting of March 22, 2021 (Report No. 2).**
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The meeting adjourned at 3:46 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair