

**CITY OF VAUGHAN  
REPORT NO. 22 OF THE  
COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on May 18, 2021*

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The Committee of the Whole met at 1:01 p.m., on May 4, 2021.

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

The following items were dealt with:

- 1. 300 ATKINSON INC. OFFICIAL PLAN AMENDMENT FILE OP.19.001  
ZONING BY-LAW AMENDMENT FILE Z.19.002 SITE DEVELOPMENT  
APPLICATION FILE DA.19.083 VICINITY OF ATKINSON AND CENTRE  
STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the City Manager, dated May 4, 2021, be approved;**
- 2) That the following comments and Communication be received:**
  - 1. Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan and Communication C4, presentation material, on behalf of the applicant;**
  - 2. Mr. Hoordad Ghandehari, ICON Architects, Yonge Street, Toronto, on behalf of the applicant;**
  - 3. Mr. Joel Hirsch, Roseborough Crescent, Vaughan;**

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4. **Mr. Cary Weiss, Roseborough Crescent, Vaughan;**
  5. **Mr. Jeff Bergin Roseborough Crescent, Vaughan;**
  6. **Mr. Steve Pottins, Edmund Seager Drive, Thornhill; and**
- 2) **That the coloured elevations submitted by the applicant be received.**

**Recommendations**

1. THAT Official Plan Amendment File OP.19.001 (300 Atkinson Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 to permit a maximum of 68 back-to-back townhouses in a “Low-Rise Residential” designation on the subject lands.
2. THAT Zoning By-law Amendment File Z.19.002 (300 Atkinson Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from “R3 Residential Zone” to “RM2 Multiple Residential Zone” in the manner shown on Attachment 3, 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) from the Committee of Adjustment, if required, to permit minor adjustments to the in-effect Vaughan Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into full force and effect.
4. THAT Site Development File DA.19.083 (300 Atkinson Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department to permit the development of the subject lands with 114 townhouse units, as shown on Attachments 3 to 8.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“THAT Site Development File DA.19.083 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 114 townhouse units (349 person 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. BETOVAN CONSTRUCTION LTD. ZONING BY-LAW AMENDMENT  
FILE Z.19.009 SITE DEVELOPMENT FILE DA.19.052 520 WORTH  
BOULEVARD VICINITY OF BATHURST STREET AND WORTH  
BOULEVARD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the City Manager, dated May 4, 2021, be approved;**
- 2) That the comments by Mr. Rob Lavecchia, KLM Planning Partners, Jardin Drive, Vaughan, on behalf of the applicant, be received; and**
- 3) That the coloured elevations submitted by the applicant be received.**

**Recommendations**

- 1. THAT Zoning By-law Amendment File Z.19.009 (Betovan Construction Ltd.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “R2 Residential Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 3, together with the site-specific zone exceptions identified in Table 1 of this report.**
- 2. 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.**
- 3. THAT Site Development File DA.19.052 (Betovan Construction Ltd.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit six, 3-storey street townhouse units and two, 3-storey semi-detached units on a common element condominium road, as shown on Attachments 3 to 8.**
- 4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:**

THAT Site Plan Development File DA.19.052 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 8 residential units (25 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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**3. FDF INVESTMENTS LTD. AND PLAYACOR HOLDINGS LTD.  
OFFICIAL PLAN AMENDMENT FILE OP.16.011 ZONING BY-LAW  
AMENDMENT FILE Z.16.048 15 JEVLAN DRIVE AND 156 CHRISLEA  
ROAD VICINITY OF WESTON ROAD AND CHRISLEA ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated May 4, 2021:**

**Recommendations**

1. THAT Official Plan Amendment File OP.16.011 (FDF Investments Ltd. and Playacor Holdings Ltd.), BE APPROVED, to amend Vaughan Official Plan 2010 to redesignate the Subject Lands from “General Employment” to “Employment Commercial Mixed-Use” together with the site-specific exceptions identified in Table 1 of this report.
2. THAT Zoning By-law Amendment File Z.16.048 (FDF Investments Ltd. and Playacor Holdings Ltd.), BE APPROVED, to amend Zoning By-law 1-88, specifically the “EM3 Retail Warehouse Employment Area Zone” subject to Exception 9(931) for 15 Jevlan Drive and Exception 9(950) for 156 Chrislea Road. The amendment would permit additional retail and service commercial uses together with the site-specific zoning exceptions identified in Table 2 of this report.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law, if required.

**4. PROPOSED NAMES FOR STREET AND MEWS SITE DEVELOPMENT  
FILE DA.18.056 RELATED FILES 19T-18V008, Z.18.021 AND  
OP.18.014 MOBILIO DEVELOPMENTS LTD. VICINITY OF  
INTERCHANGE WAY AND JANE STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated May 4, 2021:**

**Recommendations**

1. That the following proposed names for a street and mews located within the lands identified in approved Site Development File DA.18.056, as shown on Attachment 1, BE APPROVED:

Proposed Street Name

Honeycrisp Crescent

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Proposed Mews Name

Almond Blossom Mews

5. **PROPOSED RENAMING OF EXCHANGE AVENUE SITE DEVELOPMENT FILE DA.18.056 RELATED FILES 19T-18V008, Z.18.021 AND OP.18.014 MOBILIO DEVELOPMENTS LTD. VICINITY OF INTERCHANGE WAY AND JANE STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated May 4, 2021:**

**Recommendations**

1. That the following proposed names for renaming Exchange Avenue within the lands identified in approved Site Development File DA.18.056, as shown on Attachment 1, BE APPROVED:

Proposed Street Names

Mable Smith Way

Autumn Harvest Road

6. **TDC MEDICAL PROPERTIES INC. ZONING BY-LAW AMENDMENT FILE Z.20.012 SITE DEVELOPMENT FILE DA.20.056 400 BRADWICK DRIVE (PART OF LOT 9, CONCESSION 3) AND PART OF LOT 8, CONCESSION 3 VICINITY OF HIGHWAY 7 AND BRADWICK DRIVE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated May 4, 2021:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.20.012 (TDC Medical Properties Inc.) BE APPROVED, to amend Zoning By-law 1-88, to permit regulated health care professional offices and pharmacy use in addition to the current permitted uses in the “EM1 Prestige Employment Area Zone” together with site-specific zoning exceptions identified in Table 1 of this report.
- a. THAT prior to the enactment of the Zoning By-law, the Owner shall make an Application to Annex Restrictive Covenants Section 118, in accordance with Section 118 of the *Land Titles Act*, or another mechanism to the satisfaction of the Development Planning Department in consultation with Legal Services, for the registration of a restriction on the entirety of the lands whereby no transfer or change of any part of the lands shall be registered without the written consent of The Corporation of the City of Vaughan.

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2. 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.
3. THAT Site Development File DA.20.056 (TDC Medical Properties Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS identified in Attachment 1, to the satisfaction of the Development Planning Department, to facilitate a new parking lot and minor revisions to the exiting parking lot on the Subject Lands.
7. **8188 YONGE INC. ZONING BY-LAW AMENDMENT FILE Z.20.010 SITE DEVELOPMENT FILE DA.20.015 8136 - 8188 YONGE STREET AND 5 UPLANDS AVENUE VICINITY OF YONGE STREET AND UPLANDS AVENUE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the City Manager, dated May 4, 2021, be approved;
- 2) That the following comments and Communications be received:
  1. Ms. Lauren Capilongo, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant, be received; and
  2. Mr. Dino Risi, Helen Avenue, Thornhill and Communications C1, C2 and C3, dated May 3, 2021; and
- 3) That the coloured elevations submitted by the applicant be received.

**Recommendations**

THAT Zoning By-law Amendment File Z.20.010 (8188 Yonge Inc.) BE APPROVED to:

- a) amend Zoning By-law 1-88 to rezone the Subject Lands from “C1 Restricted Commercial Zone,” subject to site-specific Exceptions 9(9), 9(264) and 9(389) and “R1V Old Village Residential Zone,” subject to site-specific Exception 9(662) to “RA3 Apartment Residential Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
- b) permit the bonusing for increased height and density for the proposed Development shown in Attachments 3 to 6, in accordance with the LPAT Order (File No. PL11184, Appeal #157), in return for the following potential community benefits totalling \$3,400,000 pursuant to the Planning Act, the policies of Vaughan Official Plan 2010, the Yonge

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Steeles Corridor Secondary Plan and the City of Vaughan Guidelines for the Implementation of Section 37 of the Planning Act:

- i) Improvements and/ or repairs to nearby heritage properties including:
    - The Armstrong House at 42 Old Yonge Street (i.e. window repair, roof, and exterior door replacement)
    - The MacDonald House at 121 Centre Street (i.e. window and siding repair, interior door replacement)
    - The Arnold House at 21 Spring Gate Boulevard (i.e. window repair, exterior brick, and interior flooring replacement)
  - ii) A contribution to Housing York Inc. for affordable housing;
  - iii) A contribution to the Yonge Street Corridor Public Art Strategy;
  - iv) Landscaping costs associated with the privately-owned public space and the mid-block connection on the Subject Lands;
  - v) Improvements and/or upgrades to Langstaff School Park, Riverside Park and/or Thornhill Park; (i.e. shade structure, site furnishings, improvements to playground and basketball courts, outdoor fitness equipment, new water play);
  - vi) Improvements to Uplands Trail;
  - vii) Improvements and/or upgrades to Bathurst Clark Library (i.e. parking lot renovation); and
  - vii) Improvements / upgrades to Garnet A. Williams Community Centre (i.e. room divider for multi-purpose room, locker upgrades, sound system installations, lobby furniture, shade structure).
2. THAT prior to the enactment of the implementing Zoning By-law, the Mayor and the City Clerk be authorized to execute the Section 37 Density Bonus Agreement, pursuant to Section 37 of the Planning Act, for the implementation of community benefits identified in Recommendation 1b. The Owner shall pay to the City the Section 37 surcharge fee in accordance with the Tariff of Fees By-law for Planning Applications, prior to the execution of the Section 37 Agreement.
  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 came into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
  4. THAT Site Development File DA.20.015 (8188 Yonge Inc.) BE DRAFT APPROVED SUBJECT TO CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department to permit two, 10-storey mixed-use apartment buildings connected by a 7-storey podium consisting of 282 residential dwelling units, ground floor commercial area, two levels of underground parking and a privately-owned public space.

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5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“IT IS HEREBY RESOLVED THAT Site Plan Development File DA.20.015 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 282 residential apartment dwelling units (623 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.”

8. **ILLUMINATION OF VAUGHAN CITY HALL COUNCIL CHAMBER POLICY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated May 4, 2021:

**Recommendations**

1. That the *Illumination of Vaughan City Hall Council Chambers Policy* be adopted.

9. **SUBDIVISION AND DEVELOPMENT AGREEMENT AMENDMENTS FOR SRF VAUGHAN SUBDIVISION AND VAUGHAN WEST SOUTH CORPORATE PARK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated May 4, 2021:

**Recommendations**

1. That the Mayor and the City Clerk be authorized to enter into amending agreements with Riocan PS Inc. and Roybridge Investments Inc. to amend their respective Subdivision and Development Agreements dated February 4, 2013 June 21, 2000 with the City; and
2. That all necessary by-laws be enacted.

10. **WOODEND PLACE ROAD CLOSURE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated May 4, 2021:

**Recommendations**

1. That Council approve the proposed temporary road closure of Woodend Place from Major Mackenzie Drive to the south limit of the right-of-way to facilitate the timely and efficient construction of municipal infrastructure; and



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2. That the necessary bylaw be enacted authorizing the temporary road closure of Woodend Place for the period from May 24, 2021 to October 3, 2021.

**11. PINKCARS INITIATIVE – COVID-19 VACCINATION SUPPORT**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following resolution of Regional Councillor Jackson, dated May 4, 2021, be approved; and**
- 2) **That the comments by Ms. Shanta Sundarason, Pink Cars, Victoria Avenue, Unionville, be received.**

**Member's Resolution**

Submitted by Regional Councillor Jackson

**Whereas**, the City of Vaughan continues to work in close collaboration with York Region to take decisive and meaningful action to protect residents, businesses and staff from COVID-19; and

**Whereas**, both the City and Region remain in constant collaboration with provincial and national health agencies, receiving regular updates as the COVID-19 pandemic evolves. This allows the City and Region to take well-informed and meaningful steps towards stopping the spread of COVID-19; and

**Whereas**, as of April 27, nearly 400,000 COVID-19 vaccine doses have been administered to York Region residents. The City's Maple Community Centre continues to operate as a vitally crucial COVID-19 vaccine clinic serving the people of Vaughan; and

**Whereas**, compassionate, dedicated and hardworking individuals support Vaughan and communities throughout York Region. This includes the remarkable volunteers from PinkCars – an organization providing COVID-19 vaccination support for seniors aged 70+ in York Region; and

**Whereas**, each day, PinkCars volunteers help members of the older adult community book vaccination appointments and take people safely to and from their scheduled appointments. PinkCars volunteers offer their complimentary services in multiple different languages, thereby supporting Vaughan's diverse and multicultural community further; and

**Whereas**, PinkCars is seeking communications support for its services and additional community volunteers to assist with the group's mission to respond to the global COVID-19 pandemic by addressing access to care and support issues facing many of Vaughan and York Region's most vulnerable residents.

**It is therefore recommended:**

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1. The City's Corporate and Strategic Communications department promote the passage of this resolution in support of PinkCars and its mandate on the appropriate corporate communications channels, including issuing a news release to local, national, and cultural media outlets; and
2. That this resolution is shared with York Region Council, all York Region-area Members of Provincial Parliament, Members of Parliament and York Region lower-tier municipalities.

**12. SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING SESSION – MAY 5, 2021**

**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 May 4, 2021:**

**Recommendations**

1. That Council resolve into Closed Session on May 5, 2021 at 1:00 PM, for the purpose of an education and training session on the following topics:
  - a. Diversity, Equity, and Inclusion
  - b. Municipal Elections Act

**13. PRESENTATION - MS. LAURA HEARN (POST PROMISE) AND MS. CAROL GREENWOOD (TOURISM INDUSTRY ASSOCIATION OF ONTARIO) PRESENTATION - INCREASING CONSUMER CONFIDENCE WITH SAFE TRAVELS STAMP - OFFICIAL ENDORSEMENT BY COUNCIL FOR THE STAMP AND POST PROMISE PROGRAM**

**The Committee of the Whole recommends that the presentation by Ms. Laura Hearn (Post Promise) and Ms. Carol Greenwood (Tourism Industry Association Of Ontario), Wellington Street, West, Toronto, be received and referred to Tourism Vaughan and the Legal Department to report back to the Council meeting of May 18, 2021, with respect to the issues raised.**

**14. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION MAY 4, 2021**

**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:**

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1. **LOCAL PLANNING APPEAL TRIBUNAL VAUGHAN OFFICIAL  
PLAN 2010 CENTRE STREET CORRIDOR POLICY APPEALS  
LPAT CASE NO. PL111184**  
(Litigation or Potential Litigation)
  2. **LOCAL PLANNING APPEAL TRIBUNAL OFFICIAL PLAN  
AMENDMENT FILE OP.17.013 ZONING BY-LAW AMENDMENT  
FILE Z.17.040 DUFCEEN CONSTRUCTION INC. VICINITY OF  
DUFFERIN STREET AND CENTRE STREET CASE NO.  
PL200219**  
(Litigation or Potential Litigation)
  3. **UPDATE ON SENIOR STAFF MATTER**  
(identifiable individual)
  4. **5550 LANGSTAFF ROAD**  
(litigation or potential litigation)
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The meeting adjourned at 2:46 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair