

**CITY OF VAUGHAN
REPORT NO. 44 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on October 21, 2020***

The Committee of the Whole met at 1:01 p.m., on October 6, 2020.

Council Member	In-Person	Electronic Participation
Regional Councillor Mario Ferri, Chair	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. NASHVILLE DEVELOPMENTS (SOUTH) INC. AND NASHVILLE MAJOR DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT FILE Z.19.004 DRAFT PLAN OF SUBDIVISION FILE 19T-19V001 VICINITY OF HUNTINGTON ROAD AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated October 6, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.19.004 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone a portion of the Subject Lands shown on Attachment 2, from "A Agricultural Zone" to "RT1 Residential Townhouse Zone", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-19V001 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT

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PLAN OF SUBDIVISION APPROVAL as set out on in Attachment 1, to facilitate a residential plan of subdivision, as shown on Attachment 3.

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

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V001 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 178 residential townhouse units (552 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

4. 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.

2. RIZMI HOLDINGS LIMITED ZONING BY-LAW AMENDMENT FILE Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 11333 DUFFERIN STREET VICINITY OF DUFFERIN STREET AND KIRBY ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated October 6, 2020, be approved;**
- 2) That the comments by Mr. Robert A. Kenedy, Mackenzie Ridge Ratepayers' Association, Georgia Crescent, Maple and Communication C2, dated October 1, 2020, be received; and**
- 3) That the following Communications be received:**
 - C1. Mr. John De Luca, dated October 2, 2020; and**
 - C4. Ms. Donna Chang, dated October 6, 2020.**

Recommendations

1. THAT Zoning By-law Amendment File Z.18.004 (Rizmi Holdings Limited) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 2 from “FUA Future Urban Area Zone” subject to site-specific Exception 9(1416) to the following zone categories, in the manner shown on Attachment 3,

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together with the site-specific zoning exceptions identified in Table 1 of this report:

- R4(H), (H1), (H2) and (H5) Residential Zone, with the Holding Symbols '(H)', '(H1)', '(H2)' and '(H5)'
 - R5(H), (H3), (H4) and (H6) Residential Zone, with the Holding Symbol '(H)', '(H3)', '(H4)' and '(H6)'
 - OS2(H) Open Space Park Zone, with the Holding Symbol '(H)'
 - OS5(H) Open Space Environmental Protection Zone, with the Holding Symbol '(H)'
 - FUA(H) Future Urban Area Zone, with the Holding Symbol '(H)'
2. THAT the Holding Symbols '(H)', '(H1)', '(H2)', '(H3)', '(H4)', '(H5)', and '(H6)', as shown on Attachment 3, shall not be removed until the Owner provides the following to the satisfaction of the City of Vaughan Development Engineering Department:
- i. A copy of the Record of Site Condition ('RSC') for the Phase 1 lands acknowledged by the Ministry of the Environment, Conservation, and Parks and filed on the Environmental Site Registry confirming the lands are suitable for the proposed residential development.
3. THAT removal of the Holding Symbol '(H1)', as shown on Attachment 3, from the Subject Lands or any portion thereof, shall be contingent on the following:
- i. For Lots 157 to 158, 190 to 196, 229 to 234 and 274 to 275, the completion of the following materials and concurrence of the findings to the satisfaction of the City, in consultation with the Toronto and Region Conservation Authority:
 - a. A Geotechnical/Slope Stability Study including a delineation of the toe of the wooded slope;
 - b. Plans to demonstrate how grading and retaining walls will be minimized to the greatest extent feasible; and
 - c. An assessment of access and hazard maintenance requirements to ensure the long-term persistence of the wooded slope;
 - ii. For Lots 276 and 316 to 320, the completion of the following and concurrence of the findings to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority:

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- a. A Geotechnical/Slope Stability Study; and
 - b. Plans to demonstrate how grading and retaining walls will be minimized to the greatest extent feasible.
- 4. THAT the Holding Symbol '(H2)' and '(H3)', as shown on Attachment 3, shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - i. The Owner shall submit a finalized Stormwater Management Strategy;
 - ii. The Owner shall submit a Parks and Open Space Master Plan and Facility Fit Plan;
 - iii. The Owner shall submit a comments-response matrix to addresses Parks Planning comments dated October 17, 2019, November 5, 2018 and September 5, 2018 with detailed comments and/or references to specific drawings/documents and or studies, to the satisfaction of Parks Planning;
 - iv. Any information/documents deemed necessary by the City for the purposes of carrying out a complete and comprehensive assessment of the proposed underground stormwater servicing strategy be submitted;
 - v. Any financial securities, Letter(s) of Credit and /or financial contributions be provided by the Owner, as deemed necessary by the City in order to implement the ultimate stormwater management strategy;
 - vi. If deemed necessary by the City, the Owner submit a final/revised draft plan of subdivision to reflect any changes as a result of the review/assessment of Conditions i), ii), iii), iv) and v) above, including any changes to the proposed lotting fabric and/or extent of the park, storm water management pond and/or Open Space Blocks;
 - vii. The Owner agrees in the subdivision agreement to design and construct the wastewater pumping station, provide the required securities, convey the necessary lands and easements to the City and appropriately zone the lands unless alternative arrangements are made to the satisfaction of Development Engineering Department;
 - viii. The Owner shall submit the required reports to confirm the size of the wastewater pumping station and lands required for same to the satisfaction of Development Engineering Department;

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- ix. The Owner shall agree in the subdivision agreement to design and construct the stormwater management pond, provide the required securities, convey the necessary lands and easements to the City and appropriately zone the lands unless alternative arrangements are made to the satisfaction of Development Engineering Department;
 - x. The Owner shall submit the required reports to confirm the size of the stormwater management pond and the lands required for same to the satisfaction of Development Engineering; and
 - xi. The Owner shall agree in the subdivision agreement to design and construct the necessary road network including cul-de-sacs, as required, to support the stormwater management pond, unless alternative arrangements are made to the satisfaction of Development Engineering Department.
5. THAT the Holding Symbol '(H4)', as shown on Attachment 3, shall not be removed until completion of the following to the satisfaction of the City:
- i. The Owner shall agree in the subdivision agreement to design and construct the water booster station, provide the required securities and convey the necessary lands and easements to the City and appropriately zone the lands unless alternative arrangements are made to the satisfaction of Development Engineering Department; and
 - ii. The Owner shall submit the required reports to confirm the size of the water booster station and lands required for same to the satisfaction of Development Engineering Department.
6. THAT the Holding Symbols '(H5)' and '(H6)', as shown on Attachment 3, shall not be removed until completion of the following to the satisfaction of the City:
- i. The Owner shall agree in the subdivision agreement to convey the necessary easements as required within the Plan, south of Block 430 (potential Kirby Road extension) to facilitate the construction of Kirby Road from Dufferin Street to the east limit of the Plan all to the satisfaction of the City; and
 - ii. The Owner shall agree in the subdivision agreement to convey the necessary easements as required north of Block 430 within Block 429 in the Draft Plan, for grading purposes

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to support the development of the lots and roads adjacent to the future Kirby Road, all to the satisfaction of the City.

7. THAT Notwithstanding the above, a Public Neighbourhood Park, a Stormwater Management Pond, a sewage pumping station, a water booster station, and any related municipal infrastructure may be permitted prior to the removal of the Holding Symbols '(H2)', '(H3)' and '(H4)'.
8. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, to permit minor adjustments to the in-effect Zoning By-law before the second anniversary of the day the implementing Zoning By-law for the Subject Lands comes into full force and effect.
9. THAT Draft Plan of Subdivision File 19T-18V004 (Rizmi Holdings Limited) BE APPROVED, to permit a residential plan of subdivision consisting of up to a maximum of 429 lots as shown on Attachment 4, for detached dwellings and the associated park, valley and stream corridor, stormwater management facility, roads and buffer blocks, subject to the following condition and the Conditions of Draft Plan of Subdivision Approval in Attachment 1:
 - i. the final number of lots approved in Phase 1 is subject to the ultimate disposition of the location and design of the storm water management facilities and park.
10. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-18V004 (Rizmi Holdings Limited) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for up to a maximum of 429 detached residential units (1,536-person equivalent). The allocation of said capacity may be redistributed (at the discretion of the City), in accordance with the City's Allocation of Servicing Capacity Policy, if the development does not proceed to registration and/or Building Permit issuance within 36 months."

3. AMENDMENTS TO BY-LAW 159-2006, A BY-LAW TO IMPLEMENT A CASH-IN-LIEU OF PARKING POLICY IN THE COMMUNITY OF KLEINBURG, IN THE CITY OF VAUGHAN

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated October 6, 2020:

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Recommendations

1. THAT Council adopt recommendations in Attachment 1 to amend City of Vaughan By-Law 159-2006, a Cash-in-Lieu of Parking Policy in the Community of Kleinburg
2. THAT Council authorize staff to undertake any other actions required to implement the recommendations of this report

4. KLEINBURG PARKING STRATEGY RECOMMENDATIONS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated October 6, 2020, be approved, subject to the following:

That staff move forward on implementation recommendations for immediate steps, plus items 1 and 2 of the short-term implementation strategy, as noted on page 1 of attachment 5 to this report; and

- 2) That the comments by Ms. Patty Hayes, Kleinburg BIA, be received.

Recommendations

1. THAT Council endorse the findings and recommendations of the Kleinburg Parking Strategy (2020)

5. NORTH MAPLE REGIONAL PARK PHASE 2 DEVELOPMENT UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated October 6, 2020:

Recommendations

1. That this report be received for information.

6. BY-LAW CONSOLIDATION TECHNICAL AMENDMENTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated October 6, 2020:

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Recommendations

1. Adopt the recommendations in Attachment 1 of this report; and
2. Authorize staff to undertake any other actions required to implement the recommendations of this report, including any consequential amendments to other by-laws.

7. ISLAMIC HERITAGE MONTH

The Committee of the Whole recommends:

- 1) **That the recommendations contained in the resolution of Councillor Iafate, dated October 6, 2020, be approved; and**
- 2) **That the comments by Mr. Nadeem Mahmood, Ahmadiyya Muslim Jamaat, Jane Street, Maple and Communication C3, dated September 30, 2020, be received.**

Whereas, multiculturalism thrives in Canada and in the City of Vaughan.

Whereas, residents and business leaders have come from around the world to make this community their home.

Whereas, faith communities continue to make important and enduring city-building contributions to the health, education and wellbeing of our residents.

Whereas, Islamic Heritage Month encourages all people to reflect, celebrate and learn about the rich and long-standing Islamic history and the contributions of Muslim people in communities across Ontario.

It is therefore recommended:

- 1) **That October be proclaimed as Islamic Heritage Month on an annual basis moving forward.**
- 2) **That the proclamations be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the above-noted proclamation through the corporate channels.**

8. NEW BUSINESS – EXTENSION OF KIRBY ROAD

That staff bring forward a report on the progress of the Kirby Road extension.

The foregoing matter was brought to the attention of the Committee by Councillor De Francesca.

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9. NEW BUSINESS – EXTENSION OF TESTON ROAD

That staff request York Region to provide an update on the progress of the Teston Road extension and Langstaff Road extension across Creditstone Road and CN Rail, before the end of the term.

The foregoing matter was brought to the attention of the Committee by Councillor Yeung Racco.

10. OTHER MATTERS CONSIDERED BY THE COMMITTEE

10.1 CONSIDERATION OF AD-HOC COMMITTEE REPORT

The Committee of the Whole recommends:

- 1) That consideration of the following Ad-Hoc Committee report, be deferred to the October 14, 2020 Committee of the Whole (2) meeting:**
 - 1. Heritage Vaughan Committee Meeting of September 16, 2020 (Report No. 6); and**
 - 2) That the comments by Mr. Leo F. Longo, Aird & Berlis LLP, Bay Street, Toronto, on behalf of City Park (Woodbridge Gates North) Inc., as it relates to Item 5, of the above noted Heritage Vaughan (Report No. 6), be received.**
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The meeting adjourned at 2:09 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair