



**CITY OF VAUGHAN  
REPORT NO. 43 OF THE  
COMMITTEE OF THE WHOLE**

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

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The Committee of the Whole met at 1:01 p.m., on October 5, 2021.

Present:

<b>Council Member</b>	<b>In-Person</b>	<b>Electronic Participation</b>
Regional Councillor Linda Jackson, Chair		X
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		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. AVALEE (VAUGHAN) INC.  
OFFICIAL PLAN AMENDMENT FILE OP.19.007  
ZONING BY-LAW AMEDNMENT FILE Z.19.019  
SITE DEVELOPMENT APPLICATION DA.19.069  
2 LANSDOWNE AVENUE  
VICINITY OF REGIONAL ROAD 7 AND LANSDOWNE AVENUE**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated October 5, 2021, be approved;**
- 2) That the presentation by Mr. Eldon Theodore, MHBC Planning, Weston Road, Woodbridge, on behalf of the applicant, and C5, presentation material entitled “*The Burwick Residences, 4-24 Lansdowne Ave, Official Plan and Zoning By-law Amendment*” be received; and**

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**3) That comments from the following speakers and Communication be received:**

- 1. Ms. Gianna Di Iorio, Graceview Court, Vaughan;**
- 2. Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, and C7 dated October 4, 2021; and**
- 3. Mr. Augustus Theodorou, Lansdowne Avenue, Vaughan.**

**Recommendations**

1. THAT Official Plan Amendment File OP.19.007 (Avalée (Vaughan) Inc.) BE APPROVED, to amend the City of Vaughan Official Plan 2010, Volume 2, Section 12.15 - Northeast Quadrant of Kipling Avenue and Highway 7, to increase the maximum permitted Floor Space Index from 4 to 5.1 times the area of the lot;
2. THAT the implementing Zoning By-law Amendment include the provision for a monetary contribution of \$458,000 pursuant to Section 37 of the *Planning Act* towards the following potential community benefits, to be finalized and implemented through a Section 37 Density Bonusing Agreement executed between the Owner and the City of Vaughan in return for the increase in the maximum permitted FSI, to the satisfaction of the City:
  - a. Public Art and Privately Owned Public Space Upgrades – located within the quadrant in accordance with the City-wide Public Art Program and the policies of VOP 2010; and
  - b. Woodbridge Library - improvements to include new entrance addition and interior work;
3. THAT prior to the enactment of the implementing Zoning By-law, the Owner shall enter into and execute a Section 37 Bonusing Agreement with the City to secure the contribution and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications;
4. THAT Zoning By-law Amendment File Z.19.019 (Avalée (Vaughan) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from R3 Residential Zone to RA3 Residential Apartment Zone, as shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report;
5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of 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;
6. THAT Site Development File DA.19.069 (Avalée (Vaughan) Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the

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Development Planning Department, to permit a 12-storey apartment with 72 residential dwelling units and 385 m<sup>2</sup> of at-grade commercial uses having a Floor Space Index of 5.1 times the area of the lot; and

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

“THAT Site Development File DA.19.069 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 72 residential apartment units (159 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”.

**2. 9630 ISLINGTON INC.  
ZONING BY-LAW AMENDMENT FILE Z.20.001  
SITE DEVELOPMENT FILE DA.20.002  
9630 ISLINGTON AVENUE  
VICINITY OF ISLINGTON AVENUE AND NAPA VALLEY AVENUE**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated October 5, 2021, be approved;**
- 2) That comments from the following speakers and Communication be received:**
  - 1. Mr. Grant Uyeyama, KLM Planning, Jardin Drive, Concord, on behalf of the applicant;**
  - 2. Mr. Robert Piecuch, Chalone Crescent, Woodbridge and C9 dated October 4, 2021;**
  - 3. Mr. Ronald Piecuch, Chalone Crescent, Woodbridge; and**
  - 4. Mr. Gaurav Mulji, Silver Oaks Boulevard, Woodbridge;**
- 3) That the following Communications be received:**
  - C1. Mr. Tony Zuccaro, President, Carrying Place & Sonoma Rate Payers Association, dated September 29, 2021;**
  - C2. Renata Cipriani, Sonoma Heights, dated September 29, 2021;**
  - C3. Mr. Joe Basile, Sonoma Heights, dated September 30, 2021; and**
  - C8. Mr. John Mora, Chalone Crescent, Woodbridge, dated October 4, 2021; and**
- 4) That the coloured elevations submitted by the applicant be received.**

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### **Recommendations**

1. THAT Zoning By-law Amendment File Z.20.001 (9630 Islington Inc.) BE APPROVED to amend Zoning By-law 1-88 to permit site-specific exceptions to the "RM2 Multiple Residential Zone" identified in Table 1 of this report and that a provision be included in the implementing zoning By-law to prohibit any residential dwelling unit above the fifth storey;
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 came into effect, to permit minor adjustments to the implementing Zoning By-law;
3. THAT Site Development File DA.20.002 (9630 Islington Inc.) 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 5-storey residential apartment building with 89 dwelling units having a Floor Space Index of 1.75 times the area of the lot; and
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"THAT Site Plan Development File DA.20.002 be allocated servicing capacity from the York Sewage Servicing/ Water Supply System for a total of 89 residential units (197 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".

**3. CAPLINK LIMITED  
ZONING BY-LAW AMENDMENT FILE Z.21.015  
SITE DEVELOPMENT FILE DA.21.018  
VICINITY OF HIGHWAY 50 AND LANGSTAFF ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated October 5, 2021, be approved;
- 2) That the following be approved in accordance with Communication C6, Memorandum from the Deputy City Manager, Planning and Growth Management, dated October 5, 2021:

**That the staff report for Zoning By-law Amendment File Z.21.015 and Site Development File DA.21.018 (Caplink Limited) be amended as follows:**

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1. That the “Transportation and Road Network” section be deleted and replaced as follows:

**“Transportation and Road Network**

Three vehicular accesses are proposed to the Subject Lands including one on each of Highway 50, Langstaff Road and on the east side of the Subject Lands connecting with the Keyes Court extension. In support of the proposed Development, a Traffic Impact Study prepared by nexTrans dated June 30, 2021 and Site Plan by Baldassarra Architects dated July 12, 2021 were submitted. Transportation Engineering is satisfied with the overall findings of the report; however, the study requires approval by York Region. Furthermore, the Traffic Impact Study and Site Plan must be updated to reflect the Keyes Court extension as a public road instead of an access driveway should the lands to the east of the Subject Lands not be developed as a comprehensive campus-style development with the Subject Lands. Detailed engineering drawings would also be required for the proposed north-south portion of the future Keyes Court road extension at this time. A condition to this effect is included in Attachment 1.”

2. That Condition 1e) in Attachment 1 – “Conditions of Site Plan Approval” be deleted and replaced as follows:
  - “1e) The Owner shall agree to design and construct the extent of the north to south road that may ultimately connect to the Keyes Court’s extension on the east side of Huntington Road to the satisfaction of the Development Engineering Department. The Owner will be required to submit the engineering drawings for review and approval by the Development Engineering Department;”
3. That Condition 2d) in Attachment 1 – “Conditions of Site Plan Approval” be deleted and replaced as follows:
  - “2d) The proposed road shall be designed as per City of Vaughan standards as part of the Block 57/58 Transportation Master Plan. Currently, the proposed road shall act as an access driveway but shall be constructed as a public road that may be conveyed to the City in the future for the north to south road link that ties Langstaff Road to Keyes Court as part of the Block 57/58 Plan and the Transportation Master Plan, if the lands to the east is not developed in a campus style manner;”

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- 3) That comments from Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, be received; and
- 4) That the coloured elevations submitted by the applicant be received.

**Recommendations**

1. THAT Zoning By-law Amendment File Z.21.015 (Caplink Limited) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone" in the manner shown on Attachment 2, together with the site-specific zoning 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 came into effect, to permit minor adjustments to the implementing Zoning By-law; and
  3. THAT Site Development File DA.21.018 (Caplink Limited) to permit three employment buildings with accessory office space in each building, as shown on Attachments 3 to 7 BE DRAFT APPROVED SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1.
4. **PRIMA VISTA ESTATES INC.  
SITE DEVELOPMENT FILE DA.14.090  
10699 & 10733 PINE VALLEY DRIVE  
VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 5, 2021:**

**Recommendation**

1. THAT municipal concurrence be granted for Site Development File DA.14.090 (Prima Vista Estates Inc.) to permit a 40-metre-high flagpole telecommunication tower and associated radio equipment cabinet compound on the subject lands, as shown on Attachments 2 to 5, BE APPROVED.

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**5. CITY OF VAUGHAN TRANSPORTATION DEMAND MANAGEMENT (TDM)  
GUIDELINE**

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 5, 2021:

**Recommendations\**

1. That the City of Vaughan Transportation Demand Management (TDM) Guideline (2021) and Tool Kit, [Attachments 1 and 2] be received.

**6. VAUGHAN METROPOLITAN CENTRE (VMC) PARKING PILOT BYLAW  
AMENDMENTS**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated October 5, 2021, be approved; and
- 2) That the following be approved in accordance with Communication C4, Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 27, 2021:
  1. That Parking By-law, 064-2019, as amended, be further amended to prohibit stopping on the west side of Millway Avenue from Portage Parkway to Applemill Road, in accordance with Attachment 5 of this Memorandum.

**Recommendations**

1. THAT Traffic By-law 284-94 as amended, be amended to establish a framework to prohibit motor vehicles from accessing or parking in the dedicated cycling facility adjacent to parking by defining the cycling facilities and their use and updating the definition of a bicycle, in accordance with Attachment 2 of this Report;
2. THAT Parking By-law, 064-2019, as amended, be further amended to allow a two-year on-street pay and display parking pilot in the City of Vaughan (the City), on portions of streets, including Applemill Road, Buttermill Avenue and New Park Place, in accordance with Attachment 3 of this Report; and

THAT Council authorize the City Manager to execute and enter into a written agreement with Penguin-Calloway (Vaughan) Inc., on behalf of the City, where necessary, in accordance with this Report and in a form

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satisfactory to the City Solicitor, to enable the implementation of the Pilot Project on the following unassumed roads:

- a) New Park Place from Edgeley Boulevard to Millway Avenue
- b) Applemill Road from Edgeley Boulevard to Millway Avenue
- c) Buttermill Avenue from Applemill Road to Portage Parkway.

### **7. BY-LAWS TECHNICAL AMENDMENTS**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Community Services, dated October 5, 2021:**

#### **Recommendations**

- 1. That the recommendations in Attachment 1 of this report be adopted in their substantive form; and
- 2. That all by-law amendments brought before Council for approval be in a form satisfactory to the City Solicitor.

### **8. CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM FEBRUARY 10, 2021 TO AUGUST 31, 2021**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated October 5, 2021.**

#### **Member's Resolution**

##### **Submitted by Mayor Maurizio Bevilacqua**

**Whereas**, the City of Vaughan is committed to fostering an inclusive society; and

**Whereas**, the May 3, 2011 Council resolution authorized that recipients include, but not be limited to:

- Vaughan Based Charities;
- Not-for-profit Organizations; and
- Community Groups; and

**Whereas**, the use of the net proceeds was communicated to the public through the Mayor's Gala and the Mayor's Charity Golf Classic material, Council reports and media articles; and

**Whereas**, the recipient organizations have been identified based on recommendations from Members of Council, community leaders and organization/community requests;



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### **It is therefore recommended that**

1. Council receive the attached list of recipient organizations that have received, for the period from February 10, 2021 to August 31, 2021, net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic.

### **9. TREAT ACCESSIBLY**

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

- 1) That the recommendations contained in the resolution submitted by Regional Councillor Jackson dated October 5, 2021, be approved; and
- 2) That the presentation by Mr. Richard Padulo, Prince William Drive, Burlington, be received.

### **Member's Resolution**

#### **Submitted by Regional Councillor Linda Jackson**

**Whereas**, the City of Vaughan is committed to fostering an inclusive community where people of all ages, abilities and backgrounds can thrive; and

**Whereas**, to recognize the City's efforts to fulfil this goal, the Rick Hansen Foundation awarded multiple City of Vaughan and Vaughan Public Libraries facilities with Gold Certification for accessibility – the highest achievement the foundation can bestow; and

**Whereas**, the mandate of the Accessibility Advisory Committee is to help guide the City in removing and preventing barriers in policies, practices, programs, and services to meet the requirements of the Accessibility for Ontarians with Disabilities Act. This includes reviewing Vaughan's Accessibility Plan and other accessibility reports, identifying accessibility opportunities and challenges within the community and advising Council on requirements to implement accessibility standards across Vaughan; and

**Whereas**, during a Sept. 28, 2021, meeting of the Accessibility Advisory Committee, Local and Regional Councillor Linda Jackson introduced the Treat Accessibly – a grassroots movement started in 2017 by the Padulo family at their home with the goal of making trick-or-treating at Halloween accessible and inclusive for families; and

**Whereas**, by some estimates, 400,000 children in Canada, and 4 million in the United States identify with having a disability that may prevent these children from trick-or-treating with their siblings and other kids because something as simple as stairs; and

**Whereas**, the Treat Accessibly initiative recommends several ways households in

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Vaughan, and in communities throughout North America, can distribute items in a safe and accessible way. For more information, the public can visit [treataccessibly.com](http://treataccessibly.com); and

**Whereas**, mindful of annual Halloween festivities, the public should continue to follow health and safety protocols in place because of the ongoing global COVID-19 pandemic and consider how these protocols may impact those participating in Halloween festivities.

**It is therefore recommended:**

1. THAT the City's Corporate and Strategic Communications department promote awareness of the Treat Accessibly initiative, on an annual basis, on the appropriate corporate communications channels, while also communicating health and safety protocols in response to COVID-19; and
2. THAT this resolution is shared with the City's Accessibility Advisory Committee; Ontario's Minister for Seniors and Accessibility; York Region Council; York Region lower-tier municipalities; and all York Region-area Members of Provincial Parliament and Members of Parliament.

**10. OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**10.1 CONSIDERATION OF AD-HOC COMMITTEE REPORTS**

**The Committee of the Whole recommends:**

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

1. **Smart City Task Force meeting of September 14, 2021 (Report No. 4).**
2. **Vaughan Healthcare Precinct Advisory Task Force meeting of September 20, 2021 (Report No. 1).**

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The meeting adjourned at 2:35 p.m.

Respectfully submitted,

Regional Councillor Linda Jackson, Chair