

**CITY OF VAUGHAN
REPORT NO. 52 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on November 16, 2021***

The Committee of the Whole met at 1:04 p.m., on November 9, 2021.

Present:

Council Member	In-Person	Electronic Participation
Councillor Sandra Yeung Racco, Chair	X	
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Mario Ferri (1:45pm)		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Tony Carella		X
Councillor Rosanna DeFrancesca		X
Councillor Alan Shefman		X

The following items were dealt with:

**1. 2022 INTERIM PROPERTY TAX LEVY FOR PRE-AUTHORIZED
PAYMENT PLAN ACCOUNTS – ALL WARDS**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated November 9, 2021:

Recommendations

1. THAT Council provide approval for 2022 interim property taxes to be levied for all classes of properties enrolled under the PTP plan, starting January 1st, as applicable.
2. THAT the City pass a by-law confirming the above recommendation.

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2. CITY OF VAUGHAN LONG RANGE FISCAL PLAN

The Committee of the Whole recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated November 9, 2021, be approved; and
2. That the presentation by Christopher Balette and Craig Binning, Hemson Consulting Ltd., St. Patrick Street, Toronto, as set out in Attachment 1, entitled *“Project Overview and Update: Long Range Fiscal Plan and Forecast”*, dated November 9, 2021, be received.

Recommendations

1. THAT Council receive the presentation from Hemson Consulting, providing a project overview and update on the City’s long-range fiscal plan and forecast.

3. EASTWOOD HOLDINGS CORP. OFFICIAL PLAN AMENDMENT FILE OP.20.017 ZONING BY-LAW AMENDMENT FILE Z.20.044 - 9221 JANE STREET VICINITY OF JANE STREET AND RUTHERFORD ROAD

The Committee of the Whole recommends:

1. That consideration of this matter be deferred to the Council meeting of November 16, 2021;
2. That staff revise Recommendation 3.b) to incorporate the concerns of the Canadian National Railway and MacMillan Rail Yard, and provide an update prior to the Council meeting of November 16, 2021;
3. That the coloured elevations submitted by the applicant be received;
4. That the following speaker and communication be received:
 1. Alan Milliken Heisey, Q.C., Papazian Heisey Myers Barristers & Solicitors, King Street West, Toronto, representing Canadian National Railway and MacMillan Rail Yard, and Communication C2, dated November 4, 2021; and
5. That the following communication be received:
 - C1 Meaghan McDermid, Davies Howe LLP, Adelaide Street West, Toronto, dated November 5, 2021.

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Recommendations

1. THAT Official Plan and Zoning By-law Amendment Files OP.20.017 and Z.20.044 (Eastwood Holdings Corp.) to amend the in-effect Official Plan Amendment 626 and to modify Vaughan Official Plan 2010, and to rezone the subject lands from “C1(H) Restricted Commercial Zone” to “RA3 Apartment Residential Zone” with site-specific zoning exceptions, BE REFUSED.
2. THAT Vaughan City Staff and external consultants, as required, be directed to attend the Ontario Land Tribunal hearing in support of the Recommendations contained in this report.
3. THAT should the Ontario Land Tribunal approve Official Plan and Zoning By-law Amendment Files OP.20.017 and Z.20.044, either in whole or in part, that the Ontario Land Tribunal withhold its final Decision and Order until:
 - a) the implementing Official Plan Amendment is prepared to the satisfaction of the City and the Toronto and Region Conservation Authority;
 - b) the implementing Zoning By-law Amendment is prepared to the satisfaction of the City and shall include the Holding Symbol “(H)” which 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. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Protocol assigning capacity;
 - ii. the Owner shall submit an air quality study, and it shall be peer reviewed to the satisfaction of the City;
 - iii. the Owner shall pay \$15,000.00 to the City for the cost of the peer review of the noise vibration study and air quality study;
 - iv. the Owner shall satisfy all the requirements of the Toronto and Region Conservation Authority and York Region;
 - v. the Owner shall successfully obtain Site Development Approval for the Subject Lands from Vaughan Council and satisfy all requirements of York Region and Toronto and Region Conservation Authority;
 - vi. the Owner shall convey the valley/woodland and associated Vegetative Protection Zone into public

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- ownership to the satisfaction of the City and the Toronto and Region Conservation Authority;
 - vii. the Owner shall file a Ministry of the Environment, Conservation and Parks Record of Site Condition due to the change in land use;
 - viii. the Owner shall submit a copy of their Phase 2 Environmental Site Assessment to the satisfaction of the Ministry of the Environment, Conservation and Parks; and
 - ix. the Owner shall submit a detailed Architectural Noise and Feasibility Analysis Report including a detailed architectural response to the noise and vibration generated from the CN pullback tracks to the satisfaction of the City. The above-mentioned report shall be peer reviewed and the Owner shall cover the cost of the peer review.
- c) the Owner shall:
- i. enter into a Section 37 Bonusing Agreement with the City of Vaughan for the increased building height and density on the subject lands and the Owner shall pay the Section 37 Bonusing Agreement surcharge fee in accordance with the City's in-effect "Tariff of Fees By-law" for Planning Applications; and
 - ii. the implementing Zoning By-law shall include provisions respecting density bonusing pursuant to Section 37 of the *Planning Act* and the City's Guidelines for the Implementation of Section 37 of the *Planning Act*.

4. **VMC EAST BLOCK NORTH PUBLIC ART PLAN UPDATE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated November 9, 2021:

Recommendations

1. That this report be received for information.

5. **VMC EXPO CITY-CG TOWER PUBLIC ART PLAN UPDATE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated November 9, 2021:

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Recommendations

1. That this report be received for information.

6. HUMBER TRAIL FEASIBILITY STUDY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Infrastructure Development, dated November 9, 2021:

Recommendations

1. THAT the Humber Trail Feasibility Study prepared by Schollen & Company Inc., dated September 2021, be received and approved in principle to guide trail planning, design and development.

7. METROLINX INITIATIVES UPDATE FALL 2021

The Committee of the Whole recommends:

1. That the recommendation contained in the following report of the Acting Deputy City Manager, Infrastructure Development, dated November 9, 2021, be approved;
2. That staff continue to collaborate with the Ministry of Transportation, Metrolinx, the Region of York, the Region of Peel, neighbouring municipalities, and the affected area landowners to support the feasibility of and business case for the Caledon-Vaughan (Bolton) GO service; and
3. That a copy of this report be forwarded to the Ministry of Transportation, the Ministry of Municipal Affairs and Housing, Metrolinx, the Region of York, the Region of Peel, the City of Toronto and the Town of Caledon.

Recommendations

1. That Council receive this report for information.

8. NOISE EXEMPTION FOR MIXED USE TOWER CONSTRUCTION AT 185 MILLWAY AVENUE

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Acting Deputy City Manager, Community Services, dated November 9, 2021, be approved; and
2. That the following condition be added to Recommendation 2:

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- i. **That the Applicant provide written notification to businesses and residents within a 60m radius for any work that is scheduled to take place on Sundays, a minimum of 72 hours prior to the work commencing, describing the nature of the work and related noise, and a contact number for the Applicant; and that failing to provide the required notice will result in loss of the exemption for Sundays, thereby prohibiting any construction related noise from occurring on Sundays for the duration of the exemption period.**

Recommendations

1. That the Applicant, Penguin-Calloway (Vaughan) Inc., be granted a noise exemption, in accordance with the City's Noise Control By-Law 121-2021, for the purposes of construction of a 36-storey mixed-use tower located at 185 Millway Avenue, for the period of December 1st, 2021 until September 23rd, 2023., Monday through Sunday, from 6:00 am to 10:00 pm; and
2. That this request for exemption be granted with the following conditions for the Applicant:
 - a. That construction communication notices be sent to surrounding residents and business owners within a 60-metre radius, in a manner approved by the City, once annually on the anniversary of the initial exemption approval date, that provides an update on construction progress to date and outlines expected construction activities for the year;
 - b. That construction communication notices be sent to surrounding residents and business owners within a 60-metre radius two weeks prior to the start of each portion of the project and/or at any reasonable time as identified by the City;
 - c. That the construction communication notices to residents and businesses include 24-hour contact information for the Applicants, including the construction supervisor and/or any person having care, control and over-sight over all construction activity taking place on the subject property;
 - d. That the Applicant monitor, investigate and respond to any complaints received regarding construction noise;
 - e. That the Applicant takes measures to minimize any unnecessary noise, including but not limited to idling of construction vehicles, unnecessary revving of engines, use of air brakes, and to maintain equipment in good working order (including muffling devices) to minimize noise impacts;

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- f. That no construction take place on Statutory Holidays and that any significant and substantiated complaints from residents or businesses may result in the revocation of the exemption to perform work on Sundays;
- g. That where the City believes that a violation of the conditions of the noise exemption have or are taking place, in accordance with the City's Noise By-law provisions, the City reserves the right to revoke the exemption in its entirety or any condition of the exemption and/or impose additional conditions to mitigate unnecessary noise or require revised noise exemption applications to be submitted accordingly; and
- h. That the Applicant advises the Chief Licensing Officer and/or designate of any public complaints received regarding noise within 72 hours of having received them.

**9. NOISE EXEMPTION FOR RESIDENTIAL TOWNHOUSE
CONSTRUCTION AT 898 PORTAGE PARKWAY**

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Acting Deputy City Manager, Community Services, dated November 9, 2021, be approved; and
- 2. That the following condition be added to Recommendation 2:
 - h. That the Applicant provide written notification to businesses and residents within a 60m radius for any work that is scheduled to take place on Sundays, a minimum of 72 hours prior to the work commencing, describing the nature of the work and related noise, and a contact number for the Applicant; and that failing to provide the required notice will result in loss of the exemption for Sundays, thereby prohibiting any construction related noise from occurring on Sundays for the duration of the exemption period.

Recommendations

- 1. That the Applicant, Multiplex Construction Canada, be granted a noise exemption, in accordance with the City's Noise Control By-Law 121-2021, for the purposes of construction of 22 residential townhouse units located at 898 Portage Parkway, for the period of December 1st, 2021 through March 15th, 2022, 6:00 am to 10:00pm.
- 2. That this request for exemption be granted with the following conditions for the Applicant:

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- a. That construction communication notices be sent to surrounding residents and business owners within a 60-metre radius two weeks prior to the start of each portion of the project and/or at any reasonable time as identified by the City;
- b. That the construction communication notices to residents and businesses include 24-hour contact information for the Applicants, including the construction supervisor and/or any person having care, control and oversight over all construction activity taking place on the subject property;
- c. That the Applicant monitor, investigate and respond to any complaints received regarding construction noise;
- d. That the Applicant takes measures to minimize any unnecessary noise, including but not limited to idling of construction vehicles, unnecessary revving of engines, use of air brakes, and to maintain equipment in good working order (including muffling devices) to minimize noise impacts;
- e. That no construction take place on Statutory Holidays and that any significant and substantiated complaints from residents or businesses may result in the revocation of the exemption to perform work on Sundays;
- f. That where the City believes that a violation of the conditions of the noise exemption have or are taking place, in accordance with the City's Noise By-law provisions, the City reserves the right to revoke the exemption in its entirety or any condition of the exemption and/or impose additional conditions to mitigate unnecessary noise or require revised noise exemption applications to be submitted accordingly; and
- g. That the Applicant advises the Chief Licensing Officer and/or designate of any public complaints received regarding noise within 72 hours of having received them.

10. ACQUISITION OF A TRAFFIC DATA MANAGEMENT SYSTEM

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated November 9, 2021:

Recommendations

- 1. That staff negotiate a single source with TES Information Technology Ltd., for:

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- a. the purchase of a traffic engineering software (TES) in the amount of \$62,200 plus applicable taxes;
- b. the initial data conversion and input costs of an estimated \$37,420; and
- c. annual support services in an estimated amount of \$30,000 per annum.

11. OLDER ADULT TASK FORCE – FILLING A VACANCY

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated November 9, 2021, be approved;**
- 2. That Applicant No. 14 be appointed to the Older Adult Task Force; and**
- 3. That in the event that Applicant No. 14 is not available to serve on the Older Adult Task Force, Applicant No. 5, followed by Applicant No. 2 may serve as backup appointments.**

Recommendations

1. That Council consider the applications received during the recruitment process held in February 2021 [Confidential Attachment 1] for appointing one (1) citizen member to the Older Adult Task Force for the term ending in June 2022; and
2. That Council reduce the quorum requirement in the interim until the vacancy is filled.

**12. CONSTRUCTION OF NEW TOWNHOMES AT 10316 KEELE STREET
IN THE MAPLE HERITAGE CONSERVATION DISTRICT
(TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Heritage Vaughan Committee, dated November 9, 2021:

Recommendations

The Heritage Vaughan Committee forwards the following recommendation from its meeting of October 20, 2021 (Item 3, Report No. 6), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 20, 2021, be approved.

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Recommendation of the Deputy City Manager, Planning and Growth Management, dated October 20, 2021:

THAT Heritage Vaughan recommend the approval of the proposed development as presented, subject to following conditions:

- a) further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- b) any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
- d) that the final wording of the commemoration plaque be reviewed and approved by Cultural Heritage staff prior to final Site Plan approval.

13. DEMOLITION OF 9600 KEELE STREET (GEORGE BAILEY PUBLIC SCHOOL) (TRANSMITTAL REPORT)

**The Committee of the Whole recommends approval of the
recommendation contained in the following report of the Heritage
Vaughan Committee, dated November 9, 2021:**

Recommendations

The Heritage Vaughan Committee forwards the following recommendation from its meeting of October 20, 2021 (Item 2, Report No. 6), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 20, 2021, be approved.

Recommendation of the Deputy City Manager, Planning and Growth Management, dated October 20, 2021:

1. THAT Heritage Vaughan recommend Council approve the proposed demolition of George Bailey Public School at 9600 Keele under Section 42 of Ontario Heritage Act, subject to the following conditions:

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- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
 - c) That the applicant submit final demolition plans, and construction drawings and building material specifications for the commemorative plaque to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior for the Heritage Permit release;
2. THAT the York Regional School Board contact the City of Vaughan Parks Infrastructure Planning and Development (PIPD) to the potential for temporary use or potential acquisition of the subject property, or portions thereof.

14. OZNER CORPORATION (SOUTH) OFFICIAL PLAN AMENDMENT FILE OP.11.011 ZONING BY-LAW AMENDMENT FILE Z.11.042 SITE DEVELOPMENT FILE DA.11.113 - 10131 WESTON ROAD VICINITY OF WESTON ROAD AND RETREAT BOULEVARD

The Committee of the Whole recommends:

- 1. That the confidential recommendation of the Committee of the Whole (Closed Session) meeting of November 9, 2021, be approved;
- 2. That the Ontario Land Tribunal (“OLT”) be advised that Vaughan Council does not support the approval of the development applications for (OP.11.011, Z.11.042 and DA.11.113 – collectively, the “Applications”);
- 3. That external consultants be retained by Legal Services to support the Council direction;
- 4. That the report of the Deputy City Manager, Planning and Growth Management, dated November 9, 2021, be received;
- 5. That the coloured elevations submitted by the applicant be received;
- 6. That the following speakers and communication be received:

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1. Ellen Volanis, Wardlaw Place, Woodridge; and
2. Elvira Caria, Vellore Woods Ratepayers' Association, Bunting Drive, Woodbridge, Communication C3, dated May 4, 2021, and Communication C16, dated November 9, 2021; and
7. That the following communications be received:
 - C4 Vlad V, dated November 8, 2021;
 - C5 Rishi Bhadrish, dated November 8, 2021;
 - C6 Martin Milne, dated November 8, 2021;
 - C7 Patricia Pantoja, dated November 8, 2021;
 - C8 Mauricio Acuna Mena, dated November 8, 2021;
 - C9 Joana Johnson, dated November 8, 2021;
 - C10 Paula Simoes, dated November 9, 2021;
 - C11 Joe Vescio, Wardlaw Place, Woodbridge, dated November 9, 2021;
 - C12 Gloria Zitoli, dated November 8, 2021;
 - C13 Jamie Doolittle and Peter Amaral, Zachary Place, Woodbridge, dated November 8, 2021;
 - C14 Mark Haljaste, dated November 8, 2021; and
 - C15 Peter Amaral and Jamie Doolittle, Zachary Place, Woodbridge, dated November 8, 2021.

Recommendations

1. THAT the Ontario Land Tribunal be advised that City of Vaughan Council ENDORSES the following recommendations to permit a development consisting of a 3 to 9-storey residential apartment building with 192 dwelling units and ten (10), 3-storey townhouse dwelling units as shown on Attachments 5 to 8:
 1. THAT Official Plan Amendment File OP.11.011 (Ozner Corporation (South)), BE APPROVED, to amend Official Plan Amendment 650 (Vellore Village District Plan) ('OPA 650') and Vaughan Official Plan 2010 ('VOP 2010'), as follows:
 - a) Redesignate the Subject Lands shown on Attachment 4 from "Low-Rise Residential" on Schedule A, Vellore Village District Centre Plan, OPA 650 to "Mid-Rise Residential" on Schedule 13, Land Use, VOP 2010 to permit:

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- i) a maximum Floor Space Index ('FSI') of 1.82 times the area of the lot;
 - ii) a mid-rise building with a maximum building height of 9-storeys (30.10 m) and 192 apartment dwelling units; and,
 - iii) a maximum of ten (10) townhouse dwelling units;
 - b) Amend Schedules 13 and 14c of VOP 2010 to make the necessary mapping changes to implement the development; and
 - c) Amend Schedule A, Vellore Village District Centre Plan, OPA 650 to make the necessary mapping changes to delete the Subject Lands from OPA 650 in their entirety.
2. THAT Zoning By-law Amendment File Z.11.042 (Ozner Corporation (South)), BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from "RT1 Residential Townhouse Zone" and "C3 Local Commercial Zone", as shown on Attachment 3 to "RA3(H) Apartment Residential Zone" with the Holding Symbol ("H") in the manner shown on Attachment 5, together with the site-specific zoning amendments identified in Table 1 in this report; and that the Implementing By-law will be prepared in accordance with Zoning By-law 1-88 and Comprehensive Zoning By-law 001-2021.
3. THAT the implementing Zoning By-law Amendment include a contribution pursuant to Section 37 of the *Planning Act*, VOP 2010 and the City's Guidelines towards future community benefits for the neighbourhood. The contribution will be determined and implemented through a Section 37 Density Bonusing Agreement between the Owner and the City of Vaughan, and shall be executed prior to the enactment of the implementing Zoning By-law Amendment. The Mayor and the City Clerk shall be authorized to execute the Section 37 Agreement for the implementation of the community benefits.
4. THAT the Holding Symbol ("H") on the subject lands shall not be removed until such time that a Phase 2 Environmental Site Assessment, Reliance Letter and Record of Site Condition are submitted and approved to the satisfaction of the Development Engineering Department.
5. THAT Site Development File DA.11.113 (Ozner Corporation (South)) BE DRAFT APPROVED AND SUBJECT TO THE

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CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a 3 to 9-storey residential apartment building with 192 dwelling units and ten (10), 3-storey townhouse dwelling units as shown on Attachments 5 to 8.

6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or 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.
7. THAT should the Ontario Land Tribunal ('OLT') issue a decision to approve Official Plan Amendment File OP.11.011 and Zoning By-law Amendment File Z.11.042 (Ozner Corporation (South)), either in whole or in part, that the OLT withhold its final Order until such time that:
 - a. the implementing Official Plan and Zoning By-law Amendments are prepared to the satisfaction of the City; and
 - b. the Site Plan Agreement File DA.11.113 for the Subject Lands has been approved to the satisfaction of the City.
8. THAT Council uphold the Ontario Regulation 413/12, Section 6 under *The Accessibility for Ontarians with Disabilities Act, 2005* and not permit any reduction to the size of the Accessible Parking Space Type A Spaces (minimum 3.4 m width by 6 m length with a 1.5 m wide aisle) and Type B Spaces (minimum 2.4 m width by 6 m length with a 1.5 m wide aisle).
9. THAT Ozner Corporation (South)'s related appeal to the VOP 2010 (Appeal#17), for the same Subject Lands, be resolved through the hearing together or the consolidation of its VOP 2010 appeal with its appealed Official Plan Amendment File OP.11.011 and Zoning By-law Amendment File Z.11.042 applications or through the submission of a letter to the Ontario Land Tribunal ('OLT') formally withdrawing its VOP 2010 appeal should the OLT issue a decision to approve Official Plan Amendment File OP.11.011 and Zoning By-law Amendment File Z.11.042, either in whole or in part.
2. THAT should the OLT issue a decision to approve Official Plan Amendment File OP.11.011, Zoning By-law Amendment File Z.11.042 and Site Development File DA.11.113 (Ozner Corporation

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(South)), either in whole or in part, then the recommendation of Vaughan Council to permit a development consisting of a 3 to 9-storey residential apartment building with 192 dwelling units and ten (10), 3-storey townhouse dwelling units as shown on Attachments 5 to 8 shall be in-effect.

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

“IT IS HEREBY RESOLVED THAT Site Plan Development Application File DA.11.113 (Ozner Corporation (South)) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 192 residential apartment units and 10 residential townhouse units (455 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.”

15. MENORAH LIGHTING

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Regional Councillor Jackson, dated November 9, 2021:

Member’s Resolution

Submitted by Regional Councillor Jackson

Whereas, the City of Vaughan recognizes the celebration of Hanukkah through a Menorah lighting ceremony; and

Whereas, the first lighting of the Menorah will take place at nightfall on November 28th and consecutively be lit for the eight-day Jewish celebration of Hanukkah, commemorating the rededication during the second century B.C. of the Second Temple in Jerusalem, to symbolize the miracle; and

Whereas, many members of the Chabad Jewish Centre of Woodbridge have requested that the Menorah be displayed to provide a social distanced visual symbolism and celebration for the community; and

It is therefore recommended:

1. That the Menorah Lighting Ceremony organized by Chabad Jewish Centre of Woodbridge be held on from nightfall on November 28th – nightfall on December 6th; and
2. That the Menorah structure be placed and lit at the Vellore Hall Park, with the appropriate support of City of Vaughan staff,

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including but not limited to, assisting with the set-up of the Menorah if required; and

3. That all activities held inside the Vellore Hall be charged in accordance with approved rental rates; and
4. That the City of Vaughan will honour this commitment should the Chabad Jewish Centre of Woodbridge wish to hold the Menorah Lighting Ceremony annually at the Vellore Hall Park.

16. **PROMENADE MALL RINK**

The Committee of the Whole recommends the approval of the recommendations contained in the resolution of Councillor Shefman, dated November 9, 2021:

Member's Resolution

Submitted by Councillor Shefman

Whereas, Promenade Mall and Superfly Entertainment (The Applicants) seek to create a community building event, open for the safe enjoyment of residents and visitors to the City of Vaughan; and

Whereas, The Applicants seek to erect a temporary ice-skating rink to facilitate public engagement, a healthy winter activity and safe enjoyment for the community; and

Whereas, In the face of the serious negative economic impact of COVID-19, the addition of this community facility will help support the economic recovery of Promenade mall; and

Whereas, each month the Applicants will donate a portion of any proceeds in support notable charitable organization as determined by the Applicants; and

Whereas, these outdoor activities directly align with COVID-19 recovery efforts; and

Whereas, the City of Vaughan Special Events By-law limits special events to 4 consecutive days within a 30 day period ensuring minimal disruption to the quiet enjoyment of the City of Vaughan; and

Whereas, permitting these proposed events will include the appropriate limitations and control measures as prescribed within the requirements of the City of Vaughan Special Events By-law and as determined by the Director & Chief Licensing Officer of By-law & Compliance, Licensing and Permit Services, to ensure the safe enjoyment of the event and minimize the possibility of disruption to the residents of Vaughan.

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It is therefore recommended:

1. An exemption to sections of the Special Event By-law shall be permitted to allow for the installation and operation of a temporary outdoor ice rink within the parking lot at Promenade Mall, 1 Promenade Circle, Thornhill, subject to the following conditions:
 - a. That a special event permit is obtained prior to the opening of the event;
 - b. Any relevant building permits be obtained prior to erection of any structure that may require such permits,
 - c. The exemption proposed shall only apply to the appropriate sections of the Special Event By-law that limit maximum days, thereby permitting the event to begin upon issuance of the Special Event Permit and expire on April 1, 2022, or sooner should the event organizers choose to cease the operation at an earlier date;
 - d. The proposed event shall only be permitted within the Southeast area of the parking lot at Promenade Mall, 1 Promenade Circle, Thornhill;
 - e. All activities shall be limited from 1:00 p.m. to 10:00 p.m., Monday through Friday and 10:00 a.m. to 10:00 p.m. on weekends, statutory holidays, and on days when public and/or private elementary and secondary schools are not in session;
 - f. That the Director & Chief Licensing Officer be authorized at his discretion to revoke the permit at any time, should any noise, parking, or traffic related complaints be received and substantiated;
 - g. That all activities and events shall comply with all regulatory requirements as prescribed by the Province of Ontario in accordance with the EMCPA and ROA, and any other applicable legislation; and
 - h. That the event organizers and property owners shall indemnify the City of Vaughan for all activities which occur in association with all the above mentioned activities.

17. OTHER ITEMS CONSIDERED BY THE COMMITTEE

17.1. RECESS INTO CLOSED SESSION

The Committee of the Whole recessed into Closed Session at 3:16 p.m. for the purpose of considering the following matter:

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CONSIDERATION BY COUNCIL, NOVEMBER 16, 2021**

**ITEM 14 OZNER CORPORATION (SOUTH) OFFICIAL PLAN
AMENDMENT FILE OP.11.011 ZONING BY-LAW
AMENDMENT FILE Z.11.042 SITE DEVELOPMENT
FILE DA.11.113 - 10131 WESTON ROAD VICINITY
OF WESTON ROAD AND RETREAT BOULEVARD**

(solicitor/client privilege)

The Committee of the Whole reconvened into open session at 4:12 p.m. with all Members present.

17.2. CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

1. Economic Prosperity Task Force meeting of October 19, 2021 (Report No. 5)
2. Heritage Vaughan Committee meeting of October 20, 2021 (Report No. 6)
3. Older Adult Task Force Meeting of October 25, 2021 (Report No. 7)
4. Effective Governance and Oversight Task Force meeting of October 27, 2021 (Report No. 8)

17.3. STAFF COMMUNICATIONS

The Committee of the Whole recommends that the following Staff Communications be received:

- SC1 Memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and the Director of Procurement Services, dated November 4, 2021.**
- SC2 Memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated November 5, 2021.**

18. NEW BUSINESS – REQUEST FOR REPORT ON UNSPENT DEVELOPMENT CHARGES

The Committee of the Whole recommends that staff bring forward a report on the quantum of development charges collected prior to this current term of Council that have not yet been spent, which projects they were meant to support, and why they remain unspent.

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

**REPORT NO. 52 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 16, 2021**

**19. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
NOVEMBER 9, 2021**

The following resolution was passed to enable the Committee of the Whole (Closed Session) to resolve into closed session for the purpose of discussing the following:

- 1. PROPOSED FENCING RESOLUTION FOR 110 MOUNTBATTEN**
(acquisition or disposition of land)
- 2. LEASE EXTENSION – REGIONAL MUNICIPALITY OF YORK -
YORK REGION PARAMEDIC SERVICES STATION 32
9290 KEELE STREET – FIRE STATION 7-2**
(acquisition or disposition of land)
- 3. PROPERTY MATTER LEASE RENEWAL - PARKS, FORESTRY
AND HORTICULTURE OPERATIONS DEPARTMENT - EAST
WORKS YARD - 8090 DUFFERIN STREET**
(acquisition or disposition of land)
- 4. PROPERTY MATTER - BLACK CREEK RENEWAL PROPERTY
REQUIREMENT - 0 PEELAR ROAD - SOUTHEAST CORNER OF
JANE STREET AND PEELAR ROAD**
(acquisition or disposition of land)
- 5. ONTARIO LAND TRIBUNAL - VAUGHAN OFFICIAL PLAN 2010 -
CASE NO. PL111184**
(litigation or potential litigation)
- 6. ONTARIO LAND TRIBUNAL - VAUGHAN OFFICIAL PLAN 2010 -
LANGVALLEY HOLDINGS (PHASE 2 - APPEAL 77) - 2180
LANGSTAFF ROAD (EAST SIDE OF SITE) CASE NO. PL111184**
(litigation or potential litigation)
- 7. SENIOR STAFF UPDATE**
(identifiable individual)

Regional Councillor Mario Ferri declared an interest with respect to Item 4, as the landowner has retained his son's law firm and did not take part in the discussion or vote on the matter.

**REPORT NO. 52 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, NOVEMBER 16, 2021**

The meeting adjourned at 4:28 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair