

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 1, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

1. INTERIM PROPERTY TAX LEVY FOR 2022 – ALL WARDS

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer dated January 18, 2022:

Recommendations

1. THAT Council approve the levy of interim property taxes for 2022 for all classes of properties not enrolled under the PTP monthly plan with three instalments due in March, April and May; and
2. THAT the City pass a by-law confirming the above recommendation.

Committee of the Whole (1) Report

DATE: Tuesday, January 18, 2022

WARD(S): ALL

TITLE: INTERIM PROPERTY TAX LEVY FOR 2022 – ALL WARDS

FROM:

Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer

ACTION: DECISION

Purpose

To obtain Council's approval to issue interim property tax bills for 2022 to all property classes not enrolled in the Pre-Authorized Payment ("PTP") monthly plan, under the authority of section 317 of the *Municipal Act, 2001*, as amended.

Report Highlights

- The issuance of an interim property tax levy provides the necessary cash flow to meet the City's own needs and its financial obligations to the Region of York and the Province of Ontario.
- These interim funds are raised for the City, the Region of York and all school boards for education and operational purposes.
- The interim levy will produce a total property tax revenue of approximately \$455 million based on taxable assessment of approximately \$109 billion.

Recommendations

1. THAT Council approve the levy of interim property taxes for 2022, for all classes of properties not enrolled under the PTP monthly plan, with three instalments due in March, April and May; and
2. THAT the City pass a by-law confirming the above recommendation.

Background

The issuance of an interim property tax levy provides funds for the City to meet day-to-day operating and capital financial obligations.

Due to the functionality of the new property tax software, TXM Tax Manager ("TXM"), the City needs to enact two interim levy by-laws. The first by-law, passed in November 2022, was for taxpayers making payment through the City's 11-month PTP plan starting January 1st, 2022 for all properties. The second by-law, which is the subject of this report, is for those taxpayers paying by an alternate method where the levy can be paid in three instalments due in March, April and May of 2022.

Previous Reports/Authority

Non applicable.

Analysis and Options

In accordance with current Provincial legislation, the interim amount levied by property is subject to the following rules:

1. The amount levied on a property shall not exceed 50% of the total taxes levied on the property for the previous year, subject to an adjustment, as per Section 317(9), should it appear the levy would be too high or too low in relation to an estimate of the total taxes that will be levied for 2022.
2. 50% of the 2021 tax rate will be applied to the 2022 assessment to calculate the levy.
3. For the purpose of calculating the total amount of taxes for the previous year, any amount levied for only part of the year will be annualized.
4. For new property assessments added to the roll for the 2022 taxation year, the levy will be calculated by applying 50% of the 2021 tax rate to the 2022 assessment.
5. The interim levy for properties in the commercial, industrial, and multi-residential classes (non-residential, capped classes) will include an amount equal to 50% of the 2021 capping adjustment, if applicable.

The 2022 final tax billing will also be calculated utilizing the assessment values as provided by the Municipal Property Assessment Corporation (MPAC) at year end. Starting in 2022, the non-residential tax bills will be completed, mailed and due at the same time as the residential bills. The final billing will be issued in June and will be due in July, August, and September. Corporate Communications will be asked to issue a number of PSAs over the year noting the change of the Final billing instalments for the non-residential property owner.

Financial Impact

The issuance of an interim property tax levy provides the necessary cash flow to meet the City's own needs and its financial obligations to the Region of York and the Province of Ontario for education purposes. The interim levy will produce total property tax

revenue (City, Region and Education) of approximately \$455 million based on taxable assessment of approximately \$109 billion.

Broader Regional Impacts/Considerations

The City of Vaughan will be collecting an amount of approximately \$188 million in interim property taxes on behalf of the Region of York.

Conclusion

The interim levy will produce total property tax revenue of approximately \$455 million based on taxable assessment of approximately \$109 billion. These interim funds are raised for the City's, Region of York's and School Boards' operational purposes.

For more information, please contact:

Maureen Zabiuk, Manager, Property Tax & Assessment

Dean Ferraro, Director of Financial Services/Deputy Treasurer

Attachments

None.

Prepared by

Maureen Zabiuk, A.I.M.A., CMRP, Manager, Property Tax & Assessment, Ext. 8268

Approved by



Michael Coroneos
Deputy City Manager, Corporate
Services, City Treasurer and Chief
Financial Officer

Reviewed by



Nick Spensieri, City Manager

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 2, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

2. 2022 TEMPORARY BORROWING BY-LAW

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer dated January 18, 2022:

Recommendations

1. That Attachment 1, Temporary Borrowing By-law be brought forward for Council approval to authorize the temporary borrowing, if required, of amounts not to exceed \$215,400,000 from January 1, 2022 to September 30, 2022 and \$107,400,000 from October 1, 2022 to December 31, 2022 to meet the expenditures of the City until taxes are collected and other revenues are received;
2. That the Treasurer report to Council in advance of borrowing, if temporary borrowing is required; and
3. That staff be authorized and directed to take the necessary actions to give effect to this resolution.

Committee of the Whole (1) Report

DATE: Tuesday, January 18, 2022

WARD(S): ALL

TITLE: 2022 TEMPORARY BORROWING BY-LAW

FROM:

Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer

ACTION: DECISION

Purpose

To obtain Council approval to allow the City of Vaughan to temporarily borrow funds, if required to do so.

Report Highlights

- The *Municipal Act, 2001* s. 407 (1) authorizes temporary borrowing, until taxes are collected, and other revenues are received, necessary to meet the expenses of the City for the year.
- A By-law is required for the purpose of authorizing the City to borrow money, if deemed necessary.
- In the event the City finds it necessary to borrow money for operational requirements, this By-law grants authority to the City Treasurer to temporarily borrow money, in accordance with the *Municipal Act, 2001*.
- The *Municipal Act, 2001* s. 407 (2) sets the limit of total amount borrowed at any one time.

Recommendations

1. That Attachment 1, Temporary Borrowing By-law be brought forward for Council approval to authorize the temporary borrowing, if required, of amounts not to exceed \$215,400,000 from January 1, 2022 to September 30, 2022 and

\$107,400,000 from October 1, 2022 to December 31, 2022 to meet the expenditures of the City until taxes are collected and other revenues are received;

2. That the Treasurer report to Council in advance of borrowing, if temporary borrowing is required; and
3. That staff be authorized and directed to take the necessary actions to give effect to this resolution.

Background

The *Municipal Act, 2001* s. 407(1) provides for the City to authorize temporary borrowing at any time throughout the year, until the taxes are collected, and other revenues are received, of the amounts that is considered necessary to meet expenses for the year and of the amounts, whether or not they are expenses for the year, which is required in the year for:

- a) Reserve, sinking, and retirement funds.
- b) Principal and interest due on any debt of the municipality.
- c) School purposes.
- d) Other purposes the municipality is required by law to provide for; and
- e) The amount of principal and interest payable by a person or municipality primarily liable for a debt if the municipality has guaranteed the debt and the debt is in default.

Section 407(2) of the *Act* governs the upper limits on the amount the City can borrow, as follows:

- a) From January 1 to September 30 in the year, 50 percent of the total estimated revenues of the municipality as set out in the budget adopted for the year; and
- b) From October 1 to December 31 in the year, 25 percent of the total estimated revenues of the municipality as set out in the budget adopted for the year.

Section 407(3) of the *Act* provides that until the budget is adopted, the limits upon borrowing shall be temporarily calculated using the estimated revenues set out in the approved budget for the previous year.

Estimated revenues (s 407(4) of the *Act*) for the purpose of calculating the borrowed amount, do not include revenues from,

- a) Arrears of taxes, fees, or charges; or
- b) A payment from a reserve fund of the municipality, whether or not the payment is for a capital purpose.

Previous Reports/Authority

[2021 Temporary Borrowing By-law](#), Item 2, Report No. 3, of the Committee of the Whole, January 25, 2021.

Analysis and Options

Staff does not anticipate having to temporarily borrow money in 2022 to meet operational requirements. If the City finds it necessary to borrow money for this purpose, the By-law provides the Treasurer the authority to temporarily borrow money, subject to the *Municipal Act, 2001*.

The *Municipal Act, 2001* s.407 (2) and (4) set out the limit of what can be borrowed, and the revenues that are excluded for the purpose of calculating the maximum borrowing requirements.

Table 1 below outlines the City of Vaughan's upper limits should borrowing be required in 2022, based on the City's 2022 budget approved by Council on December 9, 2021:

Table 1 – 2022 Maximum Borrowing Limits

Estimated Revenues	Jan. 1 to Sept. 30	Oct. 1 to Dec. 31
\$430.8 million	\$215.4 million	\$107.4 million

Financial Impact

There is no direct cost to have temporary borrowing available to the City.

Broader Regional Impacts/Considerations

Not applicable.

Conclusion

The City of Vaughan's ("City") sound cash management practices and policies, together with its strong financial position has not necessitated the need to temporarily borrow for operating purposes in the past. However, a temporary borrowing by-law is recommended for unforeseen circumstances.

If required, the maximum borrowing limits will not exceed \$215,400,000 from January 1, 2022 to September 30, 2022 and \$107,400,000 from October 1, 2022 to December 31, 2022. The City would be required to pay interest on any short-term borrowing.

For more information, please contact:

Michael Marchetti, Director of Financial Planning and Development Finance / Deputy Treasurer, ext. 8271

Dean Ferraro, Director of Financial Services / Deputy Treasurer, ext. 8272

Attachment

1. Temporary Borrowing By-law.

Prepared by

Kelly Sutton, Sr. Financial Analyst, Financial Sustainability, ext. 8252

Kenneth Quan, Manager Corporate Financial Planning & Analysis, ext. 8029

Approved by



Michael Coroneos, Deputy City Manager, City Treasurer and Chief Financial Officer

Reviewed by



Nick Spensieri, City Manager

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-law to authorize the temporary borrowing of amounts that shall not exceed \$215,400,000 from January 1, 2022 to September 30, 2022 and \$107,400,000 from October 1, 2022 to December 31, 2022.

WHEREAS Section 407 of the Municipal Act 2001 S.O. 2001, c.25 as amended (hereinafter called the “Municipal Act”) authorizes a municipality to authorize temporary borrowing, until taxes are collected and other revenues received, of the amounts as it considers necessary, subject to certain limitations, to meet its expenses for the year;

AND WHEREAS the Council of The Corporation of the City of Vaughan (hereinafter called the “City”) deems it necessary, to meet the City’s current expenditures, to borrow a sum not to exceed \$215,400,000 from January 1, 2022 to September 30, 2022 and \$107,400,000 from October 1, 2022 to December 31, 2022 to meet expenditures of the City until taxes are collected, and other revenues are received;

AND WHEREAS the estimated revenue of the City, as governed by the Municipal Act, 2001 for the purpose of establishing borrowing limits, is \$430,800,000 and to date the City has borrowed a total of \$0;

AND WHEREAS the total amount to be borrowed in 2022 for the purposes mention in subsection 407(1) of the Municipal Act, 2001, will not exceed the limits set out in subsection 407(2).

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That the City is hereby authorized to borrow from time to time by way of promissory note from the City’s corporate bank of record, a sum, or sums which together with any similar borrowings that have not been repaid, which shall not exceed \$215,400,000 from January 1, 2022 to September 30, 2022 and \$107,400,000 from October 1, 2022 to December 31, 2022 to be used to meet the City’s expenditures until taxes due are collected and other revenues are received for the year.

2. That the Mayor and City Treasurer are hereby authorized to execute on behalf of the City a promissory note or notes in favor of the City's bank, for the monies to be borrowed, which may include terms related to, but not limited to, payment(s), repayment(s) in advance or otherwise, and such rate of interest as may be agreed upon from time to time with the said Bank.
3. That this By-law comes into force and effect on the 25th of January 2022.

Enacted by City of Vaughan Council this 25th day of January 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. ____ of Report No. ____
of the Committee of the Whole (1)
Adopted by Vaughan City Council on
January 25, 2021

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 3, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 25, 2022, as follows:

By receiving the following Communications:

- C1. Aaron I. Platt, Davies Howe LLP, Adelaide Street West, Toronto, dated January 17, 2022; and***
- C2. Aaron I. Platt, Davies Howe LLP, Adelaide Street West, Toronto, dated January 17, 2022.***

3. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 REFERENCE ERRORS AND ADMINISTRATIVE AMENDMENTS

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Legal and Administrative Services & City Solicitor dated January 18, 2022 be approved; and**
- 2) That the following Communications be received:**
 - C4. Mr. John M. Alati, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
 - C6. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
 - C7. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
 - C8. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
 - C9. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
 - C10. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
 - C11. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
 - C12. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 3, CW Report 1 – Page 2

- C13. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
- C14. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
- C15. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
- C16. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
- C17. Mr. John M. Alati, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
- C18. Mr. John M. Alati, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
- C19. Mr. John M. Alati, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022;**
- C20. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022; and**
- C21. Mr. Michael Melling, Davies Howe LLP, Adelaide Street West, Toronto dated January 17, 2022.**

Recommendations

1. THAT the Holding Symbol “(H)” previously lifted from lands in Zoning By-law 1-88, as amended, that have been unintentionally reapplied to the same lands in Zoning By-law 001-2021 be removed from Zoning By-law 001-2021;
2. THAT the City Clerk be directed to make administrative amendments to Zoning By-law 001-2021 to implement Recommendation 1;
3. THAT Council approve the administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report, to correct reference errors in Zoning By-law 001-2021 pursuant to Policy 10.1.4.7 of Vaughan Official Plan 2010; and
4. THAT all necessary by-laws be enacted.



Committee of the Whole (1) Report

DATE: Tuesday, January 18, 2022

WARD(S): ALL

**TITLE: CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
INCONSISTENCIES REFERENCE ERRORS AND
ADMINISTRATIVE AMENDMENTS**

FROM:

Haiping Xu, Deputy City Manager, Planning and Growth Management
Wendy Law, Deputy City Manager, Legal and Administrative Services and City Solicitor

ACTION: DECISION

Purpose

- To seek Council approval to make administrative amendments to Zoning By-law 001-2021 to remove the Holding Symbol “(H)”, previously lifted from lands under Zoning By-law 1-88, as amended, that have been unintentionally reapplied to the same lands in Zoning By-law 001-2021.
- To seek Council approval of the administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report, to correct reference errors in Zoning By-law 001-2021.

Report Highlights

- The new Comprehensive Zoning By-law 001-2021 was enacted by Council on October 20, 2021.
- Since the enactment of Zoning By-law 001-2021, staff have identified reference errors in Zoning By-law 001-2021 that are recommended for correction.
- The Holding Symbol “(H)” previously lifted from lands in Zoning By-law 1-88, as amended, have been unintentionally reapplied to the same lands in Zoning By-law 001-2021.
- Reference errors in Zoning By-law 001-2021 have been identified.
- The administrative amendments to Zoning By-law 001-2021 recommended in this Report will correct Holding Symbol “(H)” and reference errors in Zoning By-law 001-2021.

Recommendations

1. THAT the Holding Symbol “(H)” previously lifted from lands in Zoning By-law 1-88, as amended, that have been unintentionally reapplied to the same lands in Zoning By-law 001-2021 be removed from Zoning By-law 001-2021;
2. THAT the City Clerk be directed to make administrative amendments to Zoning By-law 001-2021 to implement Recommendation 1;
3. THAT Council approve the administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report, to correct reference errors in Zoning By-law 001-2021 pursuant to Policy 10.1.4.7 of Vaughan Official Plan 2010; and
4. THAT all necessary by-laws be enacted.

Background

On October 20, 2021, Council enacted the new Comprehensive Zoning By-law 001-2021. Zoning By-law 001-2021 affects all properties within the City of Vaughan, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue. Zoning By-law 001-2021, when in force, will replace Zoning By-law 1-88, as amended, with the exception of matters of transition pursuant to Section 1.6 of Zoning By-law 001-2021 and the Yonge-Steeles Corridor Secondary Plan Area.

Zoning By-law 001-2021 has been appealed to the Ontario Land Tribunal (“**OLT**”) and does not come into force until all appeals have been withdrawn or finally disposed of, or an order of the OLT is issued bringing into effect sections of Zoning By-law 001-2021 that have not been appealed.

Since the enactment of Zoning By-law 001-2021, staff have identified reference errors in Zoning By-law 001-2021 that are recommended for correction. This Report details recommended administrative amendments to correct: (1) the Holding Symbol “(H)” previously lifted from lands under Zoning By-law 1-88, as amended, that have been unintentionally reapplied to the same lands in Zoning By-law 001-2021; and (2) reference errors in Zoning By-law 001-2021 as identified in Attachment 1 to this Report.

Previous Reports/Authority

[Item 9, Report No. 46, of the Committee of the Whole](#), which was adopted, as amended, by the Council of the City of Vaughan on October 20, 2021.

[Addendum 1 of the Council meeting of November 16, 2021](#), which was adopted by the Council of the City of Vaughan on November 16, 2021 (please see Page 2 for Extract) and the confidential recommendations made public in part upon Council ratification.

Analysis and Options

The administrative amendments to Zoning By-law 001-2021 recommended in this Report will correct the Holding Symbol “(H)” previously lifted from lands under Zoning By-law 1-88, as amended, that have been unintentionally reapplied to the same lands in Zoning By-law 001-2021

A Holding Symbol “(H)” is placed on a property through a zoning by-law amendment application to restrict or prohibit certain uses on a property until additional conditions can be satisfied and a subsequent by-law has been passed by Council to remove the Holding Symbol “(H)”. The *Planning Act* does not require a statutory Public Meeting for the removal of a Holding Symbol “(H)” and there is no appeal available except for the owner.

Zoning By-law 001-2021 contains reference errors such that the Holding Symbol “(H)” previously lifted from lands under Zoning By-law 1-88, as amended, has been unintentionally reapplied to those same lands in Zoning By-law 001-2021. The implications of this are that restrictions have been imposed on uses of property which were not intended to apply, and potential delays in project development.

To process and resolve these reference errors in an efficient manner, staff recommend that Council amend Zoning By-law 001-2021 such that the Holding Symbol “(H)” previously lifted from lands under Zoning By-law 1-88, as amended, that have been unintentionally reapplied to the same lands in Zoning By-law 001-2021, are removed from Zoning By-law 001-2021. Council would also need to authorize the City Clerk to implement this amendment by way of administrative updates to Zoning By-law 001-2021.

A statutory Public Meeting is not required to deal with the administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report pursuant to subsection 34(14.3) of the Planning Act and Policy 10.1.4.7 of Vaughan Official Plan 2010 (“VOP 2010”)

If an amendment to the substance of Zoning By-law 001-2021 is brought before Council, the amending by-law is subject to a full public notice and statutory Public Meeting process as required under the *Planning Act*.

Pursuant to subsection 34(14.3) of the *Planning Act* and Policy 10.1.4.7 of VOP 2010, the City is not required to hold a statutory public meeting in respect of amendments to Zoning By-law 001-2021 if such amendments will not affect the substance of Zoning By-law 001-2021, including changes or corrections to format, wording, or reference errors, or the deletion of obsolete provisions.

The administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report are of a minor nature and will not affect the substance of Zoning By-law 001-2021

Staff have determined that, pursuant to Policy 10.1.4.7 of VOP 2010, the administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report are minor in nature and will not affect the substance of Zoning By-law 001-2021.

The administrative amendments recommended in this Report are intended to correct mapping and reference errors on a site-specific basis, where the zoning status of a lot under Zoning By-law 1-88 was not accurately reflected in Zoning By-law 001-2021.

The administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report are consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 ("PPS"). The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important.

Section 4.7 of the PPS identifies the Official Plan as the most important vehicle for implementation of the PPS, and that the Official Plan shall identify provincial interests with appropriate land use designations and policies. The recommendations in this Report conform to Policy 10.1.4.7 of VOP 2010, which permit administrative corrections to reference errors in a zoning by-law. Passing the administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report will resolve reference errors to ensure the regulations match the intent of Zoning By-law 001-2021, in accordance with VOP 2010. The proposed amendments are consistent with the PPS.

The administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, as amended

The Provincial Growth Plan: A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, as amended (“**Growth Plan**”) is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council’s planning decisions, including zoning by-laws, are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

Section 5.1 of the Growth Plan identifies a municipal zoning by-law as an appropriate regulatory tool to implement the policies of the Growth Plan. The proposed administrative amendments are wide-ranging, as identified in Attachment 1 to this Report, and are considered minor and technical in nature. On this basis, the proposed amendments conform to the Growth Plan.

The administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report conform to the York Region Official Plan 2010

The York Region Official Plan 2010 (“**YROP**”) guides economic, environmental and community building decisions across York Region. The YROP also encourages pedestrian scaled safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. Section 8.3.2 of the YROP 2010 requires lower-tier municipalities to adopt municipal zoning by-laws that conform to the YROP 2010 in a timely manner.

The administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report clarify zoning provisions for specific sites in the City and thus will provide appropriate development standards for those sites. On this basis, the proposed amendments conform to the YROP.

The administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report conform to the VOP 2010

VOP 2010 establishes the planning framework for development throughout the City to the year 2031, and fulfills the City’s obligations to conform to Provincial policies and meet regionally imposed targets for residential and employment growth. VOP 2010 served as the primary source of policy direction for Zoning By-law 001-2021.

Policy 10.1.4.7 of VOP 2010 permits corrections to a Zoning By-law which are considered administrative matters that do not affect the substance of the Zoning By-law. This includes the following corrections:

- a) to delete obsolete provisions;
- b) changes or corrections to format, wording, or reference errors; or
- c) alteration in the number and arrangement of any provisions.

The proposed administrative amendments to Zoning By-law 001-2021 identified in Attachment 1 to this Report relate to corrections to format, wording or reference errors, or the alteration in the number and arrangement of provisions, and will provide further certainty respecting already applicable provisions of Zoning By-law 001-2021. On this basis, the proposed administrative amendments conform to VOP 2010.

Financial Impact

There are no financial implications associated with this Report.

Broader Regional Impacts/Considerations

Not applicable.

Conclusion

The administrative amendments to Zoning By-law 001-2021 recommended in this Report will correct Holding Symbol “(H)” and minor reference errors identified in Zoning By-law 001-2021.

For more information, please contact: Candace Tashos, Legal Counsel, extension 3618.

Attachment

1. List of Administrative Amendments to Zoning By-law 001-2021.

Prepared by

Candace Tashos, Legal Counsel, extension 3618

Caterina Facciolo, Deputy City Solicitor, Planning and Real Estate, extension 8662

Brandon Correia, Manager of Special Projects, Planning and Growth Management, extension 8227

Elvio Valente, Manager, Zoning Services and Zoning Administrator, Building Standards, extension 8374

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Approved by



Wendy Law, Deputy City Manager,
Legal & Administrative Services and
City Solicitor

Reviewed by



Nick Spensieri, City Manager

Attachment 1
List of Administrative Amendments
to Zoning By-law 001-2021

ADMINISTRATIVE AMENDMENTS				
ITEM	SECTION #	SECTION	REFERENCE ERROR	ADMINISTRATIVE AMENDMENT
1	Subsection 7.3.2 Table 7-7	Lot and Building Requirements for the RT1 and RT2 Zones	Table 7-7 reference shows Minimum Lot Coverage requirement as 50 (m). Should be shown as percentage of lot area – Maximum 50% lot coverage	Delete reference to (m) in the first column of Table 7-7 under “Minimum lot coverage” and replace with (%)
2	Subsection 7.3.2 Table 7-7, Note 3	Lot and Building Requirements for the RT1 and RT2 Zones	Note 3 reference in Table 7-7 is intended for exterior side yards and not interior side yards. Note 3 references “interior” and not “exterior” side yard.	References to note 3 in Table 7-7 should be deleted from the row for interior side yard provisions and placed in the row for exterior side yard provisions. Note 3 should be amended to delete the word “interior” and replace with the word “exterior”
3	Section 3.0 Definitions	Table of Contents	Page numbers do not line up with location of definitions	Fix all numbering
4	Section 3.0 Definitions	Parking Space definition	Parking Space is defined as an “obstructed” area and should be “unobstructed” area	Definition of Parking Space needs to be amended to include the letters “un” at the front of the word “obstructed”
5	Section 3.0 Definitions	Lot Line, Front Sentence iii.	‘site’ triangle – change to sight triangle	Delete word “site” and replace with “sight” in definition of Lot Line, Front
6	Section 14.249	14.249.3	Figure E is labeled E-464 and should be labelled E-465	Delete the text reference to Figure E-464 in 14.249.3 and replace with text reference to Figure E-465

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 4, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 25, 2022, as follows:

By receiving Communication C7 from Elle Volanis.

4. BELMONT PROPERTIES (WESTON) INC. ZONING BY-LAW AMENDMENT FILE Z.20.003 SITE DEVELOPMENT FILE DA.20.009 VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE WEST

The Committee of the Whole recommends:

- 1) That the building height in this application be limited to 12 meters and the Owner is not permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment regarding the building height as it is deemed a major zoning by-law amendment;**
- 2) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated January 18, 2022 be approved;**
- 3) That the comments from Ms. Elle Volanis be received;**
- 4) That Communication C1 from Ms. Andrea Caruso dated January 4, 2022 be received; and**
- 5) That the coloured elevations submitted by the applicant be received.**

Recommendations

- 1. THAT Zoning By-law Amendment File Z.20.003 (Belmont Properties (Weston) Inc.) BE APPROVED, to amend Zoning By-law 1-88 for the subject lands shown on Attachment 2, from “C3(H) Local Commercial Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1291) to “RT1 Residential Townhouse Zone”, together with 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;**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 4, CW Report 1 – Page 2

3. THAT Site Development File DA.20.009 (Belmont Properties (Weston) Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit 30 3-storey townhouse dwelling units accessed by a private common element road, as shown on Attachments 3 to 6; and
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Plan Development Application DA.20.009 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 30 residential townhouse units (92 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”.

Committee of the Whole (1) Report

DATE: Tuesday, January 18, 2022

WARD: 3

TITLE: BELMONT PROPERTIES (WESTON) INC.
ZONING BY-LAW AMENDMENT FILE Z.20.003
SITE DEVELOPMENT FILE DA.20.009
VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE
WEST

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Site Development applications for the subject lands shown on Attachment 2 to permit the development of 30 3-storey townhouse dwelling units accessed by a private common element road as shown on Attachments 3 to 6.

Report Highlights

- The Owner proposes to develop the subject lands with 30 3-storey townhouse dwelling units accessed by a private common element road.
- Zoning By-law Amendment and Site Development applications are required to permit the development and to remove the Holding Symbol "(H)".
- The Development Planning Department supports the approval of the development as it is consistent with the Provincial Policy Statement 2020, conforms to A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010 and Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Zoning By-law Amendment File Z.20.003 (Belmont Properties (Weston) Inc.) BE APPROVED, to amend Zoning By-law 1-88 for the subject lands shown on Attachment 2, from “C3(H) Local Commercial Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1291) to “RT1 Residential Townhouse Zone”, together with 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;
3. THAT Site Development File DA.20.009 (Belmont Properties (Weston) Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit 30 3-storey townhouse dwelling units accessed by a private common element road, as shown on Attachments 3 to 6; and
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Plan Development Application DA.20.009 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 30 residential townhouse units (92 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”.

Background

The subject lands (the ‘Subject Lands’) as shown on Attachment 2, are located on the northwest corner of Weston Road and Chatfield Drive, and are currently developed with two presentation centres being used for the sale of homes. The surrounding land uses are shown on Attachment 2.

Zoning By-law Amendment and Site Development Applications have been submitted to permit the Development

Belmont Properties (Weston) Inc. (the ‘Owner’) has submitted the following applications (the ‘Applications’) to permit the development of 30 3-storey townhouse dwelling units accessed by a private common element road (the ‘Development’) as shown on Attachments 3 to 6.

1. Zoning By-law Amendment File Z.20.003 to amend Zoning By-law 1-88, to rezone the Subject Lands from “C3(H) Local Commercial Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1291) to “RT1 Residential Townhouse Zone”, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Site Development File DA.20.009 to facilitate the development of 30 3-storey townhouse dwelling units within 5 blocks to be accessed by a private common element road, as shown on Attachments 3 to 6.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

The City on June 16, 2020, circulated a Notice of Public Meeting (the ‘Notice’) to all property owners within 150m of the Subject Lands and to the Millwood Woodend and Vellore Woods Ratepayers Associations. A copy of the Notice was also posted on the City’s website at www.vaughan.ca and notice signs were installed along Weston Road and Chatfield Drive in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council on July 15, 2020 ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of July 7, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting. The following speakers and written submissions were received by the Development Planning Department and at the Public Meeting:

Speakers and Written Submissions

- A. Shields, KLM Planning Partners Inc., representing the Owner
- E. Volanis, email dated May 7, 2020, June 29, 2020 and July 7, 2020.

Written Submissions

- A. Caruso, email date April 17, 2020 and June 22, 2020
- Y. Zhai, email address only, email dated April 20, 2020
- S. Pellegrini, Wardlaw Place, email dated April 20, 2020
- R. Tamm and N. Tamm, dated July 7, 2020

The following is a summary of, and response to, the comments provided in the speakers and written submissions at the Public Meeting of July 7, 2020, and written submissions received by the Development Planning Department:

Lack of Commercial Development

Properties were purchased with the expectation the Subject Lands would be a future commercial development given the commercial zoning.

Response

The Development Planning Department with the Owner reviewed opportunities for commercial development at the southwest corner of Chatfield Drive and Weston Road as there is currently an open development application on that site. The Owner owns a sliver of the property at the southwest corner and has agreed to work with the landowner to the south to incorporate commercial development at the southwest corner as part of their open development applications, as shown on Attachment 2.

Traffic Congestion

The proposed Development will result in too many residential units in the area and increase traffic congestion.

Response

The Transportation Engineering department has reviewed the submitted materials including a Traffic Operation Assessment by NexTrans Consulting Engineers dated May 2020 and an Addendum letter by NexTrans Consulting Engineers dated June 2020 and have no further concerns with the proposed Development. York Region has also indicated they have no concerns.

Height, Setbacks and Privacy Concerns

The proposed 3-storey townhomes are considerably taller than the existing 2-storey homes surrounding the site. The building setbacks to the abutting residential properties are not sufficient, resulting in the loss of privacy for residents whose backyards abut the site.

Response:

The proposed exceptions to the RT1 zone as identified in Table 1 have been reviewed in consideration of the “Low-Rise Mixed-Use” designation of Vaughan Official Plan 2010 (‘VOP 2010’) and the surrounding area context. VOP 2010 permits a maximum of 4 storeys in height (equivalent of approximately 13 m in height) on the Subject Lands. The Development Planning Department supports the requested zoning exceptions as they facilitate a compact built form and conform to the policies of VOP 2010. The proposed lotting pattern and setbacks are consistent and compatible with those of the surrounding neighbourhood.

Landscaping Maintenance along Chatfield Drive

Concerns with the maintenance of landscaping fronting on Chatfield Drive. We have seen examples of townhomes with rear garage access neglecting landscaping facing the public road. Landscaping must be maintained along Chatfield Drive.

Response:

A future Draft Plan of Condominium application is required to facilitate the Development and landscaping along Chatfield Drive will be required maintenance for the condominium corporation.

The Development Planning Department on January 4, 2022 mailed and emailed a non-statutory courtesy notice of this Committee of the Whole meeting to all individuals who made a deputation before the Committee of submitted written correspondence to the City regarding the Applications.

Previous Reports/Authority

Previous reports related to the Applications are available at the following web link:
[July 7, 2020 Committee of the Whole Public Meeting \(Item 3, Report 32\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context and character is important. The *Planning Act* requires that Vaughan Council’s planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Development in consideration of the policies of the PPS and is of the opinion that the Development is consistent with the PPS, specifically Sections 1.1.3 regarding settlement areas being the focus of development based on densities and land uses to efficiently use land and Section 1.4.1 to provide for a range of housing types and densities required to meet projected requirements of current and future residents.

The Applications conform to the “Low-Rise Mixed-Use” land use designation in VOP 2010 and will facilitate the appropriate development of the Subject Lands which are located within a settlement area. The residential townhouse dwellings make more efficient use of the Subject Lands than the nearby lower-density housing types and contribute to the mix of housing options available in the community while also being compatible with the existing built form. On this basis, the Applications are consistent with the PPS.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform to, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan specifically Section 2.2.1.2 directing growth to settlement areas having existing or planned municipal water and wastewater systems and Section 2.2.1.4 providing a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. The Development proposes a built form that would utilize the Subject Lands more efficiently, make efficient use of existing infrastructure, and provide housing at densities that are supportive of the Growth Plan objectives. Accordingly, the Development conforms to and does not conflict with the Growth Plan.

The Development conforms to the York Region Official Plan, 2010 ('YROP')

The York Regional Official Plan, 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by Map 1: Regional Structure of the YROP. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region."

Section 3.5.4 of the YROP, requires that "local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community." It also states that "the mix and ranges of housing shall be consistent with Regional forecasts, and intensification and density requirements." Section 7.2.53 of the YROP restricts access from developments adjacent to Regional streets to maximize efficiency of the Regional street system by utilizing local street access. The Development proposes access by a public local street, being, Chatfield Drive.

YROP encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The Development will diversify housing options in the community, including the mix and range of housing types and lots and unit sizes, and provides access to the Development

by a public local street. In consideration of the above, the Development conforms to the YROP.

The Development conforms to Vaughan Official Plan, 2010

The Subject Lands are located within a “Community Area” and designated “Low-Rise Mixed-Use” by VOP 2010 with a site-specific maximum height of 4 storeys and a maximum density of 1.5 times the area of the lot. This designation permits the proposed 3-storey townhouse dwellings with the proposed density of 0.76 times the area of the lot.

The Development is subject to Policy 9.2.3.2 of VOP 2010, as amended by Official Plan 15 (‘OPA 15’). Policies 9.2.3.2 a), c), d) and e) provide the following development criteria for townhouses:

- 3-storeys in height and part of a row of at least three but no more than six attached residential units
- The scale, massing, setback, and orientation of new townhouses will respect and reinforce the scale, massing, setback, and orientation of other built and approved development in the surrounding area
- Townhouses shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks a public street, the flanking unit(s) shall provide a front-yard and front-door entrance facing the public street
- The facing distance between blocks of Townhouses that are not separated by a public street should generally be a minimum of 18 metres in order to maximize daylight, and enhance landscaping treatments and provide privacy for individual units

The Development conforms to the criteria outlined above. The townhouses are 3 storeys in height and are in a row of no more than six (6) attached residential units in a block. The facing distance between the townhouses facing the common element road meets the minimum requirement of 18 m. Townhouse Blocks 4 and 5 will front onto Chatfield Drive and have direct access to the public street. Townhouse Blocks 1, 2, and 3 fronts onto the common element road, which meets the minimum 8 m width required for a public road rather than the minimum 6 m width required for a private road, includes a sidewalk on one side and enhanced landscaping to create an attractive street frontage that is complementary to the surrounding neighbourhood. Townhouse Blocks 3 and 4 provide a front door entry, yard, and façade enhancements facing Weston Road. The Applications will facilitate a townhouse development consistent in scale and built form with the surrounding area and the policies set out in the “Low-Rise Mixed-Use” designation of VOP 2010. In consideration of the above, the Development conforms to VOP 2010.

The proposed modifications to the Block 40 (South) Plan are in accordance with VOP 2010

Vaughan Council on April 24, 2006, approved the Block 40 (South) Plan which includes the Subject Lands. The Block Plan provides the basis for the land uses, housing mix, development densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 40 in order to manage growth.

The Subject Lands are designated “Local Commercial” as shown on Attachment 7. The Owner proposes modifications to the approved land use designations of the Block 40 (South) Plan and will be required to amend the Block 40 (South) Plan to redesignate the Subject Lands to “Low Density Residential”. The proposed modifications conform to VOP 2010. The Block Plan must be updated to address the modifications should the Applications be approved. A condition to this effect is included in Attachment 1.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “C3(H) Local Commercial Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1291) as shown on Attachment 2.

The Owner is proposing to rezone the Subject Lands to “RT1 Residential Townhouse Zone”, without the Holding Symbol “(H)” in the manner shown on Attachment 3, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1:

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Definition of a “Lot”	Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the <i>Planning Act</i> , R.S.O.1990, c. P. 13. would not be required for its conveyance	Means a parcel of land fronting on a public or private street
b.	Definition of a “Porch, unenclosed	Means a platform with or without a foundation and with at least two sides open and is	Means a platform with or without a foundation and with at least one side open and is uncovered

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
	(covered or uncovered)”	uncovered or covered by either a roof, balcony, or enclosed space or room, with or without a foundation	or covered by either a roof, balcony or enclosed space or room, with or without a foundation
c.	Definition of a “Street”	Means a street under the jurisdiction and assumed by the City or being constructed under an Agreement with the City	Means a street or private road under the jurisdiction assumed by the City, or being constructed as a private road, owned and maintained by a Condominium Corporation on behalf of the unit Owners under an Agreement with the City
d.	Definition of a “Street Line”	Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street	Means the dividing line between a lot and a street or private road or the dividing line between a lot and a reserve abutting a street or private road
e.	Definition of a “Dwelling, Street Townhouse”	Means a townhouse dwelling where each dwelling unit is situated on its own lot and abuts a public street	Means a townhouse dwelling where each dwelling unit is situated on its own lot and abuts a public or private street
f.	Minimum Lot Area	162 m ² / unit	144 m ² / unit
g.	Minimum Lot Frontage	6.0 m / unit	5.5 m / unit
h.	Minimum Lot Depth	27 m	26 m
i.	Minimum Front Yard	4.5 m	4.25 m - Block 3 4.12 m - Block 4 4.15 m - Block 5
j.	Minimum Rear Yard	7.5 m	6.3 m - Block 5
k.	Minimum Exterior Side Yard	4.5 m	2.4 m - Block 3 3.5 m - Block 4 3.5 m - Block 5

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
l.	Minimum Sight Triangle Setback	3.0 m	2.4 m - Block 3
m.	Maximum Building Height	11.0 m	12.0 m
n.	Maximum Driveway Width	Not identified for lots with a 5.5 m frontage	3.5 m for lots with a 5.5 m frontage

The Development Planning Department supports the rezoning of the Subject Lands to “RT1 Residential Townhouse Zone”, as the proposed use, building type, building height, and density conforms to the “Low-Rise Mixed-Use” designation of VOP 2010. The requested amendments facilitate a development that appropriately intensifies the Subject Lands with a built form that is considered to be compatible with the surrounding community, by implementing zoning standards comparable to those of the existing townhouse dwellings adjacent to and in the vicinity of the Subject Lands.

The requested zoning exceptions identified in Table 1 facilitates a compact built form consistent with the policies of the PPS and conforms to the Growth Plan and YROP 2010 and maintains the intent of VOP 2010. Accordingly, the Development Planning Department can support the site-specific exceptions identified in Table 1.

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law (“By-law 1-21”). A notice of the passing was circulated on October 25, 2021 in accordance with the Planning Act. The last date for filing an appeal to the OLT in respect of By-law 1-21 was November 15, 2021. By-law 1-21 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 1-21 is in force, the Owner will be required to demonstrate conformity with both By-law 1-21 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 1-21 applies.

The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a

resolution to allow an Owner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment.

Should Council approve Zoning By-law Amendment File Z.20.003, the Development Planning Department has included a Recommendation to permit the Owner to apply for Minor Variance application(s), if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

The conditions required to remove the Holding Symbol “(H)” from the Subject Lands have been satisfied

The Subject Lands are zoned “C3(H) Local Commercial Zone” with the Holding Symbol “(H)” subject to site-specific Exception 9(1291) by Zoning By-law 1-88. Exception 9(1291) states that a By-law to remove the Holding Symbol “(H)” from the Subject lands shall not be enacted until such time as the following conditions have been satisfied:

- i. The Region of York shall advise, in writing, that it is no earlier than six (6) months to the expected completion of the Bathurst Langstaff Trunk Sewer; or
- ii. The City of Vaughan shall approve a transfer of water supply and sewage servicing allocation to Phase 1 that is not dependent upon the construction of infrastructure; or,
- iii. The Regional Commissioner of Transportation and Works shall confirm water supply and sewage servicing capacity for Phase 1 by a suitable alternative method and the City of Vaughan shall allocate sufficient water supply and sewage servicing capacity to Phase 1.

The Development Planning Department recommends the Holding Symbol “(H)” be removed from the Subject Lands as the Development Engineering Department has confirmed sufficient servicing capacity is available for the Development from the York Sewage Servicing / Water Supply System for a total of 30 residential townhouse units and will be confirmed through Vaughan Council’s approval of the Recommendations included in this Report.

Therefore, the Subject Lands can be zoned “RT1 Residential Townhouse Zone” without the Holding Symbol “(H)”.

Draft Plan of Condominium and Part Lot Control Applications are required to implement the Development

Should the Application be approved, a Draft Plan of Condominium application is required to establish the proposed condominium tenure and common elements of the Development including landscape maintenance, and to secure appropriate conditions of

Draft Plan of Condominium approval. A Part Lot Control Application will also be required to create individual lots tied to the common element condominium ('Parcels of Tied Land') for future ownership.

The Development Planning Department has no objection to the Development, subject to conditions

Site Plan

The Development consists of 30 3-storey townhouse dwelling units within 5 blocks accessed a private condominium road as shown on Attachments 3 to 6. Two parking spaces are provided for each townhouse unit and a total of 8 visitor parking spaces are provided for the Development. Amenity space for the townhouse dwellings is provided by private balconies and ground level rear patios. The private condominium road is accessed from Chatfield Drive and ends with a 3 point-turnaround. Pedestrian walkways are provided throughout the site as well as a walkway connection to Weston Road. Direct access to Chatfield Drive is provided for townhouse Blocks 4 and 5.

Landscape Plan

The proposed landscape plan shown on Attachment 4 consists of a wide variety of deciduous and coniferous trees and shrub planting. Hard landscaping in the form of decorative unit concrete paving is provided for the entire 3 point-turnaround at the end of the private condominium road. The frontage along Weston Road has significant amount of landscaping along with the existing metal fence. There is also a masonry entry feature located at the southeast corner of the site. The final landscape plan shall be prepared to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

Building Elevations

Attachments 5 and 6 show the typical building elevations of a townhouse block with front garage access and a townhouse block with rear garage access. The building elevations consist of asphalt shingles, stone veneer, brick, precast concrete in a variety of colours, and aluminum and woodgrain siding. The Development facilitates variation between the different townhouse blocks through materials and colours. The final building elevations shall be to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

Sustainability Performance Metrics

The Sustainability Performance Metrics (SPM) Threshold scores are applicable to Site Plan Applications. The SPM tool submitted in support of this application achieved a score of 31 (bronze level).

Cultural Heritage

The Subject Lands do not lie in an area of archaeological potential but is located adjacent to an active archaeological site and consideration of archaeological potential shall be maintained. As such, the standard archaeological clauses shall be included in the Site Plan Letter of Undertaking as indicated in Attachment 1.

The Policy Planning and Special Programs ('PPSP') Department has no objection to the approval of the Development, subject to conditions

The Subject Lands are not located in the vicinity of any natural heritage features. As such, the PPSP Department defers to Urban Design and Forestry staff regarding individual tree removals. A condition to this effect is included in Attachment 1. It should also be noted that the Owner is required to abide by the *Endangered Species Act* and the *Migratory Birds Convention Act*.

The Development Engineering Department has no objection to the Development, subject to conditions

The Development Engineering ('DE') Department has reviewed the Applications and provides the following comments, in addition to the corresponding conditions of Site Plan Approval included in Attachment 1:

Road Network

The Applicant has submitted a Transportation Study completed by NexTrans Consulting Engineers dated January 21, 2020. Overall, the DE Department can accept the findings of the report as the Development is anticipated to introduce an acceptable transportation impact. Access to the Development is proposed on Chatfield Drive. The townhouse dwellings units will be accessed by the private condominium road which will extend through the Subject Lands, terminating with a 3-point turnaround facility. Development Engineering concurs with the overall traffic operation assessment report as presented by NexTrans Consulting Engineers and have no objections.

Municipal Servicing

The Owner submitted a Functional Servicing and Stormwater Management Report (FSR), dated April 2021 prepared by Schaeffer & Associates Ltd. in support of the Development. The FSR outlines how the Development can be serviced in accordance with the current design criteria. The report demonstrates that servicing is available and can adequately accommodate the Subject Lands. The Development Engineering Department has reviewed the report and has no objections to the proposed servicing, subject to addressing comments and conditions.

Water Supply

The water servicing for the Subject Lands will be provided from existing municipal watermain on Chatfield Drive. The subject lands have been pre-serviced as part of the Belmont Residential Subdivision. The provided watermain analysis concludes that the watermain provides adequate flows and pressures to service the Subject Lands. The Development Engineering Department has reviewed the provided Servicing Plan and in general, has no objections to the proposed water servicing, subject to addressing comments.

Sanitary Servicing

The proposed sanitary sewer system will discharge to the existing municipal sanitary sewer on Chatfield Drive. A sanitary downstream capacity analysis was completed, and it has been demonstrated that the existing sanitary system has sufficient capacity. The Development Engineering Department has reviewed the provided Servicing Plan and in general, has no objections to the proposed sanitary servicing, subject to addressing comments.

Stormwater Management

The proposed storm sewer system will outlet to the existing Stormwater Management Pond 1 southwest of the Subject Lands. The existing SWM pond 1 was designed to provide water quality, erosion, and quantity controls for flows for the subdivision including the Subject Lands. The site had proposed two options to manage the stormwater generated from the Subject Lands and the City has requested that the option with an orifice tube to be utilized to control the stormwater run-off from the Subject Lands. Stormwater drainage would ultimately be collected onsite and discharged at the approved control manhole location. The 5 mm retention for water balance will be achieved through infiltration trenches along the north boundary of the site. The Development Engineering Department has reviewed the provided Stormwater Management Report and Servicing Plan and in general, has no objections to the proposed sanitary servicing, subject addressing comments.

Sewage and Water Allocation

On December 15, 2020, Vaughan Council endorsed its Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy.

Accordingly, servicing capacity to Site Plan Development Application DA.20.009 is available and unrestricted. Servicing capacity shall be reserved for 30 dwellings units (92 persons equivalent). Therefore, a resolution to allocate servicing capacity to Site Plan Development Application DA.20.009 is included in the Recommendations of this report.

Lot Grading and Drainage

The Subject Lands have three constructed buildings with the west portion of the site primarily undisturbed. Majority of the Subject Lands will be captured onsite and conveyed directly to the existing storm sewer on Chatfield Drive. The Development Engineering Department has reviewed the provided Grading Plan and in general, has no objections to the proposed grading, subject to addressing comments.

Noise and Vibration Attenuation

The Owner submitted a Detailed Environmental Noise Report, prepared by Jade Acoustics Inc, dated December 19, 2019. The report concludes that the site is subject to noise from road traffic on Weston Road and Chatfield Drive. The site will not be impacted by aircraft, rail traffic or industrial operations. The DE Department concurs with the findings of the report. The City shall ensure the noise control measures and clauses shall be included within the Site Plan Letter of Undertaking and future offers of purchase/sale.

Environmental Engineering

The Owner submitted a Phase One Environmental Site Assessment (ESA), prepared by Fisher Environmental Ltd. dated November 1, 2019 as well as a Record of Site Condition, Reliance Letter, and Organochlorine Pesticide 3 Survey Report prepared by Fisher Environmental Ltd. dated September 24, 2019 to be reviewed by the Development Engineering Department. The ESA findings did not identify any contaminants of concern in soil or groundwater. Based on the submitted documentation, the Development Engineering Department has no further comments or requirements and has no objections to the Development.

The Environmental Services Department, Solid Waste Management Division has no objection to the Development, subject to conditions

The Waste Management Division has reviewed the proposed Development and is satisfied with the truck maneuvering plan and the proposed private curbside collection for garbage and recycling. The Owner shall resubmit the Waste Collection Design Standards using the latest version to the satisfaction of the Waste Management Division and a condition to this effect is included in Attachment 1.

Development Charges for the Development are applicable

The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. The Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential high density dwelling unit in accordance with the City's Woodlot Acquisition Front-end

Agreement. A clause for the payment of Development Charges and the Woodlot charge are included as a standard condition in the Site Plan Letter of Undertaking.

The Parks Infrastructure Planning and Development ('PIPD') Department has no objection to the approval of the Development

The PIPD Department has no objection to the Development subject to confirmation of meeting the cash-in-lieu of Parkland Dedication requirements to be provided to the satisfaction of the Real Estate Department.

Cash-in-Lieu of the Dedication of Parkland is required

The Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in Attachment 1.

The Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department has no objection to the Development, subject to conditions

The Forestry Operations Division has reviewed the Arborist Report and a Tree Inventory and Preservation Plan prepared by Cosburn Nauboris Ltd. which identifies the number, species, condition, and size (diameter) of the existing private trees proposed to be preserved or removed from the Subject Lands.

Two private trees over 20 cm in diameter and two city-owned trees are requested for removal. The Forestry Operations Division is satisfied with the 3 replacement trees for the removal of the two private trees. The two city trees are to be compensated in the form of cash-in-lieu to the City in accordance with Tree By-law 052-2018 and the City's Tree Protection Protocol.

A Private Property Tree Removal and Protection Permit will be required, and Tree Protection Fencing is to be installed and inspected prior to any site work to minimize the impact on the trees to be preserved.

The Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department has no objection to the Development subject to the Owner obtaining the required Tree Removal Permit and informing the Forestry Operations Division once tree protection measures have been installed for inspection and approval according to City specifications. A condition to this effect is included in Attachment 1.

The Toronto and Region Conservation Authority ('TRCA') has no objection to the Applications, subject to conditions

The subject property is located within the WHPA-Q2 area and the Site Development Application requires the submission of a site-specific water balance assessment.

The Functional Servicing Report, prepared by Schaeffers Consulting Engineers, dated November 2019, and Water Balance Analysis, prepared by Fisher Environmental Ltd., dated October 9, 2019 each included water balance assessment information. TRCA staff have reviewed the water balance component of the reports and are satisfied with the analysis and mitigation strategy proposed. As such, it is the opinion of TRCA staff that the proposed development meets the intent of the policies of the Source Protection Plan. The Owner shall carry out the water balance mitigation strategy as describe in the above Functional Servicing Report. A condition to this effect is included in Attachment 1.

The various utilities have no objection to the Development, subject to conditions

Bell Canada, Alectra Utilities Corporation, and Enbridge Gas Inc. have no objections to the Development, subject to the Owner coordinating servicing connections and easements prior to the commencement of any site works. A condition to this effect is included in Attachment 1 of this report. Rogers Communications also has no objection to the proposed Development.

Canada Post has no objection to the Development, subject to conditions

Canada Post Corporation has reviewed the Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. The Applicant should contact Canada Post during the design stage of the Development to determine a suitable permanent location for the placement of the Community Mailboxes. Canada Post has no objection to the Applications, subject to their conditions included in Attachment 1.

The School Boards have no objection to the Development

The York Region District School Board and the York Catholic District School Board have advised they have no comments or objections to the Development.

Financial Impact

There are no new requirements for funding associated with this report.

Broader Regional Impacts/Considerations

The Applications and submission materials have been circulated to York Region Community Planning and Development Services Department for review and comment.

York Region has no objections to the Applications, subject to the Owner satisfying the conditions in Attachment 1.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment and Site Development Files Z.20.003 and DA.20.009, in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, comments received from City Departments, external public agencies and the surrounding area context.

The Development Planning Department is satisfied that the Applications are consistent with the PPS, and conform to the Growth Plan, the YROP 2010 and VOP 2010. and are compatible with the surrounding area context. In consideration of the above, the Development Planning Department can support the approval of the Applications subject to the Recommendations in this report and the Conditions of Site Plan Approval set out in Attachment 1.

For more information, please contact Jennifer Kim, Planner, Development Planning Department, extension 8645.

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Proposed Zoning and Site Plan
4. Proposed Landscape Plan
5. Elevations – Typical Building Facing Chatfield Drive (Block 5)
6. Elevations – Typical Building Facing Condominium Road (Block 1)
7. Block 40 (South) Plan

Prepared by

Jennifer Kim, Planner, ext. 8592

Letizia D'Addario, Senior Planner, ext. 8213

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager

Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.20.009 (Belmont Properties (Weston) Inc).

1. THAT prior to the execution of the Site Plan Letter of Undertaking:
 - a) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, and photometric plan;
 - b) The Owner shall provide a cash-in-lieu payment that must be submitted to the City in accordance with the Council adopted Tree By-law 052-2018 and the City's Tree Protection Protocol;
 - c) The Owner shall obtain a Private Property Tree Removal and Protection Permit to the satisfaction of the Parks, Forestry and Horticulture Operations Department.
 - d) The Development Engineering Department shall approve the final grading, erosion and sedimentation control and site servicing plans, the functional servicing and stormwater management report and noise report;
 - e) Prior to execution of the Site Plan Agreement, the Owner shall pay Development Engineering's Complex Site Plan review fee pursuant to the Fees and Charges By-law, as amended. The fee amount is \$27,570.00 [(30 towns x \$819/town) + (\$100 x 30 towns); HST exempt] and shall be made with the subsequent submission.
 - f) The Owner shall provide the City of Vaughan with a financial security in the amount of \$5,500.00 to secure for proposed boulevard work on the north boulevard of Chatfield Drive, adjacent to the proposed development. The minor grading work on the City boulevard is to facilitate sidewalk connections from units within Buildings 4 and 5 and ensuring proper connection to the existing sidewalk. The boulevard shall be restored to existing or better condition to ensure that positive drainage is maintained.
 - g) The Owner shall prepare and register, at their expense, a reference plan detailing the portion of the 0.3m reserve to be lifted to the satisfaction of the City required to facilitate driveway access for the development. The City or Region of York (dependent on jurisdiction) will register the legal transfer documents at the owner's expense. The Owner shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.

- h) The Owner shall provide a cheque to DE in the amount of \$400.00 (fee required for drafting the dedication by-law) prior to final Engineering and Site Plan approval.
 - i) An updated Block 40 (South) Plan shall be provided to the satisfaction of the Policy Planning and Special Programs Department.
 - j) The Environmental Services Department, Waste Management Division shall approve the final waste collection plan;
 - k) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Gas Inc., Bell Canada and Canada Post;
 - l) The Owner shall satisfy all requirements of York Region;
2. THAT the Site Plan Letter of Undertaking shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) The Owner shall inform the Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department once tree protection has been installed, for Vaughan Forestry to inspect and approve according to specifications;
 - b) The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Regional of York, York Region District School Board and York Catholic District School Board. The Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential high density dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement.
 - c) The Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment
 - d) The Owner shall agree to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Functional Servicing

Report, prepared by Schaeffers Consulting Engineers, dated November 2019, and Water Balance Analysis, prepared by Fisher Environmental Ltd., dated October 9, 2019

- e) The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the Endangered Species Act. 2007, S.O.2007. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approval made or provided by the City in respect to the Plan or the related Site Plan Agreement, they must comply with the provisions of the Act
- f) "The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:
 - i. archaeological resources are found on the property during grading or construction activities, and the Owner must cease all grading or construction activities; and
 - ii. where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services."
- g) Water and sanitary servicing connections (i.e. decommissioning existing/installation of proposed) within the City's right-of-way must be completed by City contractor. The Owner is required to contact the Development Inspection and Lot Grading Division directly, upon receipt of Site Plan Approval, to coordinate the proposed works. The watermain within the subject lands will be the responsibility of the Owner. The water meter will be owned by the City and shall be purchased from the City's Environmental Services Department by the Owner;
- h) The Owner is required to contact City of Vaughan Environmental Services directly at least 72 hours in advance of connecting to and/or disconnecting from any municipal water services to ensure that staff is present on site to observe the works and to provide any additional requirements to their sole satisfaction

- i) The Owner shall obtain any applicable permits and coordinate all inspections directly through the City's Development Inspection and Lot Grading Division upon receipt of Site Plan Approval for all proposed works within the City's right-of-way (i.e. curb cuts/fills, sidewalk installation, boulevard rehabilitation);
- j) The following warning clauses shall be included within the site plan agreement and future offers of purchase/sale:

Building 3 (Unit 18)

- i. "Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. I, the purchaser hereby agree to place this clause in all subsequent offers of purchase and sale when I sell the property."
- ii. "Purchasers/tenants are advised that the dwelling unit was fitted with a central air conditioning system in order to permit closing of windows for noise control and thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment, Conservation and Parks and in compliance with the City's noise requirements. The location of the air conditioning unit on the lot shall be in compliance with the provisions of the City of Vaughan By-law 1-88."
- iii. "Purchasers/tenants are advised that the acoustical berm and/or barrier as installed shall be maintained, repaired or replaced by the owner. Any maintenance, repair or replacement shall be with the same material, to the same standards, and having the same colour and appearance of the original."

Building 4 (Unit 19)

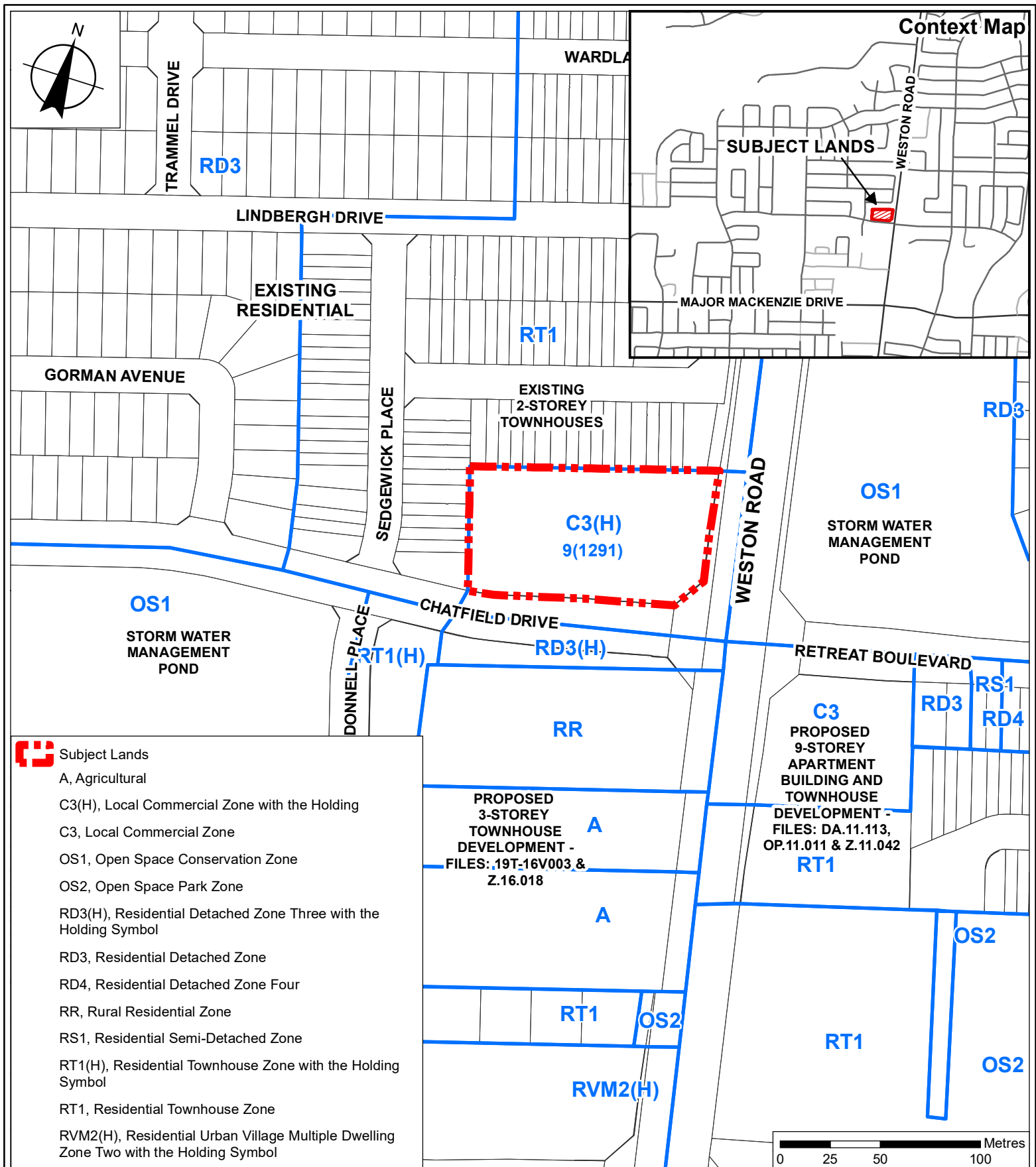
- i. "Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. I, the

purchaser hereby agree to place this clause in all subsequent offers of purchase and sale when I sell the property.”

- ii. “Purchasers/tenants are advised that the dwelling unit was fitted with a central air conditioning system in order to permit closing of windows for noise control and thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment, Conservation and Parks and in compliance with the City’s noise requirements. The location of the air conditioning unit on the lot shall be in compliance with the provisions of the City of Vaughan By-law 1-88.”

All Remaining Building and Units

- i. "Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. I, the purchaser hereby agree to place this clause in all subsequent offers of purchase and sale when I sell the property.”
- ii. "Purchasers/tenants are advised that the dwelling unit can be fitted with a central air conditioning system at the owner’s option and expense which will enable occupants to keep windows closed if road traffic noise interferes with the indoor activities. If central air conditioning is installed, the location of the air conditioning unit on the lot shall be in compliance with the provisions of the City of Vaughan By-law 1-88."



Context and Location Map

LOCATION: Part of Lot 22, Concession 6
Block 188, 65M-4145

APPLICANT:
Belmont Properties (Weston) Inc.

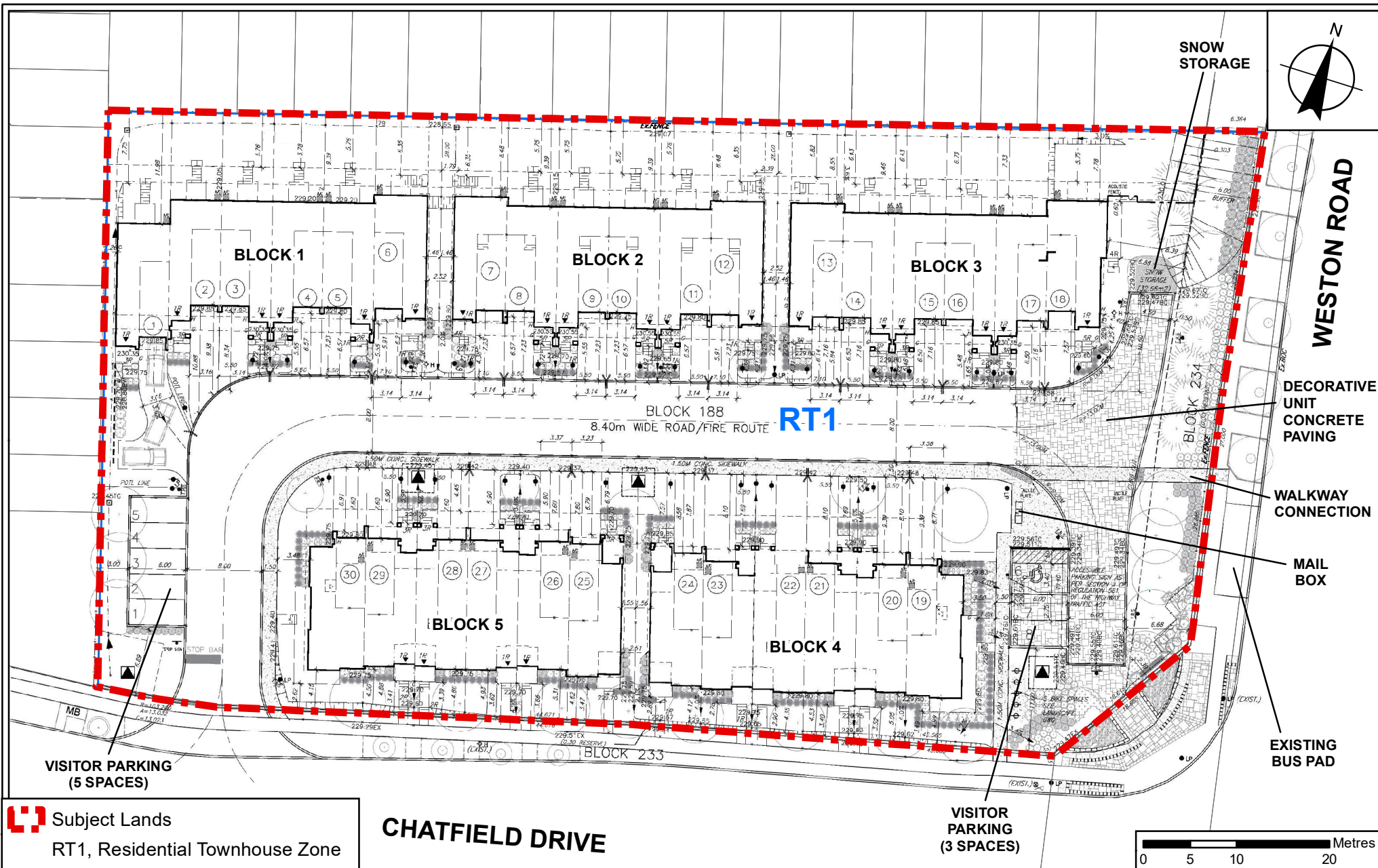


Attachment

FILES: DA.20.009 and
Z.20.003

DATE: November 30, 2021

2



Proposed Zoning and Site Plan

LOCATION: Part of Lot 22, Concession 6
Block 188, 65M-4145

APPLICANT:
Belmont Properties (Weston) Inc.

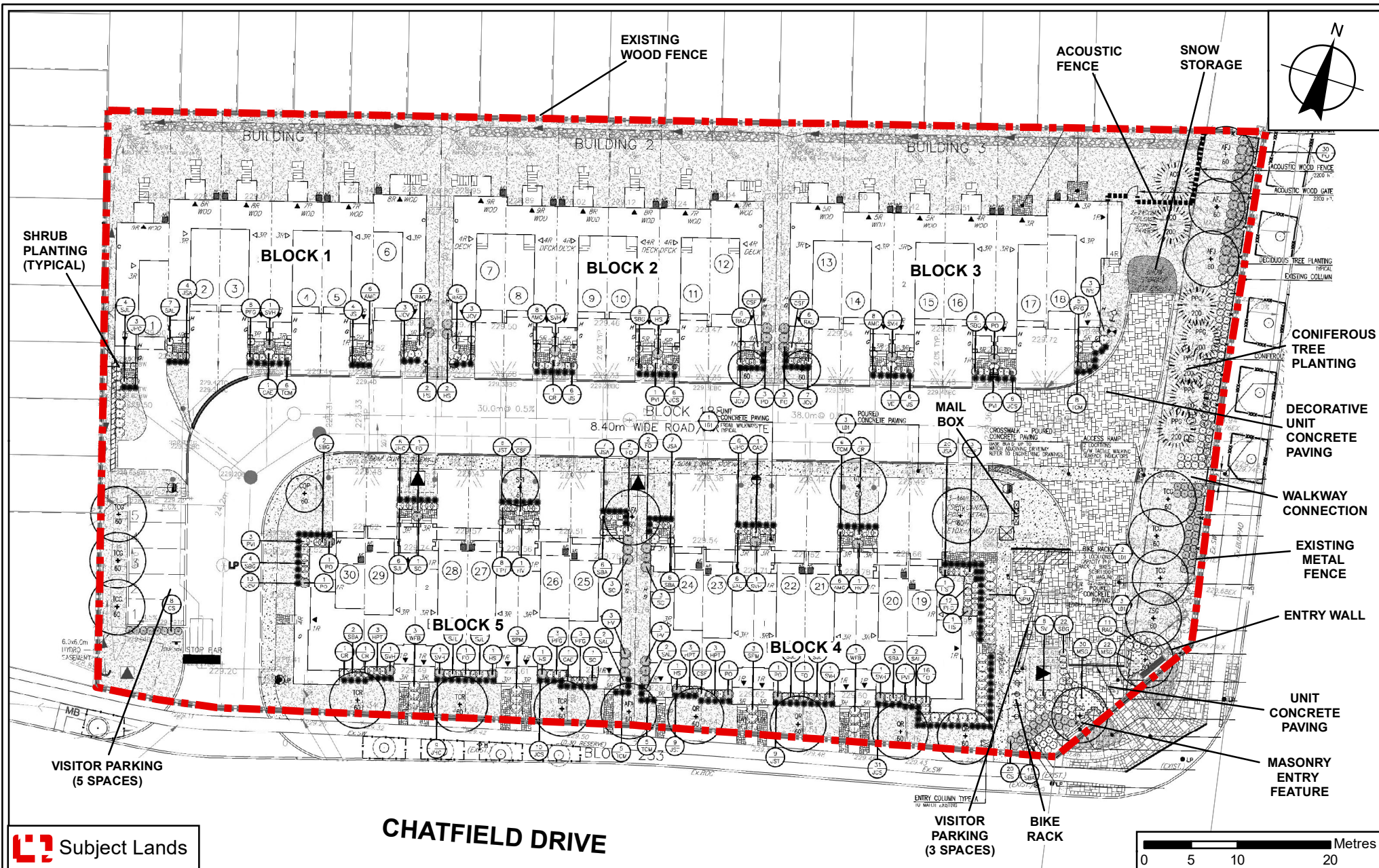


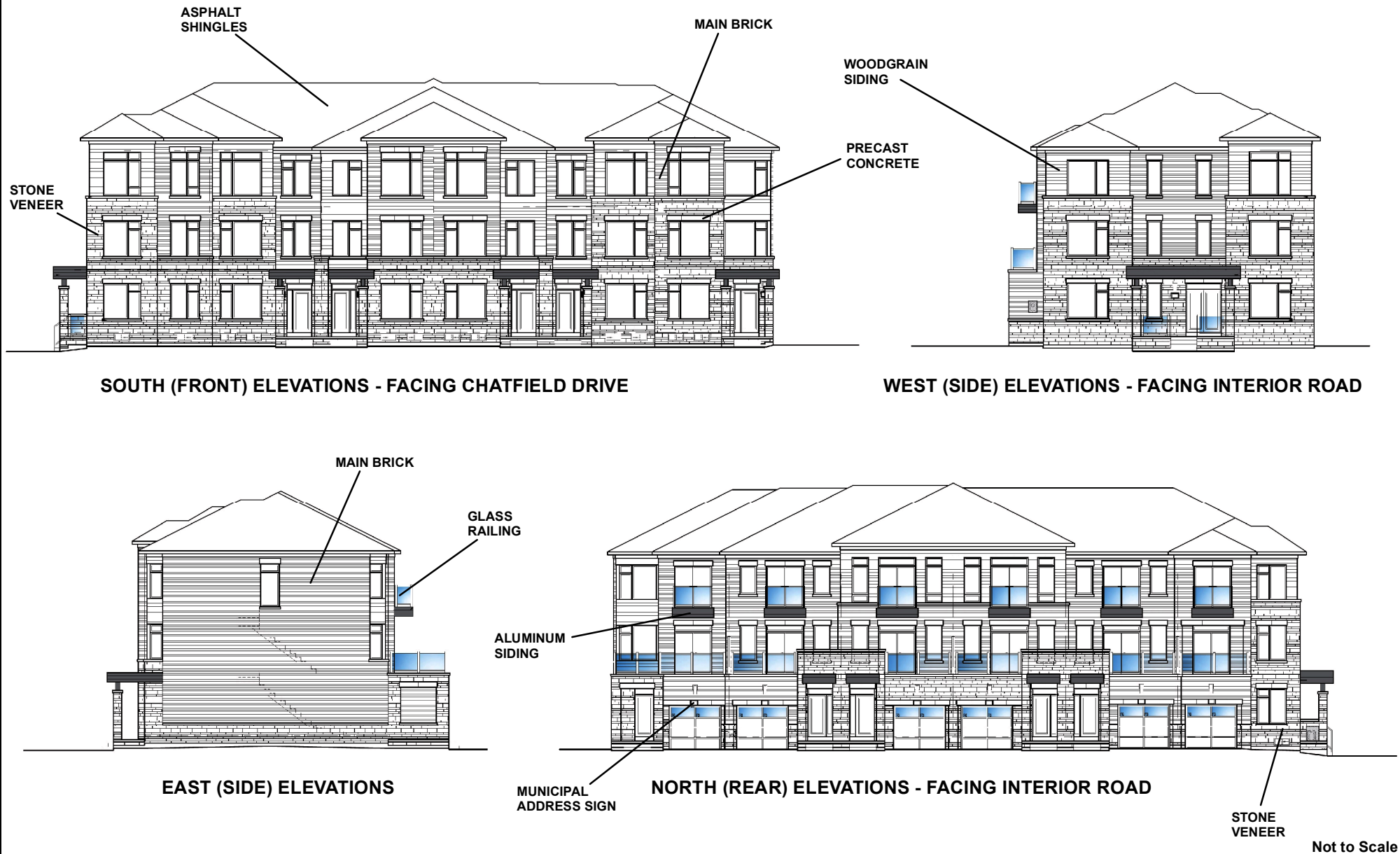
Attachment

FILES:
DA.20.009 and Z.20.003

DATE:
January 18, 2022

3





Elevations - Typical Building Facing Chatfield Drive (Block 5)

LOCATION: Part of Lot 22,
Concession 6; Block 188, 65M-4145

APPLICANT: Belmont
Properties (Weston) Inc.

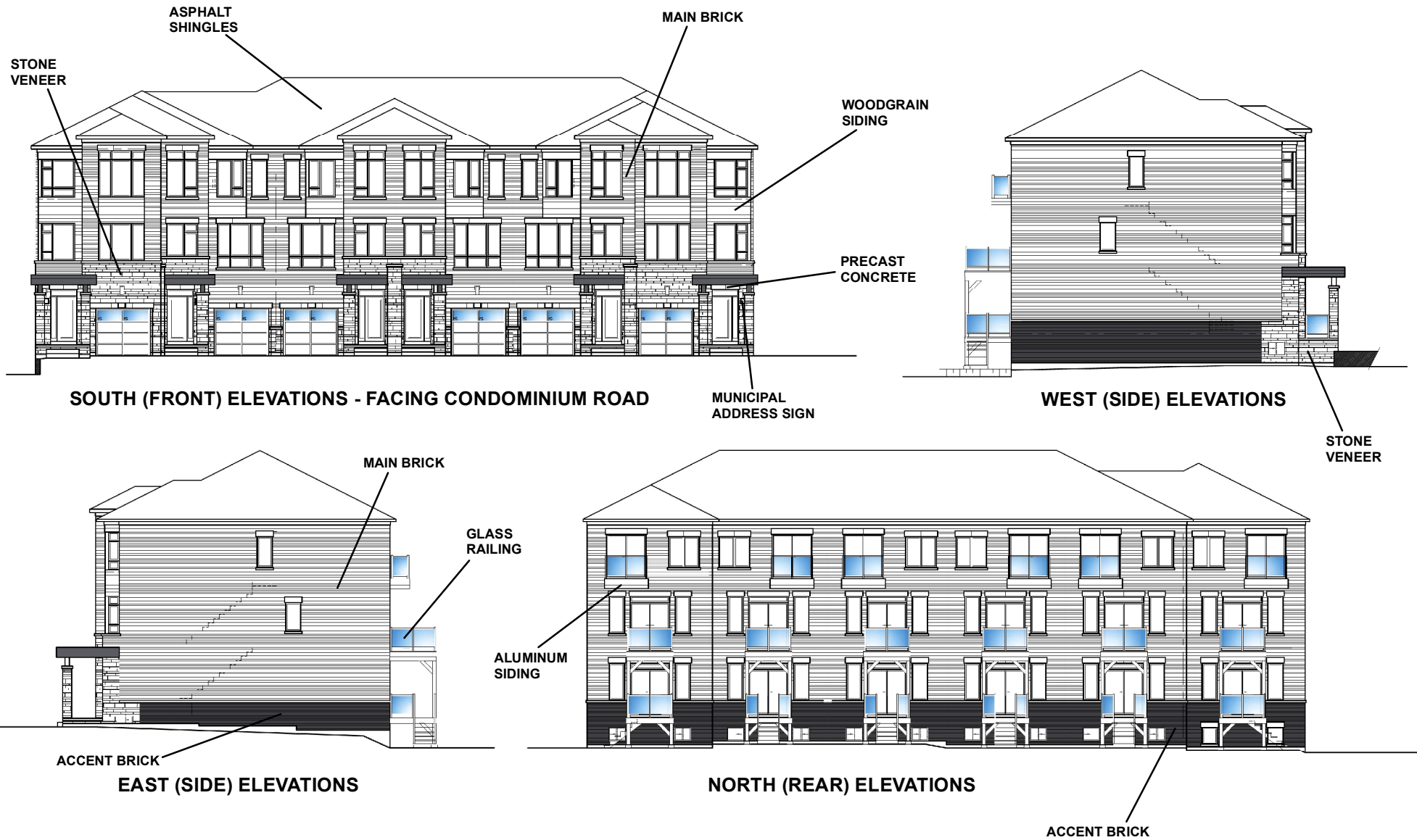


Attachment

FILES:
DA.20.009 and Z.20.003

DATE:
January 18, 2022

5



Not to Scale

Elevations - Typical Building Facing Condominium Road (Block 1)

LOCATION: Part of Lot 22,
Concession 6; Block 188, 65M-4145

APPLICANT: Belmont
Properties (Weston) Inc.



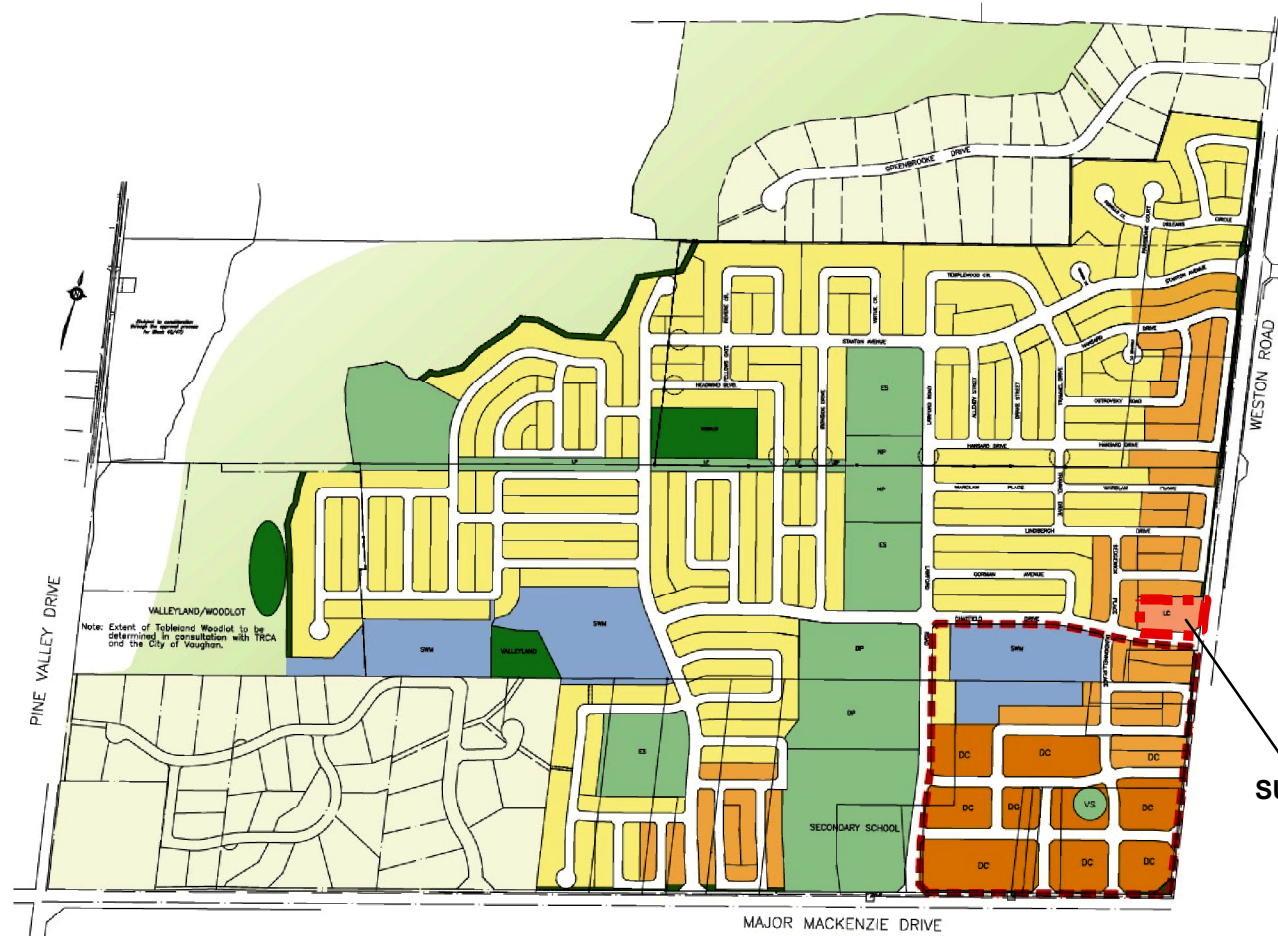
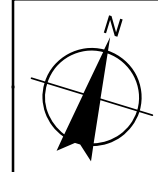
Attachment

FILES:
DA.20.009 and Z.20.003

DATE:
January 18, 2022

6

BLOCK 40 (SOUTH) BLOCK PLAN



LEGEND

- EXISTING ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
 - NC - NEIGHBOURHOOD COMMERCIAL
 - LC - LOCAL COMMERCIAL
- DISTRICT CENTRE
- PARK \ INSTITUTIONAL
 - ES - ELEMENTARY SCHOOL
 - SS - SECONDARY SCHOOL
 - DP - DISTRICT PARK
 - NP - NEIGHBOURHOOD PARK
 - LP - LINEAR PARK
 - VS - VILLAGE SQUARE
- STORM WATER MANAGEMENT
- WOODLOT \ VALLEYLAND
- BUFFERS

SUBJECT LANDS

Subject Lands

0 120 240 480 Metres

Block 40 (South) Plan

LOCATION: Part of Lot 22, Concession 6
Block 188, 65M-4145

APPLICANT:
Belmont Properties (Weston) Inc.



Attachment

FILES:
DA.20.009 and Z.20.003

DATE:
January 18, 2022

7

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 5, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

**5. PROPOSED STREET NAME SITE DEVELOPMENT FILE DA.19.075
RELATED FILES OP.19.009, Z.19.024 AND 19T-19V004 GB (VAUGHAN
SEVEN) LIMITED PARTNERSHIP VICINITY OF HIGHWAY 7 AND
MAPLECRETE 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 January 18, 2022:**

Recommendation

1. That the following proposed name for a street located within the lands identified in draft-approved Site Development File DA.19.075, as shown on Attachment 1, BE APPROVED:

Proposed Street Name

- Meadowdale Road

Committee of the Whole (1) Report

DATE: Tuesday, January 18, 2022

WARD: 4

TITLE: PROPOSED STREET NAME

SITE DEVELOPMENT FILE DA.19.075

RELATED FILES OP.19.009, Z.19.024 AND 19T-19V004

GB (VAUGHAN SEVEN) LIMITED PARTNERSHIP

VICINITY OF HIGHWAY 7 AND MAPLECRETE ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval to name a new street “Meadowdale Road”, to replace previously approved “Arbordale Road”, since it cannot be used (due to street name duplication within York Region) in this current development application identified by draft-approved Site Development File DA.19.075, as shown on Attachment 1.

Report Highlights

- The Owner is seeking approval to name a new street located within the lands identified by draft-approved Site Development File DA.19.075
- The proposed name is supported by the Vaughan Metropolitan Centre Program as it aligns with the landscape-base theme for the Vaughan Metropolitan Centre, which commemorates the agricultural heritage of the historic village of Edgeley. The name is also consistent with the City’s Street Naming Policy and Procedures that were approved by Vaughan Council on December 10, 2013

Recommendation

1. That the following proposed name for a street located within the lands identified in draft-approved Site Development File DA.19.075, as shown on Attachment 1, BE APPROVED:

Proposed Street Name

- Meadowdale Road

Background

The Development Planning Department received an application to name a new street “Meadowdale Road” located within the lands identified by draft-approved Site Development File DA.19.075. The proposed street name will replace the previously approved street name “Arbordale Road” which cannot be used due to street name duplication within York Region. The new proposed street name fits well with the narrative of the VMC, as it reflects the cultural heritage character of the historic village of Edgeley, with its rich agricultural roots of orchards and productive landscapes. Many of the streets in the Vaughan Metropolitan Centre have a similar landscape-based theme.

Previous Reports/Authority

N/A

Analysis and Options

The Owner is seeking approval to name a new street “Meadowdale Road” located within the lands identified by draft-approved Site Development File DA.19.075, as shown on Attachment 1.

The York Region, Community Planning and Development Services Department has no objection to the proposed street name. The Development Planning Department and the Fire and Rescue Department have reviewed the street name for appropriateness and determined the proposed name to be satisfactory.

The proposed street name is consistent with the City’s Street Naming Policy and Procedures that was approved by Vaughan Council on December 10, 2013. Staff on November 19, 2021 circulated the proposed street name to each Council member and received no comments in opposition to approving the proposed street name.

The proposed street name is not the result of a charity fundraising auction/event.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the proposed street name.

Conclusion

The Vaughan Development Planning Department has no objection to the proposed street name for the lands identified by draft-approved Site Development File DA.19.075, as the name is consistent with the City's Street Naming Policy and has been reviewed and approved by York Region and the Vaughan Fire and Rescue Services Department. Should the Committee concur, the recommendation in this report can be approved.

For more information, please contact Sylvia Cardenas, Senior GIS Technician, Development Planning Department at extension 8051.

Attachment

1. Proposed Municipal Street Name

Prepared by

Sylvia Cardenas, Senior GIS Technician, ext. 8051

Approved by

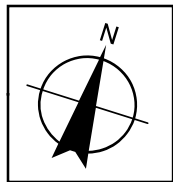
A handwritten signature in black ink, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

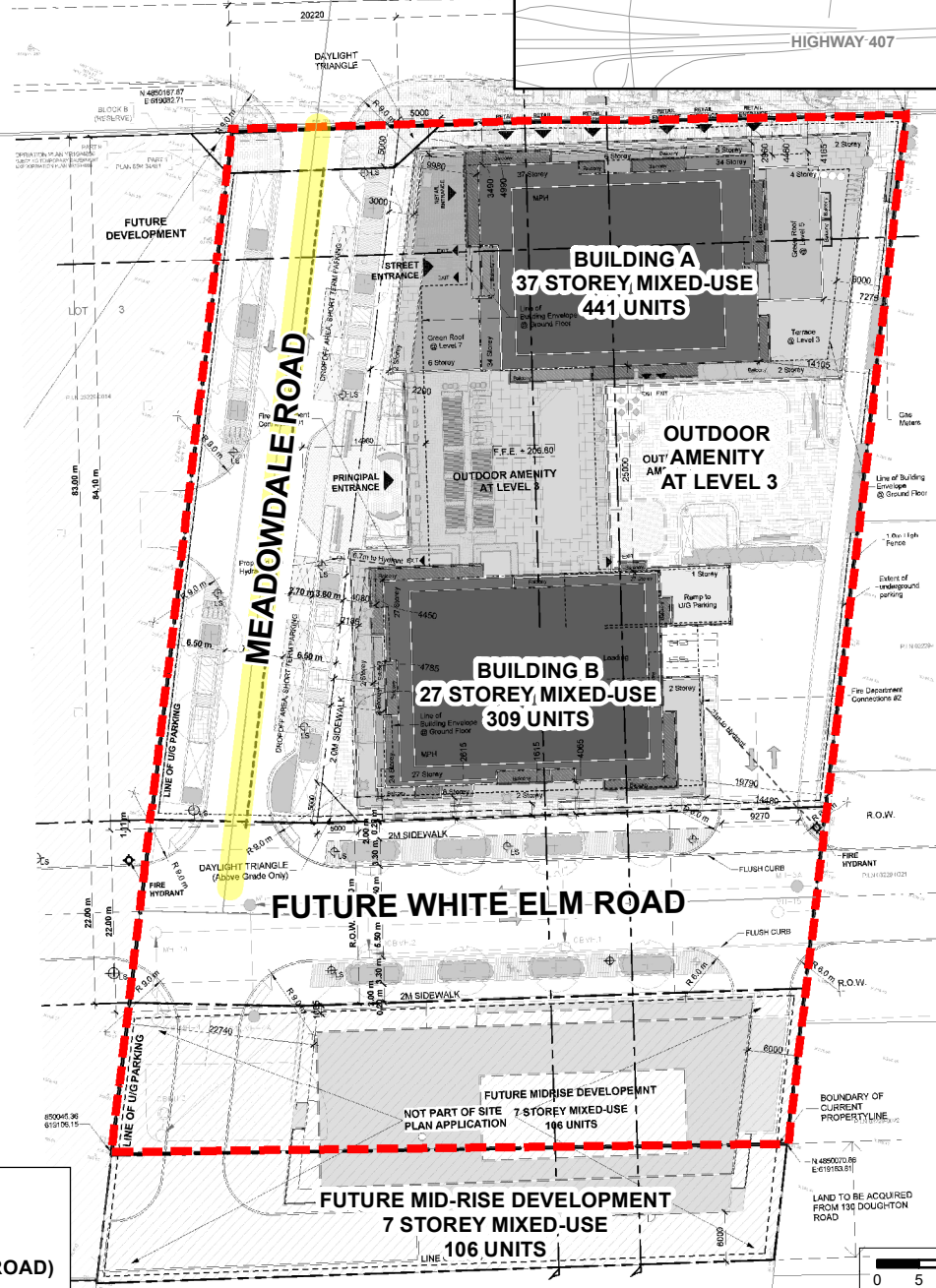
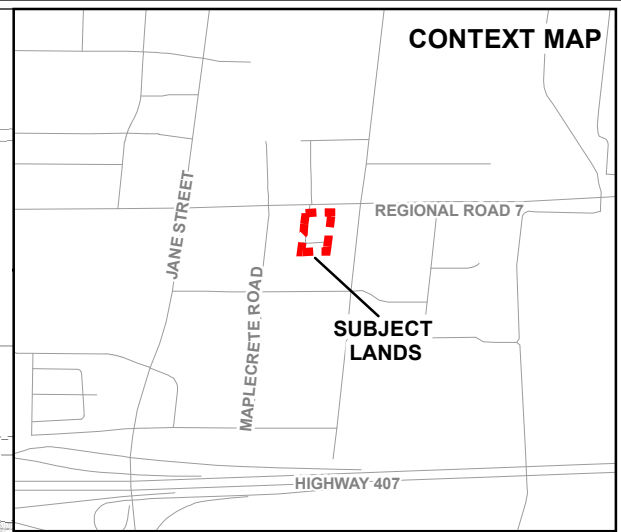
Reviewed by

A handwritten signature in black ink, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager



CONTEXT MAP



SUBJECT LANDS

PROPOSED STREET NAME:



MEADOWDALE ROAD (PRIVATE ROAD)

Proposed Municipal Street Name

LOCATION:

Part of Lot 5, Concession 4

APPLICANT:

GB (Vaughan Seven) Limited Partnership



Attachment

FILE:

DA.19.075

RELATED FILES:

OP.19.009, Z.19.024 & 19T-19V004

DATE:

January 18, 2022

1

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 6, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

6. 2021 UPDATE - YORK REGION TRANSPORTATION CAPITAL INFRASTRUCTURE PROJECTS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the report of the Deputy City Manager, Infrastructure Development dated January 18, 2022 be approved; and**
- 2) That the presentation by Salim Alibhai, Director, Capital Planning and Delivery, York Region Transportation Services and Brian Titherington, Director, Transportation & Infrastructure Planning, The Regional Municipality of York and C 5, presentation material be received.**

Recommendation

- 1. That the presentation from York Region staff on the status of transportation capital infrastructure projects be received.**

Committee of the Whole (1) Report

DATE: Tuesday, January 18, 2022

WARD(S): ALL

TITLE: 2021 UPDATE - YORK REGION TRANSPORTATION CAPITAL INFRASTRUCTURE PROJECTS

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To provide an overview of the status of York Region's transportation capital projects within the City of Vaughan as of late 2021. These capital projects include expansion and improvement of the roadway network, and are at various stages in the project cycle, from planning (Environmental Assessment studies), to design (detailed design, engineering) to construction (including property acquisition, utility relocation).

Report Highlights

- The Capital Budget process provides an annual update to nearer term projects which are included in the 10-Year Roads and Transit Capital Construction Program
- The Region continues to invest significant resources in the expansion and maintenance of the Regional transportation system, with a number of projects underway in the City during 2021
- Road projects are at various stages in the project cycle, from planning (environmental assessments), to design (detailed design, engineering) to construction (including property acquisition, utility relocation)

Recommendation

1. That the presentation from York Region staff on the status of transportation capital infrastructure projects be received.

Background

York Region owns over 180 kilometres of arterial roads located within the City forming the concession block grid that, with the provincial highway system, provides overall structure to the City's transportation system and network.

On March 25, 2021, Regional Council approved the 2021 10-Year Roads and Transit Capital Construction Program, for road construction to be undertaken between 2021 and 2030

York Region is currently undertaking several transportation projects within the City of Vaughan, some already under construction as part of the previous approvals or included in the 10-Year Roads and Transit Capital Construction Program.

As such, these projects are at various phases of the project cycle, ranging from the initiation of Environmental Assessment (EA) studies to the completion of construction works.

York Region provides up-to-date information regarding the current capital road plan on York Region external web site. The Region maintains project web sites for their transportation construction schedule as well as for upcoming or on-going Environmental Assessment studies. These websites help keep the public current on activities and progress. More information can be found at the following link:

<https://www.york.ca/wps/portal/yorkhome/transportation/yr/roads/roadconstructionschedule>

Local municipalities are circulated York Region's 10-Year Roads and Transit Capital Construction Program which are updated annually. Attachment 1 shows the York Region 2021 10-Year Construction Program map.

Previous Reports/Authority

[York Region Transportation Planning and Transportation Capital Infrastructure Status Update](#)

[York Region Rapid Transit Corporation – Construction Activities Update](#)

Analysis and Options

York Region currently has over two dozen active transportation projects within the City of Vaughan

Table 1 summarizes the status of these projects and scheduled for 2021 that will continue to enhance the transportation network in the City of Vaughan.

Table 1
2021 Programs and Projects in the City of Vaughan

Description	No. of New Projects	No. of Continuing Projects	Total No. of Projects
Growth Program			
Construction	3	6	9
Detailed Design	2	6	8
Environmental Assessment Studies	0	2	2
Transportation Master Plan Update	0	1	1
Not started	3	0	3
State of Good Repair			
Rehabilitation and Preservation	1	1	2
Bridge/Culvert Rehabilitation	2	1	3
Intersection Improvements	2	0	2
	13	17	30

In addition, coordinating with York Region's Environmental Services and other agencies' infrastructure programs, including other Local Municipalities, Metrolinx, Ministry of Transportation of Ontario (MTO), York Region Rapid Transit Corporation, Alectra, Pipelines and Rail Authorities is an important factor when planning construction projects within the Region. Key examples include:

- Major Mackenzie Drive Improvements from Keele Street to Jane Street including active transportation improvements, new center left turning lane, streetscaping, street lighting improvements and any required storm sewer and watermain replacement to minimize future disruptions to residents and businesses.
- Rutherford Rd reconstruction including Regional cycling facilities (Phase 2) between Jane Street and Westburne Drive/Barrhill Road (including missing sidewalk and LED streetlighting upgrade). This work includes widening Rutherford Rd. from four to six lanes and CN Railway bridge work to facilitate road widening.
- Reconstruction of Major Mackenzie Drive fronting the Cortellucci Vaughan Hospital, from Highway 400 to Jane St. This work includes improvements to streetscaping, bridge structures, multi-use pathway, street lighting, Hwy 400 ramps and additional lane improvements to connect to existing completed facilities on the west side of Highway 400.

- Construction of Major Mackenzie Dr (Phase 2) between Islington Ave and Barons St, including the completion of the CPR bridge north retaining wall, including installing guiderail and additional railing.
- Reconstruction of Teston Road between Weston Road and Pine Valley Drive including new sidewalk, trail connections, LED streetlighting, regional cycling facilities and a new bridge structure. This work also included the coordination with the City's Teston Road Improvements EA project between Kleinburg Summit Way and Pine Valley Drive to ensure the completion/extension of required improvements to existing facilities on Stegman's Mill Road.
- Langstaff Road Environmental Assessment (EA) Study to address existing and future transportation needs for Langstaff Road between Weston Road and Highway 7. The proposed improvements will help manage traffic congestion and assist the needs of pedestrians, cyclists, public transit users and motorists. The second and final Open House was held in late 2018. Since the second open house, the project team has been consulting with technical agencies and property owners about the study process, technical investigations, findings and potential benefits and impacts. The project worked closely with MTO and CN to address the complex planning and design challenges at Highway 400 and the CN MacMillan Yard, respectively. Staff provided comments on the Langstaff Road EA draft Environmental Study Report (ESR) in late November 2021. The Langstaff Road EA is anticipated to be filed for public review shortly.
- Teston Road Individual Environmental Assessment (IEA) Study to examine transportation improvements in the Teston Road area between Highway 400, Bathurst Street, Major Mackenzie Drive and Kirby Road commenced in August 2020. The second Online Open House provided an overview of the alternative methods to extend Teston Road between Keele Street and Dufferin Street. The online survey was available for public input from November 29, 2021 to December 20, 2021. The third and fourth Open Houses are anticipated in February 2022 and January 2023, respectively and project completion is planned for summer 2023.

Financial Impact

There are no financial implications resulting from the recommendation of this report.

Broader Regional Impacts/Considerations

Managing congestion and being proactively positioned for the connectivity, mobility and accessibility needs of all users in step with growth is a shared City/Region challenge and responsibility. York Region's transportation projects are leveraging investment in provincial transit and highway infrastructure, delivering strategic arterial network improvements and advancing the implementation of missing links in the City's arterial grid network.

On December 16, 2021, Regional Council approved the 2022 Transportation Services Budget including the draft 2022 10-Year Road and Transit Capital Construction Program

York Region staff continue to work closely with City staff to ensure concerns are addressed and local municipal infrastructure needs such as watermain, sewers, streetlights and sidewalks are included in Regional projects, where possible. A collaborative approach to Designing Great Streets continues with City staff which shifts the street designs away from strictly automobile uses and includes regional streetscaping.

Conclusion

The Region continues to invest significant resources in the expansion and maintenance of the Regional transportation system, with a number of projects underway in the City during 2021. The presentation from York Region will provide an update on York Region's transportation capital projects within the City of Vaughan as of late 2021.

For more information, please contact Selma Hubjer, Acting Director, Infrastructure Planning & Corporate Asset Management, extension 8674.

Attachment

1. York Region 2021 10-Year Roads and Transit Capital Construction Program (Map).

Prepared by

Gino Martino, Infrastructure Planning/Programming Lead, extension 8746
Mani Shahrokni, Transportation Project Manager, extension 8163

Approved by



Vince Musacchio,
Deputy City Manager,
Infrastructure Development

Reviewed by



Nick Spensieri, City Manager

2021 10-Year Roads and Transit Capital Construction Program

Approved by Council on 25 March 2021

Road Project

Year

Under Construction

2021

2022

2023

2024

2025

2026

2027

2028

2029

2030

Other Project

Type

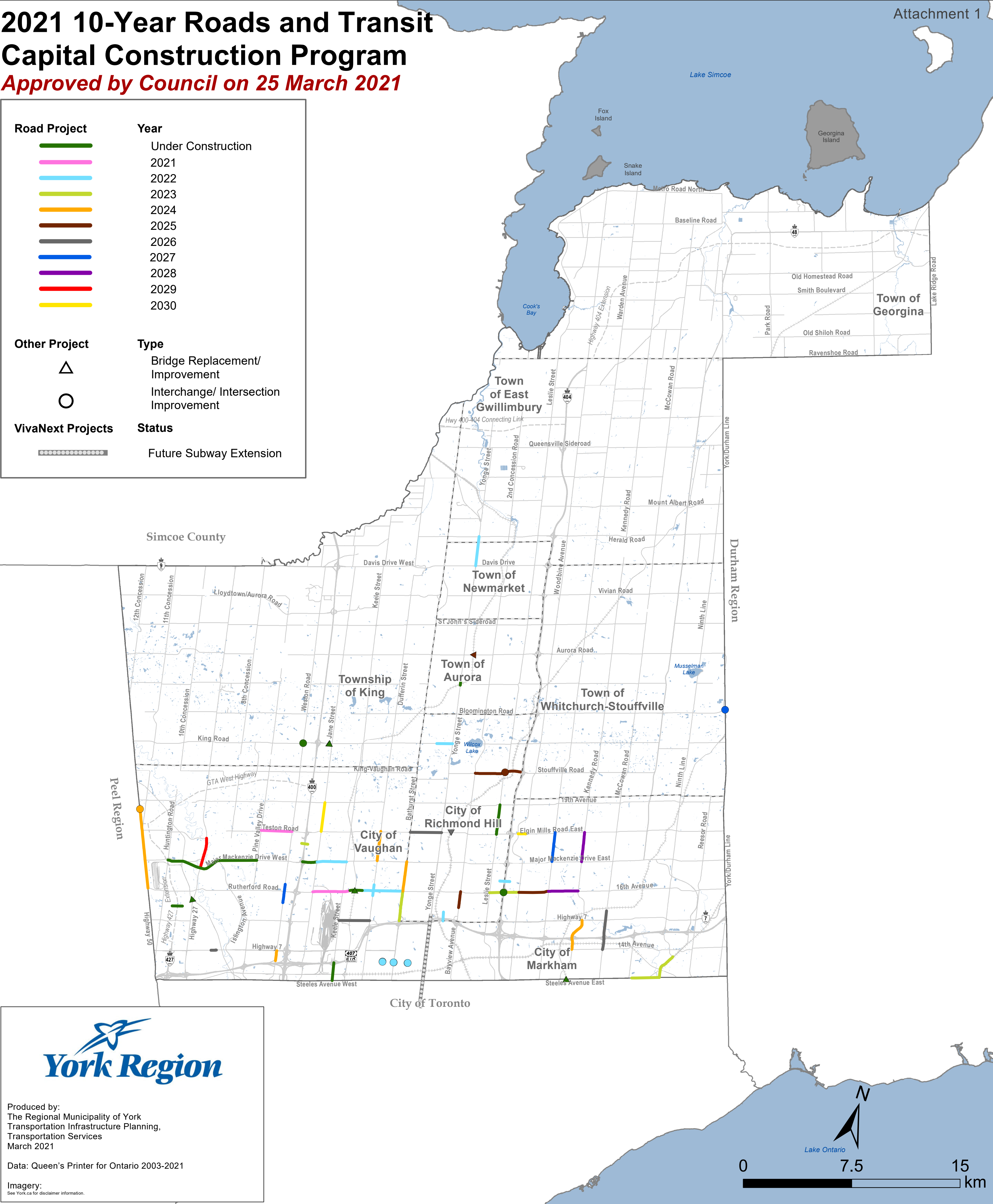
Bridge Replacement/Improvement

Interchange/ Intersection Improvement

VivaNext Projects

Status

Future Subway Extension



Produced by:
The Regional Municipality of York
Transportation Infrastructure Planning,
Transportation Services
March 2021

Data: Queen's Printer for Ontario 2003-2021

Imagery:
See York.ca for disclaimer information.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 7, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

7. 2022 CONTRIBUTION REBATE PROGRAM

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor dated January 18, 2022 be approved; and**
- 2) That the following Communications be received:**
 - C2. Mr. Hiten Patel, Thornhill Woods Drive, Vaughan dated January 13, 2022; and**
 - C3. Memorandum from the City Clerk / Returning Officer dated January 14, 2022.**

Recommendations

- 1. That the Contribution Rebate Program be continued in 2022, with the same formula and requirements as the 2018 program; and**
- 2. That any campaign surpluses fund the Contribution Rebate Program.**

Committee of the Whole (1) Report

DATE: Tuesday, January 18, 2022

WARD(S): ALL

TITLE: 2022 CONTRIBUTION REBATE PROGRAM

FROM:

Wendy Law, Deputy City Manager, Legal and Administrative Services and City Solicitor

ACTION: DECISION

Purpose

To detail the Contribution Rebate Program and confirm Council's support for continuing the program for the 2022 Municipal Elections.

Report Highlights

- The Contribution Rebate Program was first implemented in 2010 and continued for the 2014 and 2018 Municipal Elections.
- A record 531 rebates were issued to eligible contributors, totaling a value of \$75,198.75, for the 2018 Contribution Rebate Program.
- No substantive changes to the qualifications or formula are recommended for the 2022 Contribution Rebate Program.

Recommendations

1. That the Contribution Rebate Program be continued in 2022, with the same formula and requirements as the 2018 program; and
2. That any campaign surpluses fund the Contribution Rebate Program.

Background

The Contribution Rebate Program was first established for the 2010 Municipal Elections as part of an overall strategy to encourage candidate participation and citizen engagement in the electoral process.

Section 88.11 of the Municipal Elections Act, 1996, as amended, allows a municipality to pass a by-law to provide for payment of rebates to individuals who make contributions to candidates for office on the municipal council.

In 2009, on the recommendation of the City of Vaughan's Task Force for Democratic Participation and Renewal, Council approved the establishment of a Contribution Rebate Program for the 2010 Municipal Election. The program was introduced with two key objectives:

- 1) To reduce candidates' dependence on financial contributions from corporations and trade unions (and thereby support their participation in the electoral process); and
- 2) To increase citizen engagement in the electoral process.

The Contribution Rebate Program included the following requirements:

- Candidate participation was voluntary;
- Individual contributors had to be residents of Vaughan, and an eligible elector on the final voters list as amended, in order to be eligible to receive a rebate;
- Contributions from corporations and trade unions were not eligible for a rebate;
- Candidates, their spouse, siblings, parents, grandparents, children and grandchildren were not eligible to receive a rebate;
- Contributions of less than \$50 were not eligible for a rebate;
- Contributions of goods and services were not eligible for a rebate;
- Contributions of inventory or money from a prior election were not eligible for a rebate;
- Proceeds from fundraisers were not eligible for a rebate; and
- Participating candidates were required to file an audited financial statement, regardless of the amount of money raised or spent.

Rebates were calculated as follows:

- The minimum contribution qualifying for a rebate was \$50;
- The rebate was 75% of the contribution; and
- The maximum rebate was \$150 regardless of the number of contributions made by any individual contributor to one or more candidates for Vaughan Council.

The Contribution Rebate Program was continued for the 2014 Municipal Election and 2018 Municipal Election, albeit with updates including removing the requirement for an audited financial statement for those candidates not otherwise required to do so under the *Municipal Elections Act, 1996*, revise the application deadline to 90 days from the appropriate filing deadline, and that campaign surpluses be directed to fund the Contribution Rebate Program.

Previous Reports/Authority

[Item 2, Report No. 46, Committee of the Whole \(Working Session\), December 11, 2017](#)

Analysis and Options

The City Clerk/Returning Officer recommends continuing the Contribution Rebate Program for the 2022 Municipal Election based on the qualifications and formula used for the 2018 Contribution Rebate Program. Amendments to the *Municipal Elections Act*, 1996, made in advance of the 2018 Municipal Election have had a significant impact in the rebate program participation rate.

The number of rebates issued under the Contribution Rebate Program declined between 2010 and 2014, largely due to the decline in the number of Council candidates over the same period of time. The number of rebates declined from 434 in 2010 to 341 in 2014, representing an approximately 20% decline in rebates issued to contributors.

The 2018 Municipal Election saw a significant reversal in the decline in rebate program participation, with 531 rebates issued, representing a 56% increase over 2014, and a 22% increase over 2010 rates. This increase is likely linked to the legislative changes that ended campaign contributions from corporations and trade unions, whose contributors likely gave to candidates on an individual basis instead, thereby qualifying under the provisions of the program. Table A, below, details Contribution Rebate Program participation over the last three election cycles and the total value of surplus contributions paid to the City and directed to subsidizing the cost of the rebate program.

Election Year	2010	2014	2018
Rebates Issued	434	341	531
Value of Issued Rebates	\$61,717.50	\$48,615.00	\$75,198.75
% Change	-	-21%	+56%
Surplus Contributions	\$34,997.60	\$8,124.45	\$14,822.69

Table A: Contribution Rebate Program Statistics

Based on the continued strength of the program participation, it is recommended that the program be continued with the current requirements for qualification, and the existing formula for calculating the value of the rebates issued to eligible contributors. No substantive alterations or changes to the program are proposed for the 2022 Contribution Rebate Program.

Financial Impact

The Contribution Rebate Program is funded by the City's Election Reserve. Campaign surpluses received by the City Clerk/Returning Officer will be directed towards subsidizing the cost of administering the Contribution Rebate Program.

Broader Regional Impacts/Considerations

There are no regional implications associated with this report.

Conclusion

The Contribution Rebate Program provides rebates to individual residents of the City of Vaughan who contribute funds to the campaigns of candidates for Vaughan Council during a municipal election. The 2018 Municipal Election saw record participation in the Contribution Rebate Program, with 531 rebates issued to eligible contributors in Vaughan.

The costs incurred through the implementation of the program are borne by the City's Election Reserve as has been the case in all previous elections. No substantive changes or alterations to the program are recommended for the 2022 Municipal Election.

For more information, please contact Evan Read, Manager, Elections and Special Projects, ext. 8241.

Attachments

N/A

Prepared by

Evan Read, Manager, Elections and Special Projects, ext. 8241

Approved by



Wendy Law, Deputy City
Manager, Legal & Administrative
Services and City Solicitor

Reviewed by



Nick Spensieri, City Manager

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 8, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

8. VAUGHAN INTERNATIONAL FILM FESTIVAL - 2022 EVENT

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Councillor Sandra Yeung Racco dated January 18, 2022:

Member's Resolution

Submitted by Councillor Sandra Yeung Racco

Whereas, the Vaughan Metropolitan Centre (VMC) is emerging as one of the most desirable financial, innovation and cultural destinations in the Greater Toronto Area; and

Whereas, the VMC is being developed as the new downtown for the City of Vaughan in a phased manner, where partial redevelopment of blocks of lands are underway; and

Whereas, there is an opportunity to activate these partially developed blocks which will provide the citizens of Vaughan with unique cultural experiences; and

Whereas, SmartCentres has used the VMC to host SmartVMC Artwalk, an approved temporary active event space, including a food market, night market, drive-in movie theatre and art mural within Transit Square and the former Walmart parking lot; and

Whereas, the City of Vaughan's Economic Development Department provides business advisory services to organizations participating in the annual Culture Days program across the City with promotion on a local, regional and national level; and

Whereas, in 2021, the City of Vaughan hosted a soft launch of the Vaughan International Music Festival (VIMF), which fit the mandate and objective of both the SmartVMC Artwalk program and the City's Culture Days program, showcasing multicultural performances and music genres through partnerships with both community organizations and international performers; and

Whereas, the VIMF soft launch won the 2021 Ontario Culture Days Spotlight Award (People's Choice Category), which celebrates the creativity and ingenuity of event programming as part of the Ontario Culture Days Festival; and

Whereas, continuing to host the VIMF as a free community event would help promote the VMC as a tourism destination, attracting visitors from York Region, the Greater Toronto Area and other Regions to Vaughan; and

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 8, CW Report 1 – Page 2

Whereas, an annual VIMF would conform to the City's mandate to deliver culturally diverse events in a safe, inclusive and accessible manner.

It is therefore recommended:

1. That the City of Vaughan approve the first official VIMF event for 2022 to be held on the weekend of June 10-12, 2022; and
2. That the event be held in the VMC Transit Square, the YMCA – VMC location and the Vaughan Studios and Event Space; and
3. That the event be a community led event, held in coordination with SmartVMC Artwalk as part of their activation and programming; and
4. That the City's Recreation Services Department Events Team support the organization of the event as part of their cultural events mandate; and
5. That the City's Economic Development Department support event organizers with appropriate business advisory services; and
6. That a facility permit be provided for the Vaughan Studios and Event Space for the weekend at no cost (space to be determined in collaboration with staff); and
7. That the Deputy City Manager of Community Services/Director & Chief Licensing Officer be authorized at his sole discretion to set aside any regulations of the City's Special Events By-law to support the event; and
8. That services-in-kind in the form of chairs, tables, waste receptacles, risers, set up and clean up be provided by the Public Works Department at no cost for the event; and
9. That the Corporate and Strategic Communications department and Access Vaughan be directed to assist with public information efforts for the VIMF utilizing corporate communications channels; and
10. That staff be directed to support in their capacity the continuation of the VIMF event as an annual, free community event for the next 3 years through to 2024.

MEMBER'S RESOLUTION

Committee of the Whole (1) Report

DATE: Tuesday, January 18, 2022

TITLE: Vaughan International Music Festival – 2022 Event

FROM:

Councillor Sandra Yeung Racco

Whereas, the Vaughan Metropolitan Centre (VMC) is emerging as one of the most desirable financial, innovation and cultural destinations in the Greater Toronto Area; and

Whereas, the VMC is being developed as the new downtown for the City of Vaughan in a phased manner, where partial redevelopment of blocks of lands are underway; and

Whereas, there is an opportunity to activate these partially developed blocks which will provide the citizens of Vaughan with unique cultural experiences; and

Whereas, SmartCentres has used the VMC to host SmartVMC Artwalk, an approved temporary active event space, including a food market, night market, drive-in movie theatre and art mural within Transit Square and the former Walmart parking lot; and

Whereas, the City of Vaughan's Economic Development Department provides business advisory services to organizations participating in the annual Culture Days program across the City with promotion on a local, regional and national level; and

Whereas, in 2021, the City of Vaughan hosted a soft launch of the Vaughan International Music Festival (VIMF), which fit the mandate and objective of both the SmartVMC Artwalk program and the City's Culture Days program, showcasing multicultural performances and music genres through partnerships with both community organizations and international performers; and

Whereas, the VIMF soft launch won the 2021 Ontario Culture Days Spotlight Award (People's Choice Category), which celebrates the creativity and ingenuity of event programming as part of the Ontario Culture Days Festival; and

Whereas, continuing to host the VIMF as a free community event would help promote the VMC as a tourism destination, attracting visitors from York Region, the Greater Toronto Area and other Regions to Vaughan; and

Whereas, an annual VIMF would conform to the City's mandate to deliver culturally diverse events in a safe, inclusive and accessible manner.

It is therefore recommended:

1. That the City of Vaughan approve the first official VIMF event for 2022 to be held on the weekend of June 10-12, 2022; and
2. That the event be held in the VMC Transit Square, the YMCA – VMC location and the Vaughan Studios and Event Space; and
3. That the event be a community led event, held in coordination with SmartVMC Artwalk as part of their activation and programming; and
4. That the City's Recreation Services Department Events Team support the organization of the event as part of their cultural events mandate; and
5. That the City's Economic Development Department support event organizers with appropriate business advisory services; and
6. That a facility permit be provided for the Vaughan Studios and Event Space for the weekend at no cost (space to be determined in collaboration with staff); and
7. That the Deputy City Manager of Community Services/Director & Chief Licensing Officer be authorized at his sole discretion to set aside any regulations of the City's Special Events By-law to support the event; and
8. That services-in-kind in the form of chairs, tables, waste receptacles, risers, set up and clean up be provided by the Public Works Department at no cost for the event; and
9. That the Corporate and Strategic Communications department and Access Vaughan be directed to assist with public information efforts for the VIMF utilizing corporate communications channels; and
10. That staff be directed to support in their capacity the continuation of the VIMF event as an annual, free community event for the next 3 years through to 2024.

Attachments

None

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 9, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

9. COUNCIL MEMBER OFFICE STAFFING

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Councillor Rosanna DeFrancesca dated January 18, 2022:

Member's Resolution

Submitted by Councillor Rosanna DeFrancesca

Whereas, staff within the offices of the Councillors report to the City Clerk, however they take daily direction from the Council Members; and

Whereas, Council office staff are City employees, however, the nature of their work is distinct from other Union and non-Union staff; and

Whereas, Council office staff are more akin to political staff and their work is unique within the City; and

Whereas, Council office staff are City employees and the City has certain statutory requirements and corporate responsibilities to those staff; and

Whereas, Council Executive Assistants are included in the Office of the City Clerk's budget, while Council Administrative Assistants are included in the individual Council office budgets; and

Whereas, remuneration for Council office staff are set within the current corporate compensation structure with limited flexibility to recognize the experience and value that a staff member may have; and

Whereas, a flexible compensation structure is important to attracting and retaining employees with the specialized skills and experience to staff a political office.

It is therefore recommended:

1. THAT staff report to a future Committee of the Whole meeting, no later than the end of June 2022, with options for the staffing of Council Member offices, including, but not limited to, a review of the following:
 - a. Recruitment Process
 - b. Reporting structure
 - c. Compensation model
 - d. Appropriate budget source

MEMBER'S RESOLUTION

DATE: Tuesday, January 18, 2022

TITLE: COUNCIL MEMBER OFFICE STAFFING

FROM:

Councillor Rosanna DeFrancesca

Whereas, staff within the offices of the Councillors report to the City Clerk, however they take daily direction from the Council Members; and

Whereas, Council office staff are City employees, however, the nature of their work is distinct from other Union and non-Union staff; and,

Whereas, Council office staff are more akin to political staff and their work is unique within the City; and,

Whereas, Council office staff are City employees and the City has certain statutory requirements and corporate responsibilities to those staff; and,

Whereas, Council Executive Assistants are included in the Office of the City Clerk's budget, while Council Administrative Assistants are included in the individual Council office budgets; and,

Whereas, remuneration for Council office staff are set within the current corporate compensation structure with limited flexibility to recognize the experience and value that a staff member may have; and

Whereas, a flexible compensation structure is important to attracting and retaining employees with the specialized skills and experience to staff a political office.

It is therefore recommended:

1. THAT staff report to a future Committee of the Whole meeting, no later than the end of June 2022, with options for the staffing of Council Member offices, including, but not limited to, a review of the following:
 - a. Recruitment Process
 - b. Reporting structure
 - c. Compensation model
 - d. Appropriate budget source

Respectfully submitted,

Rosana De Francesca
Councillor Ward 3

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 10, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

10. CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM SEPTEMBER 1, 2021 TO DECEMBER 31, 2021

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Maurizio Bevilacqua dated January 18, 2022.

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.

It Is therefore recommended that:

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

MEMBER'S RESOLUTION

Committee of the Whole Report

DATE: Tuesday, January 18, 2022

TITLE: CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM SEPTEMBER 1, 2021 TO DECEMBER 31, 2021

FROM:

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;

It Is therefore recommended that:

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

Respectfully submitted,

A handwritten signature in blue ink, reading "Maurizio Bevilacqua".

Hon. Maurizio Bevilacqua, P.C.
Mayor

Attachments

1. City of Vaughan Mayor's Gala and Mayor Maurizio Bevilacqua Charity Golf Classic
Recipient Organizations from September 1, 2021 to December 31, 2021

Attachment 1

Organizations from September 1, 2021 to December 31, 2021	Amount (\$)
A Touch of Love and Hope	1,000.00
Addiction Services for York Region	10,000.00
Association of Black Law Enforcers (A.B.L.E)	2,500.00
CHATS - Community & Home Assistance to Seniors	5,000.00
Concord West Seniors Club	2,500.00
East Woodbridge Seniors Club	2,500.00
Filipino Seniors Club	2,500.00
First Chinese Senior Association of Vaughan	2,500.00
Flex for Access Inc.	1,000.00
G. Magnotta Foundation for Vector-Borne Diseases	2,500.00
Giuseppe Garibaldi Seniors Club	2,500.00
Hospice Vaughan	15,000.00
Human Endeavour	10,000.00
Maple Italo Canadian Club	2,500.00
Maple Pioneer Italian Seniors Club	2,500.00
Marco's Way Tribute Fund	1,000.00
Martingrove Older Adults Club	2,500.00
Meta Foundation	5,000.00
Parkinson Canada Inc.	2,500.00
Pine York Seniors Club	2,500.00
Pinecrest Seniors Club	2,500.00
Run for Vaughan	10,000.00
Save the Mothers	5,000.00
SAVI - Seniors Association of Vaughan Initiatives	2,500.00
Sonoma Heights Seniors Club	2,500.00
South Asian Seniors Club	2,500.00
Tanya Khan Scholarship Fund	2,500.00
Thornhill African Caribbean Canadian Association	2,500.00
Thornhill Seniors Citizen's Club	2,500.00
Vaughan Cares	5,000.00
Vaughan Public Libraries	15,000.00
Vellore Village Seniors Club	2,500.00
Villa Leonardo Gambin Charity	5,000.00
West Woodbridge Seniors Club	2,500.00
Woodbridge Macedonian Seniors Club	2,500.00

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 11, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

11. CITY OF VAUGHAN OPPOSITION TO QUEBEC'S BILL 21, AN ACT RESPECTING THE LAICITY OF THE STATE

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Maurizio Bevilacqua dated January 18, 2022:

Member's Resolution

Submitted by Mayor Maurizio Bevilacqua

Whereas, in June 2019, the Province of Quebec legislated Bill 21, "An Act Respecting the Laicity of the State," which forbids public servants from wearing religious symbols in the workplace, including such items as turbans, kippahs, hijabs and visible crucifixes; and

Whereas, Bill 21 is a divisive law that undermines equality in the name of secularism and instead contributes to further discrimination and intolerance; and

Whereas, Vaughan is home to people of many faiths, and the City of Vaughan affirms that the expression of faith is a fundamental right as provided in the Canadian Charter of Rights and Freedoms; and

Whereas, Vaughan is a multicultural community that is proud of its diversity and inclusivity; and

Whereas, in January 2020, the City adopted the Vaughan Inclusion Charter in support of the Inclusion Charter for York Region, a document that promotes and celebrates human rights, accessibility and a sense of belonging to promote equal access to opportunities for everyone; and

Whereas, Mayor Bevilacqua called an electronic-participation Special Committee of the Whole meeting held on November 25, 2020, to address issues of racism and to further advance and raise awareness about the City's diversity, inclusion and anti-racism efforts; and

Whereas, as part of ongoing efforts to advance an agenda of diversity, inclusion and accessibility, the Diversity and Inclusion Task Force was founded. In 2020, the City of Vaughan established the new Diversity and Inclusion Officer role in the corporation, a senior-level position supported by the City's existing Accessibility and Diversity Co-ordinator.

It is therefore recommended:

1. That the City of Vaughan oppose Quebec's Bill 21 and support, in principle, the current legal challenge by the National Council of

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 11, CW Report 1 – Page 2

Canadian Muslims, the World Sikh Organization and the Canadian Civil Liberties Association against the discrimination over religious expression in Quebec's Bill 21; and

2. That this member's resolution be forwarded to the City of Vaughan's Diversity, Inclusion Task Force;
3. That the City of Vaughan calls upon the Parliament of Canada and all its Members and Federal parties to condemn and challenge Quebec's Bill 21; and
4. That a copy of this resolution is sent to Vaughan and York Region MPs, Prime Minister Justin Trudeau, Vaughan and York Region MPPs, Premier Doug Ford, the National Council of Canadian Muslims, the Canadian Civil Liberties Association, the World Sikh Organization of Canada, the Federation of Canadian Municipalities and the Association of Municipalities of Ontario, Ontario Big City Mayor's Caucus (OBCM) and be made available to the public.
5. That the City's Corporate and Strategic Communications department promote the passage of this resolution on the appropriate corporate communications channels.

MEMBER'S RESOLUTION

Committee of the Whole Report

DATE: Tuesday, January 18, 2022

**TITLE: CITY OF VAUGHAN OPPOSITION TO QUEBEC'S BILL 21, AN
ACT RESPECTING THE LAICITY OF THE STATE**

FROM:

Mayor Maurizio Bevilacqua

Whereas, in June 2019, the Province of Quebec legislated Bill 21, "An Act Respecting the Laicity of the State," which forbids public servants from wearing religious symbols in the workplace, including such items as turbans, kippahs, hijabs and visible crucifixes;

Whereas, Bill 21 is a divisive law that undermines equality in the name of secularism and instead contributes to further discrimination and intolerance;

Whereas, Vaughan is home to people of many faiths, and the City of Vaughan affirms that the expression of faith is a fundamental right as provided in the Canadian Charter of Rights and Freedoms;

Whereas, Vaughan is a multicultural community that is proud of its diversity and inclusivity;

Whereas, in January 2020, the City adopted the Vaughan Inclusion Charter in support of the Inclusion Charter for York Region, a document that promotes and celebrates human rights, accessibility and a sense of belonging to promote equal access to opportunities for everyone;

Whereas, Mayor Bevilacqua called an electronic-participation Special Committee of the Whole meeting held on November 25, 2020, to address issues of racism and to further advance and raise awareness about the City's diversity, inclusion and anti-racism efforts.

Whereas, as part of ongoing efforts to advance an agenda of diversity, inclusion and accessibility, the Diversity and Inclusion Task Force was founded. In 2020, the City of Vaughan established the new Diversity and Inclusion Officer role in the corporation, a senior-level position supported by the City's existing Accessibility and Diversity Coordinator;

It is therefore recommended:

1. That the City of Vaughan oppose Quebec's Bill 21 and support, in principle, the current legal challenge by the National Council of Canadian Muslims, the World Sikh Organization and the Canadian Civil Liberties Association against the discrimination over religious expression in Quebec's Bill 21; and
2. That this member's resolution be forwarded to the City of Vaughan's Diversity, Inclusion Task Force;
3. That the City of Vaughan calls upon the Parliament of Canada and all its Members and Federal parties to condemn and challenge Quebec's Bill 21; and
4. That a copy of this resolution is sent to Vaughan and York Region MPs, Prime Minister Justin Trudeau, Vaughan and York Region MPPs, Premier Doug Ford, the National Council of Canadian Muslims, the Canadian Civil Liberties Association, the World Sikh Organization of Canada, the Federation of Canadian Municipalities and the Association of Municipalities of Ontario, Ontario Big City Mayor's Caucus (OBCM) and be made available to the public.
5. That the City's Corporate and Strategic Communications department promote the passage of this resolution on the appropriate corporate communications channels.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 12, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

**12. CEREMONIAL PRESENTATION – 2021 WARD 4 CIVIC HERO AWARD:
SVETLANA KATCHAROVSKI**

Ms. Svetlana Katcharovski was presented virtually with the 2021 Ward 4 Civic Hero Award for her exemplary leadership, volunteerism and environmental stewardship in creating ‘Act Clean Vaughan’, a grassroots community initiative with more than 300 active volunteers who co-ordinate regular community cleanups to preserve Vaughan’s parklands, ravines and open spaces for future generations, and for volunteering her time to support the McMichael Canadian Art Collection and Mackenzie Health.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 13, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 25, 2022, as follows:

By receiving Communication C5 from Rabbi Shalom Bakshi, dated January 21, 2022.

**13. PRESENTATION – RABBI SHALOM BAKSHI: REQUEST FOR SOLE
TENANCY OF VELLORE HALL, 9541 WESTON ROAD, WOODBRIDGE**

The Committee of the Whole recommends:

- 1) That the presentation by Rabbi Shalom Bakshi be received and referred to staff for a report to a future Committee of the Whole on the options of shared use of City Facilities.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 14, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

14. OTHER MATTERS CONSIDERED BY THE COMMITTEE

14.1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee reports be received:
 1. Older Adult Task Force meeting of November 29, 2021 (Report No. 8);
 2. Vaughan Healthcare Precinct Advisory Task Force meeting of December 6, 2021 (Report No. 2); and
 3. Effective Governance and Oversight Task Force meeting of December 15, 2021 (Report No. 10).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 15, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

15. NEW BUSINESS – REVIEW OF ACCESS VAUGHAN

That staff report back on a comprehensive review of the current workings and capabilities of the contact centre system in Access Vaughan in an effort to significantly improve efficiencies from the view of residents.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 16, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

16. NEW BUSINESS – SNOW REMOVAL PROGRAM

That staff report back on the snow removal activities in the city dealing with the significant winter storm event on January 17, 2022, especially on the east side of the city.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 25, 2022

Item 17, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 25, 2022.

**17. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
JANUARY 18, 2022**

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:

- 1. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
APPEALS TO THE ONTARIO LAND TRIBUNAL**

(litigation or potential litigation)