

**CITY OF VAUGHAN**  
**REPORT NO. 2 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on January 30, 2018*

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The Committee of the Whole met at 1:06 p.m., on January 23, 2018.

Present: Councillor Marilyn Iafrate, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Mario Ferri  
Regional Councillor Gino Rosati  
Regional Councillor Sunder Singh  
Councillor Tony Carella  
Councillor Sandra Yeung Racco  
Councillor Alan Shefman

The following items were dealt with:

**1                    ZONING BY-LAW AMENDMENT FILE Z.15.021  
                     DRAFT PLAN OF SUBDIVISION FILE 19T-13V006  
                     SITE DEVELOPMENT FILE DA.13.021  
                     1834371 ONTARIO INC.  
                     VICINITY OF REGIONAL ROAD 7 AND JANE STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and growth Management, dated January 23, 2018:**

**Purpose**

The Owner seeks approval from the Committee of the Whole for Zoning By-law Amendment File Z.15.021 and Draft Plan of Subdivision File 19T-13V006 for the subject lands, shown on Attachments #2 and #3, and Site Development File DA.13.021 to permit Phase 1 of a proposed mixed-use development, shown on Attachments #6 to #17, which consists of:

- three 35-storey residential apartment buildings (Towers A, B, and D) having a

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total of 1,162 units and with at-grade retail;

- an eight-storey office building (Tower C); and
- the entire underground parking structure for the subject lands.

### **Recommendations**

1. THAT Zoning By-law Amendment File Z.15.021 (1834371 Ontario Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #2 and #3 from C9(H) Corporate Centre Zone and OS2(H) Open Space Park Zone both with the Holding Symbol “(H)”, subject to site-specific Exception 9(1402), as shown on Attachment #4, to C9(H) Corporate Centre Zone and OS2(H) Open Space Park Zone both with the Holding Symbol “(H)”, in the manner shown on Attachment #6, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law comes into full force and effect to seek permission for a minor variance(s) to the in-effect zoning by-law.
3. THAT Draft Plan of Subdivision File 19T-13V006 (1834371 Ontario Inc.) BE APPROVED; to facilitate a Draft Plan of Subdivision on the subject lands shown on Attachments #2 and #3 consisting of three mixed-use blocks, a stratified public square and stratified streets, as shown on Attachment #6, subject to the Conditions of Draft Plan of Approval set out in Attachment #1.
4. THAT Site Development File DA.13.021 (1834371 Ontario Inc.) BE APPROVED; to permit Phase 1 of the proposed development of the subject lands shown on Attachment #3 consisting of three 35-storey residential (future condominium) buildings (Towers, A, B, and D) on a 2-storey podium containing 1,162 residential units, 2,358 m<sup>2</sup> of grade-related commercial uses, and an eight-storey office building (Tower C), a stratified public square (i.e. a public square on top of an underground parking garage), associated woonerf (flex street), stratified streets, pedestrian public mews, and the entire underground parking structure for the overall development (Phases 1 and 2), as shown on Attachments #7 to #17, subject to the following conditions:
  - a) prior to the execution of the Site Plan Agreement:
    - i) the Development Planning Department shall approve the final site plan, building elevations, landscape cost estimate, landscape plans, sun/shadow analysis, and wayfinding and signage design;
    - ii) the Owner shall submit a final Wind Tunnel Model Analysis Study to the satisfaction of the Development Planning Department, which

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- shall include existing and planned buildings and demonstrate the incorporation of appropriate mitigation measures to ensure favourable micro-climactic conditions to the satisfaction of the City;
- iii) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion control plan, Functional Servicing and Stormwater Management Report and drawings, geotechnical and hydrogeological assessment, external lighting plan, the utility coordination plan, environmental noise assessment, Transportation Impact Study, and Transportation Demand Management Plan;
  - iv) the Owner shall enter into a Development Agreement, if required, for the widening, construction, and servicing of the Maplecrete Road right-of-way, to the satisfaction of the Development Engineering Department;
  - v) the Owner shall pay the Development Engineering Site Plan fee for Phase 1, Blocks 1 and 2 (Towers A, B, C, and D), pursuant to the Fees and Charges By-law 198-2016, as amended, to the satisfaction of the Development Engineering Department;
  - vi) the Owner shall submit an application to the City for any permanent dewatering systems that are required for the proposed development, and enter into an agreement and/or permit to discharge groundwater as required by the City, to the satisfaction of the Environmental Services Department;
  - vii) the Owner shall submit to the City the final 3D digital model of the Phase 1 development with conceptual massing for Phase 2, which shall include the accurately geo-referenced digital data, as outlined in the final VMC Submission Protocol, to the satisfaction of the Development Planning Department. If the 3D digital model of the development has not been completed by the Owner and provided to the City prior to the execution of the Site Plan Agreement, the Owner shall provide a separate Letter of Credit in a format satisfactory to the City of Vaughan in the amount of \$20,000.00 to guarantee the completion of the 3D digital model;
  - viii) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division and the Owner also agrees to include in all Purchase and Sale Agreements the details regarding solid waste collection services and advise all future owners and residents through the same means that the development will have private waste collection services;

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- ix) the Owner shall satisfy all requirements of Alectra Utilities Corporation;
  - x) the Owner shall satisfy all requirements of York Region;
  - xi) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
  - xii) the Owner shall satisfy all requirements of the Canadian National Railway (CN), which includes:
    - the mitigation of noise and vibration measures substantially in accordance with the noise and vibration mitigation measures in the final approved noise study; and
    - the registration of an environmental easement on the subject lands, with postponements for any financing and/or mortgages, to the satisfaction of CN;
  - xiii) the Owner shall satisfy all requirements of Canada Post;
  - xiv) The Owner shall enter into a Site Plan Agreement with York Region, including the resolution of any necessary maintenance obligation(s) along Regional Road 7; and
  - xv) The Owner and the City shall execute a separate agreement that will include a requirement for the Owner to submit a Letter of Credit to the City, to address the details to commission and install a permanent piece of public art as a public art contribution consistent with the principles of Site 10 - Private Development, as outlined in the City's VMC Culture and Public Art Framework, to the satisfaction of the City. The Owner shall develop a public art program that follows the approved process outlined in the City-wide Public Art Program, to the satisfaction of the City. The Owner will own and maintain the public art piece.
- b) the Site Plan Agreement shall include the following clauses:
- i) "The Owner shall convey land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, and subject to any additional considerations arising out of the stratified arrangements, if any, prior to the issuance of a Building Permit, in accordance with Section 42 of the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy.

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For commercial uses, the Owner shall convey land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*.

For high-density residential development, the Owner shall convey 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, or a fixed unit rate per unit, whichever is higher in accordance with Section 42 of the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy.

The Owner shall submit an appraisal of the subject land, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."

- ii) "The Owner shall pay to Vaughan all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board, prior to the issuance of any Building Permit."
- iii) "The Owner shall agree that the future development and site organization on the east side of Maplecrete Road shall be designed in a comprehensive manner to appropriately respond to the built form context along the western edge of Maplecrete Road, to the satisfaction of the Development Planning Department."
- iv) "The Owner shall include clauses in the Purchase and Sale Agreements, Condominium Agreement, and Condominium Declaration and Articles of Incorporation that vehicular access will be provided for the adjacent lands (the Zzen 2 lands – 7725 Jane Street) to the west through the underground parking garage on the subject lands for the benefit of the users of the Zzen 2 lands."
- v) "Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division."

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- vi) “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”
- vii) “If required, one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line, to the satisfaction of Bell Canada.”
- viii) “The Owner shall agree to remove all existing accesses, curb cuts, and traffic control signs along the frontage of the subject lands that are no longer required and the Owner shall reinstate the boulevard within the right-of-way, in accordance with the City’s standards and to the satisfaction of the Development Engineering Department.”
- c) the Site Plan Agreement and the future Condominium Agreement(s) and Condominium Declaration(s) and Articles of Incorporation shall include conditions which obligate the Owner to include the following Canadian National Railway Company warning clauses in all agreements of purchase and sale or lease, including agreements pertaining to resale or lease of individual units:
  - “i) That Canadian National Railway Company (CN) is the Owner of certain lands known as its MacMillan Rail Yard (the CN Lands) located within one kilometer of the Subject Lands, and that the CN Lands are now and will continue to be used for the present and future railway and trucking facilities and operations of CN and its customers on a continuous basis (24 hours of each day in each year) including, without limitation, the operation and idling of diesel locomotives and trucks with the generation of diesel fumes and odours, 24 hours a day artificial lighting of the CN Lands which may illuminate the sky, the classification, loading, unloading, braking and switching of rail cars containing bulk and other commodities including hazardous substances and/or goods containing the same which can make wheel squeal, noise, vibration, odours, airborne particulate matter and/or dust and the operation of various processes for the maintenance of rail and truck equipment;

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- ii) That CN may in the future renovate, add to, expand or otherwise change its facilities on the CN Lands and/or expand, extend, increase, enlarge or otherwise change its operations conducted upon the CN Lands;
  - iii) Warning clause for units on the north and east facades of the buildings on the subject lands that have unenclosed balconies, patios, or terraces. Noise levels from CN's MacMillan Rail Yard may not meet the maximum noise limits of the Ministry of the Environment and Climate Change ("MOECC") criteria as defined in Noise Assessment Criteria in Publication NPC-300, "Environmental Noise Guideline – Stationary and Transportation Noise Sources – Approval and Planning". Such outdoor areas have not been designed to be used as Outdoor Living Areas as defined in Publication NPC-300, "Environmental Noise Guideline – Stationary and Transportation Noise Sources – Approval and Planning". Noise levels from activities from the CN MacMillan Rail Yard could potentially cause discomfort or annoyance and/or interrupt conversations in these outdoor areas."
  - iv) "The Owner shall execute and register on the title of the subject lands an easement(s) to protect for a reciprocal vehicular access in favour of the lands to the west (the Zzen 2 lands – 7725 Jane Street). The Owner shall register the required easement(s) at the time of registration of the condominium for Tower D, to the satisfaction of the City."
5. THAT Council adopt the following resolution for the allocation of water and sewage servicing capacity:
- "THAT Site Plan Development File DA.13.021 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,162 residential units (2,568 persons equivalent)."
6. THAT Council delegate authority to the Mayor and City Clerk to enter into a Community Improvement Plan Agreement, in a form satisfactory to the City Solicitor.

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**2                    DRAFT PLAN OF CONDOMINIUM (STANDARD)  
                         FILE 19CDM-17V006  
                         1668872 ONTARIO INC. C/O ROYAL PINE HOMES  
                         VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 23, 2018:

**Purpose**

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-17V006, as shown on Attachments #4 to #6, for the subject lands shown on Attachments #2 and #3, to create the condominium tenure for the existing 6-storey apartment building. The Draft Plan of Condominium (Standard) consists of the areas dedicated to the common elements, including but not limited to: 95 residential units, 19 surface parking spaces, 211 parking spaces located in a 2 level underground parking garage, and landscaped areas.

**Recommendation**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-17V006 (168872 Ontario Inc.) BE APPROVED, as shown on Attachments #4 to #6, subject to the Conditions of Draft Approval set out in Attachment #1.

**3                    LICENSE EXTENSION FOR KLEINBURG NOBLETON  
                         SOCCER CLUB, WOODBRIDGE SOCCER CLUB, AND  
                         CANADIAN CONFEDERATION OF CLUBS AND  
                         ASSOCIATIONS LAZIALI**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated January 23, 2018:

**Purpose**

To extend the City's licenses with the Kleinburg Nobleton Soccer Club, Woodbridge Soccer Club, Hospice Vaughan and Canadian Confederation of Clubs and Associations Laziali (collectively, the "Licensees") for the continued use of City facilities on a month-to-month basis (collectively, the "License Extensions") until a new framework is developed to standardize the licensing process for all City facilities.

**Recommendations**

1. That the necessary by-laws be enacted to authorize revival, amending and extending agreements to revive, amend and extend the following licenses for the



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use of City facilities on a month-to-month basis, substantially under the same terms and conditions with the exception of the maintenance fees:

- a. License Agreement dated March 17, 2003 with Kleinburg Nobleton Soccer Club (“KNSC”) for the exclusive use of Kleinburg Scout House located at 10415 Islington Ave. with a revised maintenance fee of \$800.00 plus HST per month;
- b. License Agreement dated November 23, 2000 with Woodbridge Soccer Club (“WSC”) for the exclusive use of the parks building located at 7401 Martin Grove Road. with a revised maintenance fee of \$1,741.40 plus HST per month;
- c. License Agreement dated March 1, 2005 Hospice Vaughan for the exclusive use of the Piazza House located at 31 Woodbridge Ave. with a revised maintenance fee of \$1,075.00 plus HST per month; and
- d. License Agreement dated June 24, 2002 with Canadian Confederation of Clubs and Associations Laziali (“CCCAL”) for the exclusive use of the house located on the MNR Lands at 10401 Dufferin Street. with a revised maintenance fee of \$761.00 plus HST per month

(each an “Original License Agreement” and collectively, the “Original License Agreements”).

2. That the Mayor and City Clerk be authorized to execute all documentation required to complete the transactions.

### **4 LEASE EXTENSION FOR HUMAN ENDEAVOUR AT THE MICHAEL CRANNY HOUSE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated January 23, 2018:**

#### **Purpose**

To extend the City’s lease with Human Endeavour for the continued use of the Michael Cranny House (“MCH”) on a month-to-month basis until a new framework is developed to standardize the leasing process for all City facilities.

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### **Recommendations**

1. That the necessary by-law be enacted to authorize a revival, amending and extending agreement to revive, amend and extend the lease between the City and Human Endeavour for the use of the MCH dated May 1, 2015 (the "Original Lease") on a month-to-month basis, substantially under the same terms and conditions, including a maintenance fee of \$1,200 plus HST per month (the "Lease Extension"); and
2. That the Mayor and the City Clerk be authorized to execute all documentation required to complete this transaction.

### **5                      SMART CITY ADVISORY TASK FORCE RECRUITMENT OF CITIZEN MEMBERS**

**The Committee of the Whole recommends:**

- 1) **That the appointment of citizen members to participate on the Mayor's Smart City Advisory Task Force (SCATF) be deferred to a future Committee of the Whole meeting;**
- 2) **That Communication C3, Memorandum from the Chief Corporate Initiatives and Intergovernmental Relations, dated January 19, 2018, be received; and**
- 3) **That the report of the City Clerk, dated January 23, 2018, be received.**

### **Purpose**

To seek Council's consideration of applications received for the appointment of citizen members to the Smart City Advisory Task Force.

### **Recommendation**

1. That Council give consideration to the applications received for the appointment of citizen members to the Smart City Advisory Task Force (Confidential Attachment 1).

### **6                      REQUEST FOR STAFF TO ATTEND A COMMUNITY MEETING**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Marilyn lafrate, dated January 23, 2018:**

**Whereas,** At the Committee of the Whole Public Hearing of November 7, 2017 Item 5,

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Zoning By-Law Amendment File Z.17.024 Draft Plan of Subdivision File 19T-17V008 Nashville (Barons) Developments Inc. Ward 1 – Vicinity of Huntington Road and Nashville Road was heard, and;

**Whereas**, one of the recommendations was that a community meeting be held by the Local Councillor, the applicant, Regional Councillors, KARA and residents to address outstanding issues, and;

**Whereas**, the recommendation omitted to mention that staff attend the meeting.

**Now therefore be it resolved**, that Council allow staff to attend the community meeting on January 25, 2018, at 7pm at the Kleinburg Library, and;

**That** Council ratify the action taken.

### **7 APPOINTMENTS TO THE OLDER ADULT TASK FORCE**

The Committee of the Whole recommends:

- 1) That the confidential recommendation of the Committee of the Whole in Closed Session at the meeting of January 23, 2018, be approved;
- 2) That recommendation 2. contained in the following report of the City Clerk, dated January 23, 2018, be approved; and
- 3) That recommendation 3. contained in the following report of the City Clerk, dated January 23, 2018, be approved subject to amending the recommendation to read as follows:
  3. That the following be added to the Task Force as additional staff resources and the Terms of Reference be amended accordingly:
    - One representative from the Vaughan Public Library;
    - One representative from the appropriate Provincial Ministry dealing with Older Adult Services; and
    - One representative from the appropriate Federal Ministry dealing with Older Adult Services.

#### **Purpose**

This report presents applications received for appointments to the Older Adult Task Force for Council's consideration.

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### **Recommendations**

1. That Council consider the applications received for the appointment of members to the Older Adult Task Force (Confidential Attachment 1);
2. That staff be directed to further communicate with existing older adult organizations and service providers to recruit a member for the Older Adult Task Force; and
3. That a representative from Vaughan Public Library be added as a Staff Resource to the Task Force and the Terms of Reference amended accordingly.

### **8 AMENDMENTS TO THE NOISE CONTROL BY-LAW 96-2006**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services and Deputy City Manager, Planning and Growth Management, dated January 23, 2018:

#### **Purpose**

To amend the City of Vaughan's noise regulations to reflect the Ministry of the Environment and Climate Change's (MOECC) revised Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300), to update City department names, titles and definitions, and to improve noise exemption provisions to provide more consistent and efficient service.

#### **Recommendations**

1. That Council adopt the recommendations, as provided in Attachment 1; and
2. That Council authorize staff to undertake any other actions required to implement the recommendations of this report, including any consequential amendments to other by-laws.

### **9 CEREMONIAL PRESENTATION – 2017 WARD 4 CIVIC HERO AWARD TO DR. MAYA GOLDENBERG**

The 2017 Ward 4 Civic Hero Award was presented to Dr. Maya Goldenberg for her exemplary leadership and community volunteerism through many organizations.

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**10                    DEPUTATION – MR. DANIEL GRANAT,  
REQUESTING TO STOP DISPLAY FIREWORKS AT  
EAGLES NEST GOLF CENTRE BANQUET HALL  
FOR WEDDINGS AND OTHER EVENTS,  
AND PROMOTE LASER AND LIGHT SHOWS  
AS AN EQUALLY IMPRESSIVE ALTERNATIVE**

The Committee of the Whole recommends:

- 1) That the deputation by Mr. Daniel Granat be received; and
- 2) That staff continue monitoring the situation of fireworks displays at the Eagles Nest Golf Centre Banquet Hall.

**11                    OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**11.1                RECESS INTO CLOSED SESSION**

The Committee of the Whole recessed into Closed Session at 1:40 p.m. for the purpose of considering Item 7:

**APPOINTMENTS TO THE OLDER ADULT TASK FORCE**

The Committee of the Whole recessed into Closed Session at 1:40 p.m. for the purpose of dealing with personal matters about identifiable individuals as it relates to citizen appointments, with respect to Item 7. **APPOINTMENTS TO THE OLDER ADULT TASK FORCE.**

The Committee of the Whole reconvened into open session at 1:47 p.m. with the following Members present:

**Present:**        Councillor Marilyn Iafrate, Chair  
                  Hon. Maurizio Bevilacqua, Mayor  
                  Regional Councillor Mario Ferri  
                  Regional Councillor Gino Rosati  
                  Regional Councillor Sunder Singh  
                  Councillor Tony Carella  
                  Councillor Sandra Yeung Racco  
                  Councillor Alan Shefman

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**11.2 RECESS AND RECONVENE**

The Committee of the Whole recessed at 1:53 p.m. and reconvened at 3:04 p.m. with the following members present:

**Present:** Councillor Marilyn Iafrate, Chair  
Regional Councillor Mario Ferri  
Regional Councillor Sunder Singh  
Councillor Sandra Yeung Racco  
Councillor Alan Shefman

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

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

1. Heritage Vaughan Committee meeting of November 22, 2017 (Report No. 8); and
2. Accessibility Advisory Committee meeting of November 28, 2017 (Report No. 5).

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The meeting adjourned at 3:20 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair