



**CITY OF VAUGHAN
COUNCIL MINUTES
APRIL 11, 2018**

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CITY OF VAUGHAN

COUNCIL MEETING

WEDNESDAY, APRIL 11, 2018

MINUTES

1:00 P.M.

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:06 p.m.

The following members were present:

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

49. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Regional Councillor Rosati

THAT the agenda be confirmed.

AMENDMENT

MOVED by Councillor Iafrate
seconded by Councillor Shefman

That the following addendum be added to the agenda:

4. COSMOS CONDOMINIUM PROJECT

Members' Resolution of Councillor Iafrate with respect to the above.

CARRIED UNANIMOUSLY

COUNCIL MEETING MINUTES – APRIL 11, 2018

AMENDMENT

MOVED by Regional Councillor Ferri
seconded by Councillor Yeung Racco

That the following addendum be added to the agenda:

5. REQUEST FOR STAFF ATTENDANCE AT A CONCORD WEST RATEPAYERS' ASSOCIATION MEETING

Regional Councillor Ferri with respect to the above.

CARRIED UNANIMOUSLY

AMENDMENT

MOVED by Councillor Yeung Racco
seconded by Councillor Iafrate

That the following addendums be added to the agenda:

1. DEPUTY CITY MANAGER, CORPORATE SERVICES UPDATE ON RECRUITMENT

Confidential verbal report of the City Manager with respect to the above.

2. BY-LAW 061-2018
(Council, March 20, 2018, Item 2, Committee of the Whole, Report No. 10)

A by law to amend by-law number 171-2013 to provide for fees and charges under the municipal act.

3. BY-LAW 062-2018
(Item 22, Committee of the Whole, Report No. 14)

A by-law to regulate noise.

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

COUNCIL MEETING MINUTES – APRIL 11, 2018

50. DISCLOSURE OF INTEREST

Regional Councillor Ferri declared an interest with respect to Item 1, Committee of the Whole Report No. 14, OFFICIAL PLAN AMENDMENT FILE OP.13.013, ZONING BY-LAW AMENDMENT FILE Z.13.036, ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO, VICINITY OF BATHURST STREET AND RUTHERFORD ROAD, due to a former business relationship he had with the applicant at a time when he was not a member of Council.

Councillor Carella declared an interest with respect to Item 3, Committee of the Whole (Public Hearing) Report No. 15, OFFICIAL PLAN AMENDMENT FILE OP.17.011, ZONING BY-LAW AMENDMENT FILE Z.17.031, DRAFT PLAN OF SUBDIVISION FILE 19T-17V011, GEMINI URBAN DESIGN (W) CORP., VICINITY OF RUTHERFORD ROAD AND REGIONAL ROAD 27, as he is an officer of a not-for-profit corporation in the vicinity of the subject property.

51. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Iafrate
seconded by Regional Councillor Singh

THAT the minutes of the meeting of March 20, 2018 be adopted as presented.

CARRIED

52. COMMUNICATIONS

MOVED by Regional Councillor Singh
seconded by Regional Councillor Ferri

THAT Communications C1 to C20 inclusive be received and referred to their respective items on the agenda.

CARRIED

53. TAX ADJUSTMENTS PURSUANT TO SECTION 356 OF THE MUNICIPAL ACT, 2001

Deputations with respect to this matter were permitted pursuant to Section 356 Municipal Act.

No one appeared either in support of or in opposition to this matter.

COUNCIL MEETING MINUTES – APRIL 11, 2018

MOVED by Councillor Yeung Racco
seconded by Councillor Iafrate

That the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated April 11, 2018, be approved.

CARRIED

Purpose

To obtain Council approval for the apportionment of property taxes as permitted under the Municipal Act, 2001.

Report Highlights

Section 356 – Division Into Parcels:

- Council approval of the recommendations in this report will allow staff to bill the separate property owners their proportionate share of property tax and confirm their right to appeal the decision to the Assessment Review Board (ARB) as applicable. If no appeals are filed with the ARB, staff will proceed with the property tax apportionments.
- As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting. Notices of Decisions will be issued to all applicants after the meeting of Council and these will detail the total amount of the adjustment and the right of the applicant to appeal the decision to the ARB.

Recommendations

That the tax adjustments as outlined on the attached report be approved in accordance with the requirements under the Municipal Act.

Background

Section 356 – Division Into Parcels:

Under Section 356, *Municipal Act*, taxes that remain outstanding on a property tax account that has been severed into two or more parcels can be apportioned to the newly created lots. An apportionment does not result in a reduction or increase of taxes; it simply shares the taxes levied among the new parcels based on the apportioned value of assessment. Should any property owner disagree with the recommendation approved by Council, they can appeal the decision to the ARB for a further hearing.

Previous Reports/Authority

N/A

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Analysis and Options

Section 356 – Division into Parcels:

Five (5) applications have been received to sever property that was returned on the roll as one parcel. The Municipal Property Assessment Corporation (MPAC) provides the City with a report outlining the apportioned value of each separate piece, and the outstanding tax balance on the single piece are then apportioned to the various parts in accordance with the assessment.

An apportionment does not result in a reduction or increase of taxes; it simply shares the taxes levied among the new parcels based on the apportioned value of assessment. Should any property owner disagree with the recommendation approved by Council, they can appeal the decision to the ARB for a further hearing.

Financial Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

Council approval of the recommendations in this report will allow staff to bill the separate property owners their proportionate share, and confirm their right to appeal the decision to the ARB. If no appeals are filed with the ARB, staff will proceed with the property tax apportionments.

For more information, please contact: Maureen Zabiuk, A.I.M.A., CMRP,
Manager Property Tax & Assessment Ext. 8268

Attachments

Attachment 1 – Severance Report

Prepared by

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

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COUNCIL MEETING MINUTES – APRIL 11, 2018

54. **TAX ADJUSTMENTS PURSUANT TO SECTION 354, 357, 358 AND 359 OF THE MUNICIPAL ACT, S.O. 2001**

Deputations with respect to this matter were permitted pursuant to Section 354, 357, 358 and 359 of the Municipal Act.

No one appeared either in support of or in opposition to this matter.

MOVED by Councillor Yeung Racco
seconded by Councillor Iafrate

That the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated April 11, 2018, be approved.

CARRIED

Purpose

To obtain Council's approval for the increase or cancellation of property taxes as permitted under Section 354, 357, 358 and 359 of the *Municipal Act, 2001*.

Report Highlights

Section 354, 357, 358, 359 – increase or cancellation of property taxes:

- Council approval of the recommendations in this report will allow staff to proceed with applicable property tax adjustments
- There are various reasons for tax adjustments such as property becoming exempt, roll numbers being cancelled by the Municipal Property Assessment Corporation (MPAC), buildings that have been demolished or razed by fire and properties that have been over assessed by a gross or manifest clerical error. These tax adjustments do not relate to collection issues.
- As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting. Notices of Decisions will be issued to all applicants after the meeting of Council and these will detail the total amount of the adjustment and the right of the applicant to appeal the decision to the Assessment Review Board (ARB).

Recommendations

That the tax adjustments as outlined on the attached schedule be approved

COUNCIL MEETING MINUTES – APRIL 11, 2018

Background

The City prepares these types of reports at least twice a year. The prior report was prepared for Council on November 21, 2017. There were sixty-four (64) applications on that report and the total cancellation, reduction or refund of taxes amounted to \$439,119. The City portion was \$75,674 or approx.17%.

Previous Reports/Authority

N/A

Analysis and Options

Twenty-six (26) applications have been prepared for Council's consideration for the cancellation, reduction or refund of taxes for the current and prior tax years, under sections 354, 357, 358 and 359 of the *Municipal Act, 2001*, as amended.

There are various reasons for tax adjustments such as property becoming exempt, roll numbers being cancelled by the Municipal Property Assessment Corporation (MPAC), buildings that have been demolished or razed by fire and properties that have been over assessed by a gross or manifest clerical error. These tax adjustments do not relate to collection issues.

The total cancellation, reduction or refund of taxes, as recommended is \$387,970. The City portion of this amount is approximately \$77,344, or approximately 20%, broken down per year as follows:

2015 = \$34,063 / 2016 = \$11,505 / 2017 = \$31,776

As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting. Notices of Decisions will be issued to all applicants after the meeting of Council and these will detail the total amount of the adjustment and the right of the applicant to appeal the decision to the ARB.

Financial Impact.

The City's share of these property tax adjustments is approximately \$77,344.

Broader Regional Impacts/Considerations

The Region of York's share of these property tax adjustments is approximately \$132,697 or approximately 34%.

Conclusion

The *Municipal Act* allows staff to proceed with the property tax adjustments as applicable. Council approval also gives the applicant the right to appeal the decision to the Assessment Review Board if so desired.

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For more information, please contact: Maureen Zabiuk, A.I.M.A., CMRP,
Manager Property Tax & Assessment Ext. 8268

Attachments

Attachment 1 – Tax Appeal Report

Prepared by

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

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

55. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole (Closed Session) Report No. 13

Item 2

Committee of the Whole Report No. 14

Items 1, 7, 19, 20, 23

Committee of the Whole (Public Hearing) Report No. 15

Items 3 and 5

Committee of the Whole (Working Session) Report No. 16

Item 4

Addendum Items

Items 1, 2, 3, 4, and 5

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Singh

THAT Items 1 to 13 of the Finance, Administration and Audit Committee Report No. 4, BE APPROVED and the recommendations therein be adopted;

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THAT Items 1 to 3 of the Committee of the Whole (Closed Session) Report No. 13, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 29 of the Committee of the Whole Report No. 14, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Public Hearing) Report No. 15, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 4 of the Committee of the Whole (Working Session) Report No. 16, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted.

CARRIED

56. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Councillor Yeung Racco
seconded by Councillor Shefman

That Council resolve into Closed Session for the purpose of discussing the following matter:

1. OFFICIAL PLAN AMENDMENT FILE OP.13.013
ZONING BY-LAW AMENDMENT FILE Z.13.036
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO
VICINITY OF BATHURST STREET AND RUTHERFORD ROAD
(Committee of the Whole Report No. 14, Item 1)

(legal advice)

CARRIED

Council recessed at 1:20 p.m.

MOVED by Councillor Shefman
seconded by Councillor Iafrate

THAT Council reconvene at 1:35 p.m.

CARRIED

COUNCIL MEETING MINUTES – APRIL 11, 2018

Council reconvened at 1:35 p.m. with the following members present:

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

57. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 14

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 1 OFFICIAL PLAN AMENDMENT FILE OP.13.013
 ZONING BY-LAW AMENDMENT FILE Z.13.036
 ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO
 VICINITY OF
 BATHURST STREET AND RUTHERFORD ROAD

MOVED by Regional Councillor Singh
seconded by Councillor Iafrate

THAT Item 1, Committee of the Whole Report No. 14 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of April 11, 2018; and

By receiving the following communications:

- C7 Mr. Dale Gold, dated April 4, 2018;
- C8 Rosie, Cedar Avenue, Thornhill, dated April 4, 2018;
- C9 Ms. Marion Zhu, dated April 4, 2018;
- C10 Ms. Elena Vinogradsky, dated April 4, 2018;
- C11 Mr. Oleksandr Gutvin, dated April 4, 2018;
- C12 Mr. Jake Jacobi, dated April 4, 2018;
- C13 Ms. Reesa R. Rosen, Corey M., Ruth R., Daniel Bram Drive., Maple, dated April 4, 2018;
- C14 Ms. Debbie Kiraleos, dated April 4, 2018;
- C15 Mr. Alex Rakhmievitch, dated April 4, 2018;

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- C16 Ilona, Irina, Anastasia, and Gregory Fishbein, Viatcheslav Driz, Bathurst Glen Drive, Vaughan, dated April 4, 2018;
- C17 Boris and Alice Barapp, dated April 6, 2018;
- C19 Mr. Yaroslav Zakrevsky, dated April 9, 2018; and
- C20 Mr. Rom Koubi, Preserve Thornhill Woods Association, dated April 10, 2018.

AMENDMENT

MOVED by Councillor Yeung Racco
seconded by Councillor Shefman

THAT Item 1, Committee of the Whole Report No. 14 be further amended, as follows:

By approving the following:

- 1) That the recommendation of the Deputy City Manager, Planning and Growth Management, dated April 4, 2018, as modified by the Committee of the Whole on April 4, 2018, be further modified by adding the following recommendation:

That should the Local Planning Appeal Tribunal approve Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036, either in whole or in part, that the Local Planning Appeal Tribunal withhold its final Order until such time that the undertakings set out in Recommendations 3(a) – (d) inclusive, of the Committee of the Whole are addressed to the satisfaction of the City.

CARRIED

Voting upon the question of the main motion, as amended, as follows:

By approving the following:

- 1) That the recommendation of the Deputy City Manager, Planning and Growth Management, dated April 4, 2018, as modified by the Committee of the Whole on April 4, 2018, be further modified by adding the following recommendation:

That should the Local Planning Appeal Tribunal approve Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036, either in whole or in part, that the Local Planning Appeal Tribunal withhold its final Order until such time that the undertakings set out in Recommendations 3(a)

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– (d) inclusive, of the Committee of the Whole are addressed to the satisfaction of the City;

By approving the confidential recommendation of the Council (Closed Session) meeting of April 11, 2018; and

By receiving the following communications:

- C7 Mr. Dale Gold, dated April 4, 2018;
- C8 Rosie, Cedar Avenue, Thornhill, dated April 4, 2018;
- C9 Ms. Marion Zhu, dated April 4, 2018;
- C10 Ms. Elena Vinogradsky, dated April 4, 2018;
- C11 Mr. Oleksandr Gutvin, dated April 4, 2018;
- C12 Mr. Jake Jacobi, dated April 4, 2018;
- C13 Ms. Reesa R. Rosen, Corey M., Ruth R., Daniel Bram Drive., Maple, dated April 4, 2018;
- C14 Ms. Debbie Kiraleos, dated April 4, 2018;
- C15 Mr. Alex Rakhmilevitch, dated April 4, 2018;
- C16 Ilona, Irina, Anastasia, and Gregory Fishbein, Viatcheslav Driz, Bathurst Glen Drive, Vaughan, dated April 4, 2018;
- C17 Boris and Alice Barapp, dated April 6, 2018;
- C19 Mr. Yaroslav Zakrevsky, dated April 9, 2018; and
- C20 Mr. Rom Koubi, Preserve Thornhill Woods Association, dated April 10, 2018.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Shefman
Councillor Yeung Racco
Regional Councillor Singh
Mayor Bevilacqua
Regional Councillor Rosati
Councillor Carella
Councillor Iafrate

Having previously declared an interest Regional Councillor Ferri did not take part in the discussion or vote on the foregoing matter.

ITEM - 7 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS)
FILE 19CDM-16V001
RAVINES OF ISLINGTON ENCORE INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND
LANGSTAFF ROAD

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MOVED by Councillor Iafrate
seconded by Regional Councillor Singh

THAT Item 7, Committee of the Whole Report No. 14 be adopted, and amended, as follows:

By approving the following in accordance with communication C1, from the Deputy City Manager, Planning and Growth Management, dated April 4, 2018:

1. That this Communication, be received;
2. That Recommendation #2 of Item #7 of the Committee of the Whole Report of April 4, 2018, respecting Draft Plan of Condominium 19CDM-16V001, be deleted and replaced with the following:
 - “2. Any retaining walls and subsurface infrastructure shall be situated within POTLs of the proposed townhouse units fronting onto the common element condominium road and the declaration of the future condominium corporation shall provide that the future condominium corporation shall maintain and manage the retaining walls and subsurface infrastructure and reserve a right of entry onto the POTLs to carry out such obligations.”
3. That Condition #2 on Attachment #1 (Conditions of Draft Approval of Item #7 of the Committee of the Whole Report of April 4, 2018, respecting Draft Plan of Condominium 19CDM-16V001, be deleted and replaced with the following:
 - “2. Any retaining walls and subsurface infrastructure shall be situated within POTLs of the proposed townhouse units fronting onto the common element condominium road and the declaration of the future condominium corporation shall provide that the future condominium corporation shall maintain and manage the retaining walls and subsurface infrastructure and reserve a right of entry onto the POTLs to carry out such obligations.”

By receiving communication C18 from Mr. Leo Longo, Aird & Berlis, Bay Street, Toronto, dated April 9, 2018.

CARRIED

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ITEM - 19 RESPECTFUL WORKPLACE POLICY

MOVED by Regional Councillor Rosati
seconded by Regional Councillor Singh

THAT Item 1, Committee of the Whole Report No. 14 be adopted, and amended, as follow:

By approving that the following in accordance with communication C21, amended Members Resolution submitted by Regional Councillor Rosati:

- 1) That the City Manager direct the staff policy committee to prioritize its review of the existing Respectful Workplace Policy and reporting procedures; and
- 2) That staff provide a renewed emphasis on training to all employees and members of Council on issues relating to maintaining a respectful workplace in accordance with the Occupational Health and Safety Act; and

By receiving the Members Resolution submitted by Regional Councillor Rosati, dated April 4, 2018.

CARRIED

ITEM - 20 LEGALIZATION OF CANNABIS

MOVED by Regional Councillor Rosati
seconded by Regional Councillor Ferri

THAT Item 20, Committee of the Whole Report No. 14 be adopted, and amended, as follows:

By approving that the following in accordance with communication C22, amended Members Resolution submitted by Regional Councillor Rosati:

1. That the Council endorse AMO's advocacy for funding and resources to support municipalities in the implementation of cannabis legalization as follows:
 - a) The provincial and federal government ensure that municipal government are funded on a cost-recovery basis and provided the necessary support for their role in implementing and enforcing the new recreational cannabis regime, including increases in demand for

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service and training requirements associated with their role.

- b) The Ministry of Health and Long-Term Care provide 100% funding for public health programs to fund the impact on those programs arising from the implementation of legalized recreational cannabis, including but not limited to public education, addiction and related services, and enforcement of the use of medical cannabis under the Smoke Free Ontario Act.
 - c) The Provincial government ensure that municipal government receive an appropriate portion of sales and tax revenue from the sale of recreational cannabis to fund the impact on their services and programs.
 - d) That the Provincial government ensure that municipalities responsible for operating POA Courts retain all fine revenue associated with POA offences under Ontario's Cannabis Act, 2007.
 - e) That Municipalities be given new or enhanced power to address business licensing, zoning and siting, and the authority for municipalities to "opt-out"
 - f) That the Province of Ontario be requested to satisfy the financial, social framework, location and enforcement questions prior to choosing a retail location in Vaughan.; and,
- 2) That this resolution be forwarded to the Attorney General the Ministry of Municipal Affairs and Housing, Vaughan's MPs, MPPs, AMO, and the Region of York.

By receiving the Members Resolution submitted by Regional Councillor Rosati, dated April 4, 2018.

CARRIED

ITEM - 23 TREE REMOVAL – STAKEHOLDER ENGAGEMENT AND RESEARCH PLAN FOR GOLF COURSES AND NURSERIES

MOVED by Councillor Iafrate
seconded by Regional Councillor Singh

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THAT Item 23, Committee of the Whole Report No. 14 be adopted without amendment.

CARRIED

COMMITTEE OF THE WHOLE (PUBLIC HEARING) REPORT NO. 15

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 3 OFFICIAL PLAN AMENDMENT FILE OP.17.011
 ZONING BY-LAW AMENDMENT FILE Z.17.031
 DRAFT PLAN OF SUBDIVISION FILE 19T-17V011
 GEMINI URBAN DESIGN (W) CORP.
 VICINITY OF RUTHERFORD ROAD AND
 REGIONAL ROAD 27

MOVED by Regional Councillor Rosati
seconded by Councillor Yeung Racco

THAT Item 3, Committee of the Whole (Public Hearing) Report No. 15 be adopted and amended, as follows:

By receiving the following communications:

- C2 Mr. Adam Grossi, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated April 4, 2018; and
- C3 Mr. Doug Bentley, Simmons Street, Vaughan, dated April 4, 2018.

CARRIED

Having previously declared an interest Councillor Carella did not take part in the discussion or vote on the foregoing matter.

ITEM - 5 ZONING BY-LAW AMENDMENT FILE Z.18.005
 GRAZIO DEVITTORIS, 2561074 ONTARIO INC.
 VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD

MOVED by Councillor Iafrate
seconded by Regional Councillor Ferri

THAT Item 5, Committee of the Whole (Public Hearing) Report No. 15 be adopted and amended, as follows:

By replacing recommendation 2) of the Committee of the Whole (Public

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Hearing) with the following:

- “2) That should a community meeting need to be held, that it be organized by the Local Councillor with the applicant, 3 or 4 key residents, interested Regional Councillors, and staff, to address outstanding issues;”

CARRIED

Addendums

58. **COSMOS CONDOMINIUM PROJECT** (Addendum No. 4)

MOVED by Councillor Iafrate
seconded by Regional Councillor Rosati

That the recommendation contained in the following resolution submitted by Councillor Iafrate, be approved.

CARRIED

Member's Resolution

Submitted by Councillor Marilyn Iafrate.

WHEREAS the City of Vaughan is forecasted to experience significant population growth in the short- and long-term future;

AND WHEREAS it is anticipated that new condominium projects will provide housing to account for a portion of this population growth;

AND WHEREAS new condominium projects are typically marketed and sold to purchasers prior to the commencement of construction; and

AND WHEREAS the Council of the City of Vaughan desires to ensure that parties engaging in the purchase and sale of pre-construction condominium units have as much information as possible about the various elements of such contractual matters;

NOW THEREFORE, BE IT RESOLVED that:

1. Staff be directed to formally request the Ontario Ministry of Government and Consumer Services to review the:
 - (a) Process by which pre-construction condominium projects are

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marketed and sold; and

- (b) Ability of developers to terminate agreements of purchase and sale as a result of the cancellation of a condominium project; and
- 2. Staff be directed to contact TARION in respect of its role in this matter and report back to Committee of the Whole in May 2018.

59. REQUEST FOR STAFF ATTENDANCE AT A CONCORD WEST RATEPAYERS' ASSOCIATION MEETING

(Addendum No. 5)

MOVED by Regional Councillor Ferri
seconded by Councillor Yeung Racco

- 1) That staff be authorized to attend a meeting of the Concord West Ratepayers' Association on May 1, 2018, at 7:00 p.m., to provide information.

CARRIED

60. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Councillor Iafrate
seconded by Regional Councillor Ferri

That Council resolve into Closed Session for the purpose of discussing the following matters:

- 1. NORTH MAPLE REGIONAL PARK PHASE 2 DUE DILIGENCE
(Referred)
(Committee of the Whole (Working Session) Report No. 16, Item 4)
(a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization)
- 2. DEPUTY CITY MANAGER, CORPORATE SERVICES

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UPDATE ON RECRUITMENT

(Addendum No. 1)

(personal matters about an identifiable individual)

CARRIED

Council recessed at 2:32 p.m.

MOVED by Councillor Iafrate
seconded by Regional Councillor Singh

THAT Council reconvene at 3:39 p.m.

CARRIED

Council reconvened at 3:39 p.m. with the following members present:

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

61. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (WORKING SESSION) REPORT NO. 16

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 4 NORTH MAPLE REGIONAL PARK PHASE 2 DUE DILIGENCE

MOVED by Councillor Iafrate
seconded by Regional Councillor Singh

THAT Item 4, Committee of the Whole (Public Hearing) Report No. 15 be adopted and amended, as follows:

By approving recommendations 1, 2, 3, and 5, contained in the report of the

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Deputy City Manager, Planning and Growth Management and the Chief Financial Officer and City Treasurer, dated March 7, 2018;

By approving that recommendations 4 and 6 contained in the report of the Deputy City Manager, Planning and Growth Management and the Chief Financial Officer and City Treasurer, dated March 7, 2018, be replaced with the following:

- “4. That staff negotiate with interested sports organizations to develop preliminary layout requirements and partnership structures that align with the expanded park vision for NMRP.” and
- “6. That Deloitte LLP be retained to complete business case activities related to the development of NMRP and to assist in developing a procurement process, which may or may not include engaging a Master Developer-Builder, to implement all or a portion of the expanded park vision for NMRP to accelerate the delivery of additional community facilities and programs for Vaughan residents and visitors.”

By approving the confidential recommendation of the Council (Closed Session) meeting April 11, 2018; and

By approving recommendations 2, 3, 4, and 5 of the Committee of the Whole (Working Session), meeting of March 7, 2018.

CARRIED

Addendum

62. DEPUTY CITY MANAGER, CORPORATE SERVICES UPDATE ON RECRUITMENT

(Addendum No. 1)

MOVED by Councillor Yeung Racco
seconded by Councillor Iafrate

- 1) That the confidential recommendation of the Council (Closed Session) meeting of April 11, 2018, be approved.

CARRIED

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63. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 13

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 2 RECRUITMENT OF CITY CLERK

MOVED by Councillor Yeung Racco
seconded by Councillor Iafrate

THAT Item 2, Committee of the Whole (Closed Session) Report No. 13 be adopted without amendment, and the confidential recommendation made public.

CARRIED

Addendums

64. ADDENDUM BY-LAW 061-2018 (Addendum No. 2)

MOVED by Regional Councillor Singh
seconded by Regional Councillor Ferri

THAT the following by-law be enacted:

By-Law Number 061-2018	A by law to amend by-law number 171-2013 to provide for fees and charges under the municipal act. (Council, March 20, 2018, Item 2, Committee of the Whole, Report No. 10)
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CARRIED

65. ADDENDUM BY-LAW 062-2018 (Addendum No. 3)

MOVED by Regional Councillor Singh
seconded by Regional Councillor Ferri

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THAT the following by-law be enacted:

By-Law Number 062-2018 A by-law to regulate noise. (Item 22, Committee of the Whole, Report No. 14)

CARRIED

66. **BY-LAWS**

MOVED by Councillor Iafrate
seconded by Regional Councillor Singh

THAT the following by-laws be enacted:

By-Law Number 048-2018 A By-law to establish a Compliance Audit Committee for compliance audit applications received during the 2018 to 2022 Term of Council. (Council, March 20, 2018, Item 6, Committee of the Whole, Report No. 10)

By-Law Number 049-2018 A By-law to authorize the Mayor and Clerk to execute a Licence Agreement between the City of Vaughan and Mr. Peter Orr to permit farming on City-owned lands. (Item 1, Committee of the Whole (Closed Session), Report No. 13)

By-Law Number 050-2018 A By-law to regulate permits and inspections for construction, demolition and change of use under the *Building Code Act, 1992 S.O. 1992, Chapter 23*, and to set out fees that will be charged for permits. (Item 2, Finance, Administration and Audit Committee, Report No. 4)

By-Law Number 051-2018 A By-law to amend Sign By-laws 203-92 and 178-2003, as amended, to include a registration fee for third-party election signs. (Council, January 30, 2018, Item 2, Committee of the Whole (Working Session), Report No. 4)

By-Law Number 052-2018 A By-law to regulate the planting, maintenance and removal of trees on public and private property in the City of Vaughan and to repeal By-law Nos. 258-83, 95-2005, 185-2007, and 205-2007. (Council, March 20, 2018, Item 2, Committee of the Whole, Report No. 10)

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By-Law Number 053-2018	A By-law to assume Municipal Services in Red Shelf Subdivision Phase 1, 19T-00V05, Registered Plan 65M-3910. (Red Shelf Corporation dated April 21, 2006) (Delegation By-law 005-2018)
By-Law Number 054-2018	A By-law to assume Municipal Services in Red Shelf Corporation Subdivision Phase 2 and Phase 2A, 19T-00V05, Registered Plan 65M-4111 and 65M-4212. (Red Shelf Corporation dated September 4, 2008 (65M-4111) and August 9, 2010 (65M-4212)) (Delegation By-law 005-2018)
By-Law Number 055-2018	A By-law to assume Municipal Services in Vellore Park Holdings Phase 1 Subdivision, 19T-00V10, Registered Plan 65M-3914. (Vellore Park Holdings Inc. dated May 10, 2006) (Delegation By-law 005-2018)
By-Law Number 056-2018	A By-law to assume Municipal Services in Vellore Park Holdings Subdivision Phase 2 and Phase 2A, 19T-00V10, Registered Plan 65M-4107 and 65M-4213. (Vellore Park Holdings Inc. dated June 17, 2008 (65M-4107) and September 15, 2010 (65M-4213)) (Delegation By-law 005-2018)
By-Law Number 057-2018	A By-law to assume Municipal Services in Country Wide Homes (1213 Teston Road) Subdivision, 19T-10V01, Registered Plan 65M-4304 and repeal By-law 036-2018. (2216840 Ontario Inc. dated October 18, 2011) (Delegation By-law 005-2018)
By-Law Number 058-2018	A By-law to exempt parts of Plan 65M-4588 from the provisions of Part Lot Control. (PLC.18.005, Skystar Holdings Inc., located on Gridiron Gate, in the vicinity of Major Mackenzie Drive and Weston Road.) (Delegation By-law 005-2018)
By-Law Number 059-2018	A By-law to amend City of Vaughan By-law 1-88. (Nashville Developments (North) Inc., 19T-16V010, Z.16.052, located east of Huntington Road and south of Nashville Road, in Part of Lot 24, Concession 9) (Council, September 26,

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2017, Item 4, Committee of the Whole, Report No. 31)

By-Law Number 060-2018

A By-law to appoint a Clerk for The Corporation of the City of Vaughan. (Item 2, Committee of the Whole (Closed Session), Report No. 13)

CARRIED

67. CONFIRMING BY-LAW

MOVED by Regional Councillor Singh
seconded by Regional Councillor Ferri

THAT By-law Number 063-2018, being a by-law to confirm the proceedings of Council at its meeting on April 11, 2018, be enacted.

CARRIED

68. ADJOURNMENT

MOVED by Councillor Carella
seconded by Councillor Shefman

THAT the meeting adjourn at 3:43 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk