



**CITY OF VAUGHAN  
COUNCIL MINUTES  
SEPTEMBER 16, 2015**

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**CITY OF VAUGHAN**

**COUNCIL MEETING**

**WEDNESDAY, SEPTEMBER 16, 2015**

**MINUTES**

**1:00 P.M.**

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:03 p.m.

The following members were present:

Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Michael Di Biase  
Regional Councillor Gino Rosati  
Regional Councillor Mario Ferri  
Councillor Tony Carella  
Councillor Rosanna DeFrancesca  
Councillor Marilyn Iafrate  
Councillor Alan Shefman  
Councillor Sandra Yeung Racco

**113. CONFIRMATION OF AGENDA**

MOVED by Councillor Carella  
seconded by Councillor DeFrancesca

THAT the agenda be confirmed.

**AMENDMENT**

MOVED by Councillor Iafrate  
seconded by Councillor Shefman

That the following addendums be added to the agenda:

**1. COMPLETION OF KEELE ST. PLANNING STUDY**

Resolution of Councillor Iafrate with respect to the above.

NOT CARRIED UPON A RECORDED VOTE

**YEAS**

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

**NAYS**

Regional Councillor Di Biase  
Councillor DeFrancesca

Upon the question of the main motion:

CARRIED

**114. DISCLOSURE OF INTEREST**

Regional Councillor Ferri declared an interest with respect to the following items:

Item 7, Committee of the Whole (Closed Session), Report No. 30, as his son is employed by a legal firm representing one or more of the parties;

Item 8, Committee of the Whole (Closed Session), Report No. 30, as his son is employed by a legal firm representing one or more of the parties; and

Item 2, Committee of the Whole (Public Hearing), Report No. 32, as his son is employed by the law firm that represents the applicant.

**115. ADOPTION OR CORRECTION OF MINUTES**

MOVED by Councillor Shefman  
seconded by Councillor Carella

THAT the minutes of the meeting of June 23, 2015 and Special Council meeting of July 16, 2015 be adopted as presented.

CARRIED

**116. COMMUNICATIONS**

MOVED by Regional Councillor Ferri  
seconded by Councillor DeFrancesca

THAT Communications C1 to C12 inclusive be received and referred to their respective items on the agenda.

CARRIED

**117. STOP-UP AND CLOSE PUBLIC HIGHWAY  
PORTIONS OF FORMER WOODBRIDGE AVENUE  
WEST OF KIPLING AVENUE  
WARD 2**

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

MOVED by Councillor Carella  
seconded by Councillor Yeung Racco

That the recommendation contained in the following report of the City Clerk, dated September 16, 2015, be approved:

CARRIED

**Recommendation**

The City Clerk recommends:

- 1) That any deputations on the matter be received; and

- 2) That a By-law be enacted to Stop-up and Close portions of Former Woodbridge Avenue, west of Kipling Avenue being Parts 4 and 5 on 65R-18551.

**Contribution to Sustainability**

N/A

**Economic Impact**

The City will receive approximately \$1,500.00 for closure costs.

**Communications Plan**

The road closure was advertised for two consecutive weeks on the City Page of the City's website.

**Purpose**

To enact a by-law to stop-up and close specific portions of former Woodbridge Avenue.

**Background – Analysis and Options**

At its meeting of June 23, 2015, by its adoption of Item 27, Report No. 26 of the Committee of the Whole, Council directed the City Clerk to commence procedures as required by the Municipal Act to advertise and schedule a Public Hearing to stop-up, and close specific portions of former Woodbridge Avenue, west of Kipling Avenue.

The notice (Attachment 1) was advertised on the City Page of the City's Website for two consecutive weeks commencing July 16, 2015. The appropriate agencies have been notified of the proposed by-law. No objections have been received.

**Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

**Regional Implications**

N/A.

**Conclusion**

In order to complete the road closure process, Council's approval of this recommendation and enactment of the associated by-law is required.

**Attachments**

1. Notice of Road Closure

**Report Prepared by:**

Brenda Macdonald, Administrative Co-ordinator, Ext. 8286  
Todd Coles, Manager of Development Services, Ext. 8332

(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.)

**118. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

The following items were identified for separate discussion:

Finance, Administration and Audit Committee Report No. 11

Items 15 and 16

Committee of the Whole (Closed Session) Report No. 30

Items 5, 6, 7, 8 and 9

Committee of the Whole Report No. 31

Items 6, 10, 17, 22 and 24

Committee of the Whole (Public Hearing) Report No. 32

Item 2

MOVED by Councillor DeFrancesca  
seconded by Councillor Iafrate

THAT Items 1 to 18 of the Finance, Administration and Audit Committee Report No. 11, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 9 of the Committee of the Whole (Closed Session) Report No. 30, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 28 of the Committee of the Whole Report No. 31, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 5 of the Committee of the Whole (Public Hearing) Report No. 32, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted.

CARRIED

**119. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

**FINANCE, ADMINISTRATION AND AUDIT COMMITTEE REPORT NO. 11**

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

ITEM - 15      TENDERS AWARD REPORT UNDER CONSOLIDATED PURCHASING  
                         POLICY

MOVED by Councillor Yeung Racco  
seconded by Councillor Iafrate

THAT Item 15, Finance, Administration and Audit Committee Report No. 11 be adopted without amendment.

CARRIED

ITEM - 16      NORTH MAPLE REGIONAL PARK  
PROCUREMENT PLAN AND STRATEGIC USE OF PPP LANDS  
WARD 1

MOVED by Regional Councillor Ferri  
seconded by Councillor Iafrate

THAT Item 16, Finance, Administration and Audit Committee Report No. 11 be adopted and amended, as follows:

By approving the following in accordance with Communication C2 from the Commissioner of Planning, dated September 10, 2015:

That recommendation 1. included in the report of the Commissioner of Planning and the Director of Parks Development dated September 8, 2015, be replaced with the following recommendation as amended:

"That a 2-Stage Public-Private-Partnership procurement process as outlined in this report be approved to identify potential interest in the North Maple Regional Park project, and that staff report back at the completion of Stage 1 for Council's consideration of all options for the future strategic use of the NMRP lands fronting Keele and/or other areas of the park for a potential Public-Private-Partnership, and long-term go-forward plan for the park."

CARRIED

**COMMITTEE OF THE WHOLE REPORT NO. 31**

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

ITEM - 6      TENDER T15-425 - SUPPLY AND PLANTING OF TREES CITY WIDE  
ALL WARDS

MOVED by Councillor Yeung Racco  
seconded by Councillor Iafrate

THAT Item 6, Committee of the Whole Report No. 31 be adopted and amended, as follows:

By approving the following in accordance with Communication C6 from the Commissioner of Public Works and Director of Transportation Services, Parks and Forestry Operations, dated September 11, 2015:

1. That the Award of Tender T15-425 for the Supply and Planting of Trees throughout the City of Vaughan be awarded to Euro Landscape Construction & Grounds Inc. in the amount of \$328,078 plus applicable taxes;
2. That a contingency allowance in the amount of \$32,808 (10%) be approved within which the Director of Transportation Services, Parks and Forestry Operations is authorized to approve amendments to the contract;
3. That the amounts of the above recommendations, including all contingency allowances, applicable taxes and administration recovery be funded from Capital Projects RP-6700-15 Tree Planting Program-Regular, RP-6739-15 Tree Planting Program-EAB and RP-6755-15 Ice Storm Tree Replacement Strategy; and
4. That the Mayor and Clerk be authorized to sign the necessary documents.

CARRIED

ITEM - 10      COMMEMORATIVE PLAQUES DISPLAYED IN FORMER CITY HALL

MOVED by Councillor Iafrate  
seconded by Councillor Carella

THAT Item 10, Committee of the Whole Report No. 31 be adopted and amended, as follows:

That the World War II plaques be displayed in the front foyer of City Hall for the month of November accompanied by the Canadian flag.

CARRIED

ITEM - 17      RFP15-396 – DESIGN & CONTRACT ADMINISTRATION SERVICES FOR VELLORE VILLAGE SOUTH LIBRARY (WARD 3)

MOVED by Councillor DeFrancesca  
seconded by Regional Councillor Ferri

THAT Item 17, Committee of the Whole Report No. 31 be adopted and amended, as follows:

By approving the following in accordance with Communication C3 from the CEO of Vaughan Public Libraries and the Acting Commissioner of Strategic & Corporate Services, dated September 11, 2015:

1. That ZAS Architects Inc. be retained to provide Design & Contract Administration Services for the new Vellore Village South Library, as detailed in the RFP 15-396, in the amount of \$213,000.00, plus applicable taxes;
2. That a 15% project contingency allowance in the amount of \$31,950.00 plus applicable taxes be approved within which the Acting Commissioner of Strategic & Corporate Services, or designate, is authorized to approve amendments to the contract;
3. That the above amounts including applicable taxes and administrative recovery be funded from approved capital project LI-4539-14 - Vellore Village South BL39 - Consulting/Design/ Construction; and
4. That the Mayor and City Clerk be authorized to sign the necessary documents.

CARRIED

**120.      RECONSIDERATION**

2015 BUSINESS MISSION TO CHINA UPDATE  
(Committee of the Whole, Report No. 31, Item 22)

MOVED by Councillor DeFrancesca  
seconded by Councillor Iafrate

That the foregoing matter be reconsidered.

CARRIED

*Refer to Minute No. 121 for disposition regarding this matter.*

**121. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

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

**ITEM - 22      2015 BUSINESS MISSION TO CHINA UPDATE**

MOVED by Councillor DeFrancesca  
seconded by Regional Councillor Di Biase

THAT Item 22, Committee of the Whole Report No. 31 be adopted and amended, as follows:

By approving the following in accordance with Communication C12 from the Director of Economic Development, dated September 16, 2015:

That the City participate in the Province's Mission to China; and

By approving that Councillor Yeung Racco participate in the mission and that the City Manager be requested to designate a staff person to participate in the mission.

**CARRIED**

**ITEM - 24      POWERSTREAM REQUEST FOR FEED IN TARIFF (FIT 4.0) SUPPORT:  
GROUND MOUNT SOLAR PROJECT AT VAUGHAN LANDFILL SITE  
WARD 4**

MOVED by Councillor Yeung Racco  
seconded by Councillor Shefman

THAT Item 24, Committee of the Whole Report No. 31 be adopted and amended, as follows:

By approving the following in accordance with Communication C9 from the Commissioner of Public Works and Commissioner of Planning, dated September 11, 2015:

1. That Council authorize the Mayor and City Clerk to execute the attached IESO Prescribed Form: Land Use Exemption Resolution;
2. That Council authorize the Mayor and City Clerk to execute the attached IESO Prescribed Form: Municipal Council Support Resolution;
3. That Council authorize the City Clerk to execute the attached IESO Prescribed Form: Municipal Council Resolution Confirmation;
4. That staff continue to work with PowerStream, and the Ministry of Environment and Climate Change and other stakeholders to develop the proposed project on the closed Vaughan Landfill; and
5. That this report and attachments be forwarded to PowerStream and York Region.

**CARRIED**



**COMMITTEE OF THE WHOLE (PUBLIC HEARING) REPORT NO. 32**

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

ITEM - 2      OFFICIAL PLAN AMENDMENT FILE OP.14.008  
ZONING BY-LAW AMENDMENT FILE Z.14.029  
CENTREVILLE HOMES (MERINO) INC.  
WARD 1 - VICINITY OF KEELE STREET AND MERINO ROAD

MOVED by Councillor Carella  
seconded by Councillor Iafrate

THAT Item 2, Committee of the Whole (Public Hearing) Report No. 32 be adopted and amended, as follows:

By receiving Communication C8 from Legal Counsel and the Interim Commissioner of Legal & Administrative Services/City Solicitor, dated September 14, 2015.

CARRIED

*Regional Councillor Ferri declared an interest with respect to the foregoing matter as his son is employed by the law firm that represents the applicant, and did not take part in the discussion or vote on the matter.*

**122. RESOLUTION TO RESOLVE INTO CLOSED SESSION**

MOVED by Councillor DeFrancesca  
seconded by Councillor Yeung Racco

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

1. ONTARIO MUNICIPAL BOARD HEARING  
VAUGHAN OFFICIAL PLAN 2010.  
NOVAGAL DEVELOPMENT INC. (APPEAL NO. 52)  
WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN  
WARD 2  
(Report No. 30, Item 5, Committee of the Whole (Closed Session)  
(litigation or potential litigation)
2. ONTARIO MUNICIPAL BOARD HEARING  
ZONING BY-LAW AMENDMENT Z.14.038  
SITE PLAN APPLICATION DA.14.071  
8204 & 8210 PINE VALLEY DRIVE  
WARD 2  
(Report No. 30, Item 6, Committee of the Whole (Closed Session)  
(litigation or potential litigation)
3. PROPERTY MATTER  
ONTARIO MUNICIPAL BOARD HEARING  
VOP 2010 VOLUME 2  
VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN  
WARD 4  
(Report No. 30, Item 7, Committee of the Whole (Closed Session)  
(acquisition or disposition of land)

4. ONTARIO MUNICIPAL BOARD HEARING  
TORONTO JEWISH ACADEMY OHR MENACHEM  
7608 YONGE STREET  
WARD 5  
(Report No. 30, Item 8, Committee of the Whole (Closed Session) (litigation or potential litigation)
5. PROPERTY MATTER  
FORMER VAUGHAN LANDFILL  
WARD 1  
(Report No. 30, Item 9, Committee of the Whole (Closed Session) (acquisition or disposition of land)

CARRIED

Council recessed at 1:52 p.m.

MOVED by Regional Councillor Ferri  
seconded by Councillor Shefman

THAT Council reconvene at 2:16 p.m.

CARRIED

Council reconvened at 2:16 p.m. with the following members present:

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

**123. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

**COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 30**

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

ITEM - 5 ONTARIO MUNICIPAL BOARD HEARING  
VAUGHAN OFFICIAL PLAN 2010  
NOVAGAL DEVELOPMENT INC. (APPEAL NO. 52)  
WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN  
WARD 2

MOVED by Regional Councillor Rosati  
seconded by Councillor Yeung Racco

THAT Item 5, Committee of the Whole (Closed Session) Report No. 30 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of September 16, 2015; and

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By receiving Confidential Communication C7, from Legal Counsel and the Interim Commissioner of Legal & Administrative Services/City Solicitor, dated September 11, 2015.

CARRIED

ITEM - 6      ONTARIO MUNICIPAL BOARD HEARING  
ZONING BY-LAW AMENDMENT Z.14.038  
SITE PLAN APPLICATION DA.14.071  
8204 & 8210 PINE VALLEY DRIVE  
WARD 2

MOVED by Regional Councillor Ferri  
seconded by Regional Councillor Rosati

THAT Item 6, Committee of the Whole (Closed Session) Report No. 30 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of September 16, 2015; and

By receiving Confidential Communication C11, from Legal Counsel and the Interim Commissioner of Legal & Administrative Services/City Solicitor, dated September 16, 2015.

CARRIED

ITEM - 7      PROPERTY MATTER  
ONTARIO MUNICIPAL BOARD HEARING  
VOP 2010 VOLUME 2  
VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN  
WARD 4

MOVED by Councillor Shefman  
seconded by Councillor DeFrancesca

THAT Item 7, Committee of the Whole (Closed Session) Report No. 30 be adopted and amended, as follows:

By approving the following confidential recommendation of the Council (Closed Session) meeting of September 16, 2015:

- 1) That the confidential recommendation of the Committee of the Whole (Closed Session) meeting of September 8, 2015, be approved.

CARRIED

*Regional Councillor Ferri declared an interest with respect to this matter, as his son is employed by a legal firm representing one or more of the parties, and did not take part in the discussion or vote on the matter.*

ITEM - 8            ONTARIO MUNICIPAL BOARD HEARING  
TORONTO JEWISH ACADEMY OHR MENACHEM  
7608 YONGE STREET  
WARD 5

MOVED by Councillor Shefman  
seconded by Councillor Carella

THAT Item 8, Committee of the Whole (Closed Session) Report No. 30 be adopted and amended, as follows:

By approving the following confidential recommendation of the Council (Closed Session) meeting of September 16, 2015:

- 1)        That the confidential recommendation of the Committee of the Whole (Closed Session) meeting of September 8, 2015, be approved.

CARRIED

*Regional Councillor Ferri declared an interest with respect to this matter, as his son is employed by a legal firm representing one or more of the parties, and did not take part in the discussion or vote on the matter.*

ITEM - 9            PROPERTY MATTER  
FORMER VAUGHAN LANDFILL  
WARD 1

MOVED by Councillor DeFrancesca  
seconded by Regional Councillor Ferri

THAT Item 9, Committee of the Whole (Closed Session) Report No. 30 be adopted and amended, as follows:

By approving the following recommendation of the Council (Closed Session) meeting of September 16, 2015:

- 1)        That the following be approved in accordance with Confidential Communication C10 from the Interim Commissioner of Legal & Administrative Services/City Solicitor, dated September 16, 2015:
  1.        That Council authorize the execution of a Lease Agreement with PowerStream Inc. for approximately 10,000 square metres of land, located on the west portion of the former Vaughan Landfill Site, legally described as Part of Lot 26, Concession 3, being Parts 6, 7, 8, 53, and 54 on 65R-5832, for a period of 20 years at a net rental rate of \$7,500.00 per annum plus H.S.T., (if applicable) subject to the conditions outlined in this report, being in a form satisfactory to the City Solicitor; and
  2.        That a By-law be enacted to authorize the Mayor and Clerk to execute all documentation required to complete this transaction.

CARRIED

**124. BY-LAWS**

MOVED by Councillor Iafrate  
seconded by Councillor Yeung Racco

THAT the following by-laws be enacted:

- |                        |  |
|------------------------|--|
| By-Law Number 133-2015 | A By-law to amend By-law 1-96 as amended, to govern and control the parking of vehicles in the City of Vaughan. (Firenza Road) (Council, June 23, 2015, Item 18, Committee of the Whole, Report No. 24)  |
| By-Law Number 134-2015 | A By-law to assume Municipal Services in Mayvon Investments Subdivision, Phase 1, 19T-00V02, Registered Plan 65M-3989. (E. Manson Investments Limited / Zureit Holdings Limited dated October 18, 2006) (Item 7, Committee of the Whole, Report No. 31)  |
| By-Law Number 135-2015 | A By-law to dedicate certain lands as part of the public highway. (Plan 65M-3033, Blocks 79, 80 - Masi Court, Blocks 66, 75, 76, 77, 82 - Buena Vista Drive and Blocks 73, 74 - Century Grove Boulevard) (Delegation By-law 196-2010)  |
| By-Law Number 136-2015 | A By-law to dedicate certain lands as part of the public highway. (John Lawrie Street & Di Poce Way, Plan 65R-35018, DA.14.021, Block 59) (Delegation By-law 196-2010)   |
| By-Law Number 137-2015 | A By-law to exempt parts of Plan 65M-4425 from the provisions of Part Lot Control. (PLC.15.008, Perryville Properties Inc. (Long Yard), located on Fitzmaurice Drive, northeast of Major MacKenzie Drive and Via Romano Boulevard, being Lot 187 on Registered Plan 65M-4425, in Part of Lot 22, Concession 2) (Delegation By-law 196-2010)  |
| By-Law Number 138-2015 | A By-law to to repeal By-law 137-2015. (PLC.15.008, Perryville Properties Inc. (Long Yard), located on Fitzmaurice Drive, northeast of Major MacKenzie Drive and Via Romano Boulevard, being Lot 187 on Registered Plan 65M-4425, in Part of Lot 22, Concession 2) (Delegation By-law 196-2010)  |
| By-Law Number 139-2015 | A By-law to amend City of Vaughan By-law 1-88. (Z.13.048, 19T-13V011, Longyard Properties Inc., located on the west side of Foley Crescent, northwest of Major Mackenzie Drive and Via Romano Boulevard, being Block 800 on approved Draft Plan of Subdivision File 19T-03V13, in Part of Lot 21, Concession 2) (Council, June 23, 2015, Item 25, Committee of the Whole, Report No. 26) |
| By-Law Number 140-2015 | A By-law to amend City of Vaughan By-law 1-88. (Z.14.015, Tony's Land Inc., located on the east side of Jane Street, south of Macintosh Boulevard, municipally known as 8025 and 8033 Jane Street, being part of Lot 7, Concession 4) (Item 14, Committee of the Whole, Report No. 31)   |
| By-Law Number 141-2015 | A By-law to stop up and close portions of former Woodbridge Avenue. (Plan 65R-18551) (Council, June 23, 2015, Item 27, Committee of the Whole, Report No. 26)  |

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By-Law Number 142-2015

A By-law to amend City of Vaughan By-law 1-88. (Z.06.079, DA.14.081, Market Lane Holdings Limited, located on the north side of Woodbridge Avenue east of Wallace Street, being Part of Lot 7, Concession 7 and municipally known as 112, 116, 124 and 140 Woodbridge Avenue) (Council, June 23, 2015, Item 24, Committee of the Whole, Report No. 26)

CARRIED

### **125. CONFIRMING BY-LAW**

MOVED by Councillor Shefman  
seconded by Regional Councillor Rosati

THAT By-law Number 143-2015, being a by-law to confirm the proceedings of Council at its meeting on September 16, 2015, be enacted.

CARRIED

### **126. ADJOURNMENT**

MOVED by Councillor Carella  
seconded by Councillor DeFrancesca

THAT the meeting adjourn at 2:18 p.m.

CARRIED

---

Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk