



Minutes
Special Committee of the Whole

May 19, 2022
Electronic Meeting

Members: W. Emmerson, M. Bevilacqua, J. DiPaola, M. Ferri, R. Grossi, V. Hackson, L. Jackson, J. Jones, J. Li, I. Lovatt, T. Mrakas, S. Pellegrini, C. Perrelli, M. Quirk, G. Rosati, F. Scarpitti, J. Taylor, D. West

Staff: D. Basso, K. Chislett, P. Freeman, D. Kuzmyk, B. Macgregor, E. Mahoney, C. Raynor, K. Strueby

A. Call to Order

Regional Chair Emmerson called the meeting to order at 9:04 a.m. and made the following remarks:

"We acknowledge the land we are meeting on today is located on the traditional territory of many Indigenous peoples such as the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations.

York Region falls under the Nanfan Treaty, Treaty 13 and the Williams Treaties. There are also other land claims and treaty rights involving portions of York Region that have not been resolved.

The Chippewas of Georgina Island First Nation is a Williams Treaty First Nation and the closest First Nation community to York Region."

B. Disclosures of Interest

Mayor Quirk declared an interest in item I.2.10 from the May 5, 2022 Committee of the Whole meeting as her husband is a retired YRP officer and works under contract with YRP and her stepson is a YRP officer.

During the meeting Regional Council Ferri declared an interest in item E.13 and any potential discussions as his daughter is employed by a company involved with the submission.

C. Statutory Public Meeting

Pursuant to Section 17 of the Planning Act, R.S.O 1990, C.P.13, the Regional Committee of the Whole held a Public Meeting to inform the public and receive comments regarding the updated Draft York Region Official Plan.

D. Presentations

D.1 Draft Regional Official Plan Consultation Update and Statutory Public Meeting

Committee of the Whole received the presentation by Sandra Malcic, Director, Long Range Planning, Planning and Economic Development.

E. Deputations

E.1 Christian Chan

Committee of the Whole received the deputation from Christian Chan on behalf of AWIN 212, 220-222, 228 and 434-480 Steeles Avenue West.

E.2 Rosemarie Humphries

Committee of the Whole received the deputation from Jonathan Sasso (for Rosemarie Humphries) on behalf of Block 66E (Vaughan) Landowners.

E.3 Kim Empringham

Committee of the Whole received the deputation from Kim Empringham on behalf of York Region Federation of Agriculture.

E.4 Paul Lowes, Principal, SGL Planning & Design Inc.

Committee of the Whole received the deputation from Paul Lowes, Principal, SGL Planning & Design Inc. on behalf of Northeast Markham Landowners Group.

E.5 Peter Miasek

Committee of the Whole received the deputation from Peter Miasek.

E.6 Joe Goode

Committee of the Whole received the deputation from Joe Goode.

E.7 Chris Barnett, Osler, Hoskin & Harcourt, LLP

Committee of the Whole received the deputation from Chris Barnett, Osler, Hoskin & Harcourt, LLP on behalf of Kennedy Road GK Holdings Limited, Kennedy Road GK II Holdings Limited (Humboldt Properties), Meadowbrook Golf and Country Club and as agent for Davies Howe LLP, for Warden North GP Inc.

E.8 Carol Davidson

Committee of the Whole received the deputation from Carol Davidson, on behalf of Ward 1 Residents, City of Richmond Hill.

E.9 Jonathan Sasso

Committee of the Whole received the deputation from Jonathan Sasso on behalf of Iron Construction and Development Inc. - 3501 King Road - King Township.

E.10 Ryan Mino-Leahan, KLM Planning Partners Inc.

Committee of the Whole received the deputation from Ryan Mino-Leahan, KLM Planning Partners Inc. on behalf of 1539253 Ontario Inc., Owners of 10951 Kipling Ave.

E.11 Susan Sheard

Committee of the Whole received the deputation from Susan Sheard.

E.12 Josie Rose

Committee of the Whole received the deputation from Josie Rose on behalf of Affordable Housing Coalition of York Region.

E.13 Debra Walker, MHBC

Committee of the Whole received the deputation from Debra Walker, MHBC on behalf of 10351, 10431 and 10475 Keele Street, City of Vaughan.

E.14 Ian Andres, Goodmans LLP

Committee of the Whole received the deputation from Ian Andres, Goodmans LLP on behalf of Baif Developments Ltd.

E.15 Claire Malcolmson

Committee of the Whole received the deputation from Claire Malcolmson on behalf of Stop Sprawl York Region.

E.16 Irene Ford

Committee of the Whole received the deputation from Irene Ford.

E.17 Lincoln Lo

The deputant withdrew their deputation request.

E.18 Phil Pothen

Committee of the Whole received the deputation from Phil Pothen on behalf of Environmental Defence.

Committee of the Whole recessed at 12:27 p.m. and resumed at 1:16 p.m.

F. Planning and Economic Development

F.1 Communications

F.1.1 Communications related to Item F.2.1 - Draft Regional Official Plan Consultation Update and Statutory Public Meeting

Committee of the Whole received the communications F.1.1.1 to F.1.1.44 related to the Draft Regional Official Plan Consultation Update and Statutory Public Meeting.

(See Item F.2.1)

F.1.1.1 Form Letter Submitted by 91 Individuals

A list of correspondence is filed in the Regional Clerk's Office.

F.1.1.2 Draft Regional Official Plan (2021) and Draft Richmond Hill Official Plan

Elena Smith, Resident dated March 21, 2022

F.1.1.3 York Region's Municipal Comprehensive Review - Draft Official Plan 2021 - December 2021 - 2022 Transportation Master Plan Update February 2022 - Housing Supply Update - Development Charges 2022

Michael S. Manett, MPlan Inc., on behalf of North Elgin Centre Inc. dated March 30, 2022

F.1.1.4 York Region Official Plan - City of Richmond Hill Official Plan - Baif Regional Corridor Request - Revised Development Yonge/Bloomington

Gloria Marsh, Executive Director, York Region Environmental Alliance dated March 30, 2022

F.1.1.5 City of Richmond Hill Resolution - SRPI.22.036 - Region of York's Draft Official Plan

Stephen M.A. Huycke, Director of Legislative Services/City Clerk, City of Richmond Hill dated March 30, 2022

F.1.1.6 City of Richmond Hill Resolution - Expanding Walkable Trails and Supporting Agriculture in the Greenbelt

Stephen M.A. Huycke, Director of Legislative Services/City Clerk, City of Richmond Hill dated March 31, 2022

F.1.1.7 Submission for Future York - York Region Draft Official Plan

Gloria Boxen, Resident, submissions dated March 31, 2022 and April 1, 2022

F.1.1.8 York Region Municipal Comprehensive Review - York Region Draft Official Plan 2021 - December 2021

Michael S. Manett, Mplan Inc., on behalf of the Leslie Stouffville Landowners Association dated March 31, 2022

F.1.1.9 2021 Draft York Region Official Plan - 7600 Weston Road, City of Vaughan

Kurt Franklin, Weston Consulting, on behalf of Dev-West Properties Inc. dated March 31, 2022

F.1.1.10 7951 Yonge Street - City of Markham - Comments on the Draft Regional Official Plan December 2021

Jeffrey E. Streisfield, Land Law dated March 31, 2022

F.1.1.11 York 2051 Regional Official Plan Review – December 1, 2021- Consolidation of the Draft York Region Official Plan - York Region 2022 Transportation Master Plan Update – February 10, 2022 - Preliminary Comment Letter

Chad B. John-Baptiste, WSP Canada Inc., on behalf of CN Rail dated March 31, 2022

F.1.1.12 2021 Draft York Region Official Plan Comments

Maria Gatzios, Gatzios Planning and Development Consultants Inc., on behalf of Markham MMM North Development Corp., Markham MMM South Development Corp., Markham 5480 Major Mackenzie Development Corp. dated April 6, 2022

F.1.1.13 11861 and 12045 McCowan Road - Town of Whitchurch-Stouffville

Katarzyna Sliwa, Dentons Canada LLP, on behalf of TORCA 1 Inc. dated April 7, 2022

F.1.1.14 City of Markham Resolution - City of Markham Comments on the Draft York Region Official Plan

Kimberley Kitteringham, City Clerk, City of Markham dated April 14, 2022

F.1.1.15 City of Vaughan Resolution - Request for Comments - Draft York Region Official Plan

Todd Coles, City Clerk, City of Vaughan dated April 20, 2022

F.1.1.16 Comments Regarding Interchange Considerations - 10th Sideroad and 2nd Concession

Bill Foster, Chair, F.R.O.G.S. (Forbid Roads Over Green Spaces) dated May 7, 2022

F.1.1.17 Draft York Region Official Plan - 26346 Park Road - Town of Georgina

Dan Kraszewski, D.J.K. Land Use Planning, on behalf of Fifth Avenue Group dated May 17, 2022

F.1.1.18 Stakeholder Comment for May 19, 2022 Statutory Public Meeting

Tamara Al-Kasey, Resident dated May 16, 2022

F.1.1.19 City of Vaughan Resolution - Employment Conversion - V25

Todd Coles, City Clerk, City of Vaughan dated May 17, 2022

F.1.1.20 City of Vaughan Resolution - Employment Conversion - V30

Todd Coles, City Clerk, City of Vaughan dated May 17, 2022

F.1.1.21 Draft York Region Official Plan

Dan Kraszewski, D.J.K Land Use Planning on behalf of Fifth Avenue Group dated May 17, 2022

F.1.1.22 Region of York Municipal Comprehensive Review Draft Regional Official Plan Consultation Update and Statutory Public Meeting (Special CW Item F.2.1)

John Zipay, on behalf of 201 Millway Avenue, City of Vaughan dated May 17, 2022

F.1.1.23 Draft Regional Official Plan 2021 - Mapping Update Request for 11455 Weston Road, Vaughan

Lisa La Civita, Western Point Builders Inc., dated May 17, 2022

**F.1.1.24 Infrastructure Ontario Comments on the Draft York Region Official Plan Update & Communication
F.1.1.14 – City of Markham Comments on the Draft York Region Official Plan**

Amy Emm, Infrastructure Ontario, dated May 17, 2022

F.1.1.25 Statutory Public Meeting - Thursday May 19, 2022 – York Region Official Plan

Bill Foster, Chair, Forbid Roads Over Green Spaces dated May 17, 2022

**F.1.1.26 York Region Special Committee of the Whole
Agenda Item F2.1 (May 19, 2022)**

Angela Grella, Resident dated May 17, 2022

**F.1.1.27 Infrastructure Ontario Comments City of Markham
Comments on the Draft York Region Official Plan**

Amy Emm, Infrastructure Ontario dated April 27, 2022

**F.1.1.28 York Region Official Plan Review - Addressing
Sustainable Development and Housing Affordability
- Reduction in Parkland Dedication Payments -
Inclusion of s.42(6.2/6.3) Planning Tools in Local
and Regional Official Plans Prior to Approval**

Marco Filice, Liberty Developments dated May 18, 2022

**F.1.1.29 2021 Draft Updated York Region Official Plan (“Draft
YROP”) Submission Letter – Bridge and High Tech
Transit Oriented Communities**

Meaghan McDermid, Davies Howe LLP, dated May 18,
2022

**F.1.1.30 Item F.2.1 - Draft Regional Official Plan Consultation
Update and Statutory Public Meeting - May 19**

Paula Tenuta, BILD dated May 18, 2022

**F.1.1.31 Public Meeting (May 19, 2022) New Draft Official
Plan (May, 2022) Preliminary Comments on Behalf
of Choice Properties REIT Multiple Properties York
Region, Ontario Our File: CHO/YRK/22-01**

Rob MacFarlane, Zelinka Priamo Ltd., on behalf of
Choice Properties REIT dated May 18, 2022

**F.1.1.32 Statutory Public/Special Committee of the Whole
meeting on the Municipal Comprehensive Review -
Draft 2051 Regional Official Plan**

Catherine Wellesley, Resident dated May 18, 2022

F.1.1.33 Submit Letter for the Public Meeting

Victor Doyle, Resident dated May 18, 2022

**F.1.1.34 Special Committee of the Whole Meeting of May 19
– Item F.2.1. Draft Regional Official Plan
Consultation Update and Statutory Public Meeting -
684 Henderson Drive - Town of Aurora**

Jenna Thibault, Weston Consulting dated May 18, 2022

F.1.1.35 Municipal Comprehensive Review

Susan Lloyd Swail, Resident dated May 18, 2022

**F.1.1.36 Draft York Region Official Plan 2022 Statutory
Public Meeting – May 19, 2022**

Christopher J. Tanzola, Overland LLP dated May 18,
2022

**F.1.1.37 Buttonville Airport, City of Markham CF/OT
Buttonville Properties LP Comments on the Draft
York Region Official Plan**

Lincoln Lo, Malone Given Parsons Ltd. dated May 18,
2022

**F.1.1.38 York Region Municipal Comprehensive Review –
Draft Regional Official Plan Southwest Quadrant of
Martin Grove Road and Highway 7 - City of Vaughan**

Sandra K. Patano, Weston Consulting dated May 18,
2022

**F.1.1.39 Canadian National Railway Company (“CN”) The
Regional Municipality of York (the “Region” or
“York Region”) York Region’s 2051 Regional Official
Plan Review**

Mary Ellen Bench, Counsel, Dentons Canada LLP
dated May 18, 2022

F.1.1.40 May 19, 2022 - Special Committee of the Whole: Item F.2.1 – Draft Regional Official Plan Update

Jeffrey E Streisfield, Land Law, on behalf of North Elgin Centre Inc.

F.1.1.41 The Draft Official Plan

Yvonne Kelly, Co-Chair, Affordable Housing Coalition of York Region dated April 18, 2022, submitted May 18, 2022

F.1.1.42 Request to amend York Region Urban Growth Centres – Richmond Hill/ Langstaff Gateway Centre Map

Neil Rodgers, COLLECDEV (8868 YONGE) LP and COLLECDEV (8868 YONGE) GP dated May 18, 2022

F.1.1.43 Comments on the 2021 Draft York Region Official Plan - Yonge Steeles Landowners Group - City of Vaughan

Ryan Mino-Leahan and Marshall Smith, KLM Planning Partners Inc. on behalf of the Yonge Steeles Landowners Group Inc. dated May 18, 2022

F.1.1.44 York Region Special Committee of the Whole Meeting – May 19, 2022 Item D.1 Draft Regional Official Plan Consultation Update and Statutory Public Meeting - On behalf of Various Properties in the City of Markham Whitebelt Lands

Don Given, Malone Given Parsons dated May 18 2022

F.1.2 Draft Regional Official Plan Consultation Update and Statutory Public Meeting - Attachment 1 Corrections

Committee of the Whole recommends receipt of the memorandum from Paul Freeman, Chief Planner dated May 18, 2022.

F.2 Reports

F.2.1 Draft Regional Official Plan Consultation Update and Statutory Public Meeting

Committee of the Whole recommends:

1. Referral of the report dated May 5, 2022 from the Commissioner of Corporate Services and the Chief Planner for consideration by Council at its meeting on May 26, 2022.
2. Referral of the following motions for consideration by Council at its meeting on May 26, 2022:

1. Employment Conversion – V25

WHEREAS, the City of Vaughan and the Region of York Council approved the employment conversion request V25 on the lands then legally described as Part of Lots 4 and 5, Concession 9; and

WHEREAS, the City of Vaughan has since deemed the Huntington Road allowance surplus between Highway 50 and Highway 7. The City of Vaughan Council has stopped up and closed the Huntington Road allowance at its Council meeting on January 10, 2022, through the enactment of City of Vaughan By-law 032-2022; and

WHEREAS, the applicant has since purchased the Huntington Road Allowance from the City of Vaughan; and

WHEREAS, the applicant has further purchased the lands on the south-east corner of Highway 50 and Highway 7, thereby resulting in the consolidation of all lands east of Highway 50 and south of Highway 7 under the applicant's ownership; and

WHEREAS, the City of Vaughan Council approved the below request at its council meeting of April 26, 2022.

THEREFORE it is recommended:

1. That the Region of York approve the corresponding revision to employment conversion request V25 to include the portion of lands legally described as Parts 2, 5 and 12 on Plan 65R-39517 and Part of the Original Road allowance between Concessions 9 and 10 as shown on Attachment 1 in Item F.1.1.19 on the May 19, 2022 Committee of the Whole Agenda.

2. Employment Conversion – V30

WHEREAS, the land is located immediately north of 20 Roysun Road that has been endorsed by both City of Vaughan and Region of York Councils for conversion to non- employment uses;

WHEREAS, both 20 Roysun Road and 55 Sovereign Court front on to Martin Grove Road and major recreational and institutional uses on the east side;

WHEREAS, both Roysun Road and Sovereign Court provide proper buffers that separate them from the existing employment area to the west; and

WHEREAS, the City of Vaughan Council approved the below request at its council meeting of April 26, 2022.

THEREFORE it is recommended:

1. That the City of Vaughan Council requests the Region of York approve the corresponding revision to employment conversion request V30 to include 55 Sovereign Court.

3. 10951 Kipling Avenue

WHEREAS, York Region (the “Region”) is undertaking a Municipal Comprehensive Review (“MCR”) of its Official Plan and intends to approve a new Official Plan at its Council Meeting in June 2022.

WHEREAS, as part of that update, the Region is proposing to designate lands situated in Part of Lots 27 and 28, Concession 7, City of Vaughan, known municipally as 10951 Kipling Avenue which are located on the east side of Kipling Avenue, north of Teston Road (the “Subject Lands”), as “Agricultural Area” in the new Official Plan.

WHEREAS, as the result of outstanding appeals of the York Region Official Plan 2010 and the Vaughan Official Plan 2010 the in-force Regional and local official plan designations applicable to the Subject Lands are “Rural Policy Area” under the 1994 Regional Official Plan and “Rural Use Area” under Vaughan Official Plan Amendment 600, both of which permit recreational uses. The owner of the Subject Lands submitted development applications in 2009 to facilitate private recreational uses consistent with the in-force Official Plans. Under the proposed “Agricultural Area” designation in the new Regional Official Plan, recreational uses are not permitted.

WHEREAS, the Province updated its Agricultural Land Base mapping in 2018 and the Subject Lands are shown as being within a “Prime Agricultural Area” in the 2018 Provincial Mapping.

WHEREAS, the Subject Lands are currently designated as “Protected Countryside – Natural Heritage System” in the Greenbelt Plan (2017).

WHEREAS, as part of the MCR process, the Region has the opportunity to refine the 2018 Provincial Mapping to maintain the currently in-

force designation of these lands as “Rural Area” in the new York Region Official Plan.

AND WHEREAS, the Planning Act was amended by Bill 139 to prohibit the appeal of an official plan, such as the new York Region Official Plan, which is approved by the Minister of Municipal Affairs and Housing.

AND WHEREAS, the owner of the Subject Lands has recently re-submitted extensive background and supporting materials in support of the private recreation uses and these applications are currently being reviewed by staff at both the Region and the City of Vaughan. It is appropriate and reasonable for that review to continue on a site-specific basis. If the lands are redesignated as “Agricultural Area” within the new Regional Official Plan as proposed, that review could no longer occur.

THEREFORE, be it resolved that:

1. Regional Council approve the refinement of the Regional Official Plan mapping implementing the 2018 Provincial Mapping to maintain the in-force designation of the Subject Lands by designating the Subject Lands “Rural Area” within the new Region Official Plan.

4. 11455 Weston Road

WHEREAS, York Region is undertaking a Municipal Comprehensive Review.

THEREFORE it is recommended that:

1. That the property located in Block 34 West, municipally known as 11455 Weston Road in the City of Vaughan, be redesignated to the same land use designation as that of 11421 Weston Road, in the City of Vaughan, being that of ‘Community Area’, given that both parcels are under one ownership.

5. Block 66 East – City of Vaughan

WHEREAS, MTO has stopped up and permanently closed Huntington Road at Major Mackenzie Drive;

WHEREAS, Block 66E is immediately adjacent to a built out residential community; and

WHEREAS, these lands can be readily serviced.

THEREFORE it is recommended that:

1. Specific lands identified on the attached schedule and further described below be designated Community Use Area.
 - a. Huntington Acres Limited - 10436, 10450 Huntington Road excluding the woodlot area as shown on the attached schedule;
 - b. Giampaolo Investments Limited - 10480, 10540 Huntington Road; and, Vincenzo Gagliardi - 10600 Huntington Road.

6. 11333 Dufferin Street, 11641 Dufferin Street, 11490 Bathurst Street

WHEREAS, the Lands, known as 11333 Dufferin St (100 Acres), 11641 Dufferin St (110 Acres), and 11490 Bathurst St (50 Acres) in the City of Vaughan are deemed transitioned under section 15(2) of Oak Ridges Moraine Conservation Act (2001);

WHEREAS, parts of the lands are currently designated "Primary Mineral Aggregate Resource Area" in the Region of York Official Plan that the City of Vaughan no longer supports;

WHEREAS, the Minister of Municipal Affairs and Housing issued an order on February 3, 2015 amending the City of Vaughan's Zoning Bylaw for 100 acres of the disputed lands within the Oak

Ridges Moraine Conservation Plan area to become a "Future Urban Area Zone";

WHEREAS, the remaining lands in dispute are indifferent in both the transitioned status and land form from the lands subject to the Minister's order; and,

WHEREAS, the City of Vaughan has reached a settlement with the landowner, Rizmi Holdings Limited and Lucia Milani, supporting the remaining lands, as described above, for urban development.

THEREFORE, be it resolved that:

1. Staff be directed to enter into a Minutes of Settlement with the landowner, Rizmi Holdings Limited and Lucia Milani, to resolve all remaining disputes in their appeals of the Region of York Official Plan concerning the subject lands as identified in attachment 1 as parcels 1, 2, 3 AND 4 in accordance with the City of Vaughan settlement.
2. The policies and maps in the draft York Region Official Plan be amended to include the above-described lands in the Region's urban settlement area before submitted for Provincial approval.

G. Other Business

G.1 Personal Support Workers Day

Regional Chair Emmerson recognized May 19, 2022 as Personal Support Workers Day to recognize the work and the support that they provide to York Region's health care system and community.

G.2 Paramedic Services Week - May 22 to May 28, 2022

Regional Chair Emmerson recognized the week of May 22 - May 28, 2022 as Paramedic Services Week to acknowledge the services they provide to keep York Region residents healthy and safe.

G.3 Tragedy in Buffalo

Regional Chair Emmerson acknowledged the mass shooting tragedy in Buffalo by extending condolences to the residents of Buffalo on behalf of York Region Council and participating in a moment of silence.

G.4 Moment of Silence for Kathleen Llewellyn-Thomas

Regional Councillor Grossi requested Council Members observe a moment of silence in honour of York Region's former Commissioner of Transportation, Kathleen Llewellyn-Thomas who passed away on May 2, 2022.

H. Private Session

Committee of the Whole resolved into Private Session at 3:00 p.m.

At 3:24 p.m. Committee of the Whole resumed in Public Session and reported the following:

H.1 Rizmi Holdings Limited – Request from the City of Vaughan to Permit Urban Development on Rizmi Lands - Solicitor-Client Privilege

Committee of the Whole forwarded the private memorandum to Council's private session on May 26, 2022.

I. Adjournment

Committee of the Whole adjourned at 3:29 p.m.