

**CITY OF VAUGHAN**  
**REPORT NO. 1 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on January 29, 2013*

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The Committee of the Whole met at 1:04 p.m., on January 15, 2013.

Present: Councillor Sandra Yeung Racco, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Gino Rosati  
Regional Councillor Michael Di Biase  
Regional Councillor Deb Schulte  
Councillor Tony Carella  
Councillor Rosanna DeFrancesca (1:20 p.m.)  
Councillor Marilyn Iafrate  
Councillor Alan Shefman

The following items were dealt with:

**1 RFP12-466**  
**NATURAL HERITAGE NETWORK STUDY – PHASES 2 TO 4**  
**APPROVAL OF CONSULTING TEAM CONTRACT**  
**FILE 25.5.4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Policy Planning, dated January 15, 2013:**

**Recommendation**

The Commissioner of Planning and the Director of Policy Planning in consultation with the Director of Purchasing Services and the Director of Budgeting and Financial Planning recommend:

1. That the Request for Proposal RFP12-466 be awarded to North-South Environmental Inc., to carry out Phases 2 to 4 of the Natural Heritage Network (NHN) Study in the amount of \$148,780 plus a contingency allowance of \$20,000, applicable taxes, and administration recovery.

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

---

**2**

**SIGN VARIANCE APPLICATION  
FILE NO: SV.12-018  
OWNER:RECINE CINZIA  
LOCATION:10499 ISLINGTON AVENUE  
LOT 7, PLAN M-11  
WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated January 15, 2013:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.12-018, Recine Cinzia, be APPROVED.

**3**

**INTERIM PROPERTY TAX LEVY FOR 2013 – ALL WARDS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & City Treasurer and the Director of Financial Services, dated January 15, 2013:**

**Recommendation**

The Commissioner of Finance & City Treasurer and the Director of Financial Services, in consultation with the Manager of Property Tax & Assessment recommends:

That a by-law be prepared to levy interim property taxes for 2013, with three installments due in March, April and May for all property classes.

**4**

**2013 VAUGHAN HERITAGE PRESERVATION AWARDS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services and the Director of Recreation and Culture, dated January 15, 2013:**

**Recommendation**

The Commissioner of Community Services and the Director of Recreation and Culture provides the following recommendation on behalf of the Heritage Vaughan Committee:

1. That the 2013 Vaughan Heritage Preservation Award recipients as identified in the confidential memorandum in Attachment 1, be approved; and,
2. That John Mifsud, Chair of the Heritage Vaughan Committee, make a presentation at the Council meeting of February 19, 2013 with regard to the awards.

**5** **CITY OF VAUGHAN ACCESSIBILITY POLICY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated January 15, 2013:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Technical Advisory Committee and the Vaughan Accessibility Advisory Committee, recommends:

- 1) That the City of Vaughan Accessibility Policy as outlined on Attachment 1 be approved and posted on the City of Vaughan website.

**6** **RFPQ12-050  
PRE-QUALIFICATION OF GENERAL LANDSCAPE CONTRACTORS**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated January 15, 2013, be approved; and
- 2) That Communication C12, submitted by Councillor Racco, be received.

**Recommendation**

The Commissioner of Community Services, in consultation with Purchasing Services, recommends:

- 1) That the list of pre-qualified contractors as shown on Attachment 1 be approved for the duration of two years with the option of one (1) two (2) year extension period, as per the requirements of the RFPQ for Landscape General Contractors for the construction and renovation of various parks and open spaces in the City of Vaughan.

**7** **ZONING BY-LAW AMENDMENT FILE Z.11.027  
SITE DEVELOPMENT FILE DA.11.074  
ISLINGTON PALISADES LTD.  
WARD 2 – VICINITY OF ISLINGTON AVENUE AND HIGHWAY 407**

**The Committee of the Whole recommends:**

- 1) That consideration of this matter be deferred to the Committee of the Whole meeting of February 5, 2013, to permit the applicant, City Staff, deputants, and other interested parties sufficient time to resolve outstanding issues;
- 2) That the following deputations be received:
  1. Ms. Tanya Schultz, Timber Lane, Woodbridge;
  2. Ms. Sophia Salini, Islington Avenue, Woodbridge; and
  3. Ms. Clara Astolfo, Vaughanwood Ratepayers Association, Francis Street, Woodbridge;
- 3) That Communication C5 from 'Concerned Residents', dated January 14, 2013, be received; and
- 4) That the coloured elevation drawings submitted by the applicant be received.

**Recommendation**

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

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The Commissioner of Planning recommends:

1. THAT the Ontario Municipal Board be advised that the City of Vaughan Council ENDORSES Zoning By-law Amendment File Z.11.027 (Islington Palisades Ltd.), specifically to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from RR Rural Residential Zone, subject to Exception 9(44), to RA1 Apartment Residential Zone with the Holding Symbol "(H)" and with the site-specific zoning exceptions identified in Table 1 of this report and subject to the following condition:
  - i) That the Ontario Municipal Board withhold its Order respecting Zoning By-law Amendment File Z.11.027 until Site Development File DA.11.074 is final approved to the satisfaction of the City of Vaughan.
2. THAT the Ontario Municipal Board be advised that the City of Vaughan Council ENDORSES Site Development File DA.11.074 (Islington Palisades Ltd.), to permit the development of the subject lands with a 3-4 storey Apartment Building with a total of 89 units as shown on Attachments #3 to #7, and with a common kitchen, dining room and activity room to be marketed to seniors as rental units, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department, and include the revisions identified in the Site Plan Review section of the staff report;
    - ii) the final site grading and servicing plan, parking analysis and storm water management report shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
    - iii) the Owner shall enter into an engineering Development Agreement and any other agreement as required with the City of Vaughan to provide for the necessary municipal services for the proposed development;
    - iv) all requirements of the Region of York Transportation and Community Planning Department shall be satisfied; and,
    - v) all requirements of the Toronto and Region Conservation Authority shall be satisfied.
3. THAT the Holding Symbol "(H)" shall not be removed from the subject lands until such time that the Vaughan Development/Transportation Engineering Department is satisfied with the Phase 1 and Phase 2 Environmental Site Assessments, and if required, the Owner has provided documented proof of the registration of the Record of Site Condition which has been acknowledged by the Ministry of Environment (MOE).
4. THAT The Owner shall pay to the City of 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, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
5. THAT City Staff be directed to attend the Ontario Municipal Board Hearing in support of this recommendation.

**8**

**ZONING BY-LAW AMENDMENT FILE Z.08.028  
SITE DEVELOPMENT FILE DA.11.004  
VAUGHAN CROSSINGS INC.  
WARD 4 - VICINITY OF DUFFERIN STREET AND CENTRE STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 15, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.028 (Vaughan Crossings Inc.) BE APPROVED, specifically to amend Zoning By-law 1-88, to:
  - a) rezone the subject lands shown on Attachments #1 and #2, from EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" to C7 Service Commercial Zone and C7(H) Service Commercial Zone with the Holding Symbol "(H)" to facilitate a phased development of the property with an office/service commercial development in the manner shown on Attachment #3;
  - b) permit the following additional uses with no outside storage, in the C7 Service Commercial Zone:
    - i) Drive-Through for a permitted Bank or Financial Institution use;
    - ii) Medical Clinic, defined as follows:

"a building or structure or part of a building or structure containing the offices of two or more Regulated Health Professionals, and may also include non-regulated health professionals being homeopaths, naturopaths, acupuncture and osteopaths, where consultation, diagnosis and/or treatment to the general public is provided without overnight accommodation and may include administrative offices, reception areas, waiting rooms, examination rooms, x-ray facilities, treatment rooms, laboratories, pharmacies and dispensaries, and other similar facilities directly associated with the clinic"; and,
    - iii) Place of Amusement;
  - c) prohibit a Day Nursery, Gas Station, Car Wash, Automobile Service Station, Car Rental Service, and an Automotive Retail Store in the C7 Service Commercial Zone; and,
  - d) permit the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from Phase 2 of the subject lands zoned C7(H) Service Commercial Zone with the Holding Symbol "(H)" as shown on Attachment #3, until such time as the following condition is addressed to the satisfaction of the City in consultation with applicable public agencies:
  - a) a Site Development Application(s) for the subject lands is approved by Vaughan Council pursuant to Section 41 of the Planning Act.

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

---

3. THAT Site Development File DA.11.004 (Vaughan Crossings Inc.) BE APPROVED, to permit Phase 1 of an office/service commercial development as shown on Attachments #3 to #7, comprised of a 4-storey office building (Building "C" - 5,358 m<sup>2</sup>) and 3 service commercial buildings (Buildings "B", "D" and "E") having a total Gross Floor Area (GFA) of 10,027m<sup>2</sup>, subject to the following conditions:
- a) prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site grading and site servicing plans, stormwater management report, erosion and sediment control plan, traffic report, external lighting, utility location plan, and transportation demand management (TDM) plan shall be approved by the Vaughan Development/Transportation Engineering Department;
    - ii) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department;
    - iii) the Owner shall satisfy all requirements of the Ministry of Transportation; and,
    - iv) the Owner shall satisfy all requirements of Hydro One; and,
  - b) the Site Plan Letter of Undertaking shall include the following provisions:
    - i) the Owner shall pay to the City of Vaughan, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, for the office/service commercial development, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an approved appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and,
    - ii) prior to the issuance of a Building Permit, the Owner shall register easement agreements on title on the Phase 2 lands to provide for shared driveway access and drive aisles between Phase 1 and Phase 2.

9

**SITE DEVELOPMENT FILE DA.12.046  
SALTANAT RAHIMI AND MOHAMMAD HASSAN SAFARIAN  
WARD 5 - VICINITY OF YONGE STREET AND UPLANDS AVENUE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 15, 2013:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.046 (Saltanat Rahimi and Mohammad Hassan Safarian) BE APPROVED, to permit a home occupation for an office of a regulated health professional on the subject lands shown on Attachments #1 and #2, occupying 84 m<sup>2</sup> (24.5%) of a 342.1 m<sup>2</sup> single-storey detached dwelling shown on Attachments #3 to #7, subject to the following conditions:

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

---

- a) that prior to the execution of the Site Plan Letter of Undertaking:
  - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department; and,
- b) that the Site Plan Letter of Undertaking shall include the following provision:
  - i) the Owner shall 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 for the home occupation use only, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

**10** **SITE DEVELOPMENT FILE DA.12.077  
757311 ONTARIO LIMITED  
WARD 4 - VICINITY OF KEELE STREET AND TESTON ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 15, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Site Development File DA.12.077 (757311 Ontario Limited) BE APPROVED, for the installation of a 40 m high monopole telecommunication tower and associated radio equipment cabinets (Attachments #3, #4 and #5) on the subject lands shown on Attachments #1 and #2.

**11** **ASSUMPTION – PRINCETON VILLAGE  
19T-05V04 / 65M-3952  
WARD 3 VICINITY OF WESTON ROAD AND RUTHERFORD ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 15, 2013:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3952, and that the Municipal Services Letter of Credit be released.



**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

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2. THAT Council enact the appropriate amendment to the City's Traffic By-law to effect stop controls on the north and south leg of Charmaine Road at the two new three way intersections of Charmaine Road and Sarracini Crescent.

**14                    MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010  
WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN (VOLUME 2)  
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS  
FILE 25.5.19  
WARD 1 & 2**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 15, 2013, be approved;
- 2) That staff provide a report to the Council meeting of January 29, 2013, addressing the concerns of the deputants of Block 66 regarding the timing of GTA West corridor:
- 3) That the following be approved in accordance with Communication C2, from the Commissioner of Planning, dated January 10, 2013:
  1. That revised Attachment 5a (Schedule 1 "Transportation") replace Attachment 5a as set out in the January 15, 2013, Committee of the Whole agenda.
- 4) That the following deputations and Communications be received:
  1. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, and Communication C9, dated January 15, 2013; and
  2. Ms. Maria Gatzios, Gatzios Planning, Woodbine Avenue, Markham, and Communication C10, from Ms. Susan Rosenthal, Davies Howe Partners, dated January 15, 2013; and
- 5) That the following Communications be received:  
  
**C3     Ms. N. Jane Pepino, Aird & Berlis, Bay Street, Toronto, dated January 11, 2013;**  
**C4     Ms. N. Jane Pepino, Aird & Berlis, Bay Street, Toronto, dated January 11, 2013; and**  
**C6     Mr. Roy Mason, KLM Planning Partners Inc., Jardin Drive, Concord, dated January 9, 2013.**

**Recommendation**

The Commissioner of Planning recommends:

1. That the West Vaughan Employment Area Secondary Plan, forming part of Volume 2 of the City of Vaughan Official Plan - 2010, (VOP 2010), adopted September 7, 2010 be modified in accordance with the following:
  - a. Changes originating with the Province of Ontario (Ministry of Municipal Affairs and Housing and Ministry of Transportation) in respect of the GTA West Corridor Individual Assessment, as set out below:
    - i) Modifying Section 1.6 and adding a new subsection 2.2.3. supporting the protection of the GTA West Transportation Corridor Protection Area;

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

---

- ii) Amending the following Schedules to show the “GTA West Transportation Corridor Protection Area”:
  - a) Attachment 5A) Schedule 1, “Transportation Network”
  - b) Attachment 5B) Schedule 2, “Natural and Cultural Heritage”
  - c) Attachment 5C) Schedule 3, “Land Use”
- b. Changes to the mapping schedules for the West Vaughan Employment Area Secondary Plan respectively:
  - i) Modify Schedule 2 (Attachment 5B) “Natural and Cultural Heritage Network” to identify the subject Built Heritage structure at 10335 Highway 50 in the accurate location and, modify the designation to show it as a “*Listed Heritage Resource (Heritage Registry)*”;
  - ii) That all nomenclature and road right-of-way widths, community bicycle trails, be updated to reflect VOP 2010 and the City’s Transportation Master Plan to Schedules 1, 2 and 3 of the Plan.
- c. Modify Section 1.6 “Transportation”, paragraph 4 to read as:

The Secondary Plan identifies a minimum basic network providing “primary” north-south and east-west connections. The need for “secondary” streets to complete the network will be reviewed at the Block Plan stage, when a more detailed plan is developed. Implementation of the network will require structures to appropriately cross the valley system and highway, hydro and rail corridors. The City will require all necessary Environmental Assessment approvals to be completed for all street crossings over environmental and physical features including 400 series Highways if they were not originally approved or recognized in the applicable EA (e.g. Highway 427 extension EA).

Furthermore, expanded bicycle and pedestrian infrastructure, both in terms of sidewalks, on-street bike lanes and off-street trails consistent with the Pedestrian and Bicycle Master Plan, will significantly enhance transportation options within the WVEA. A more detailed network will be developed during the Block Plan process.

- d. Modify Section 1.6 “Parks” to include a District Park area requirement to read as follows:

Parkland will be provided in the WVEA to enhance the attractiveness of the area as a setting for business, and will serve the social and recreational needs of area employees, visitors and nearby residents. Where possible, new parkland will be directed to areas adjacent to existing open spaces, including the hydro corridor, natural heritage and or cultural heritage resources and existing and planned trails. It is the objective of the City to secure approximately 10 ha of parkland in the West Vaughan Employment Area. One District Park of *approximately 8 ha* in size in the WVEA east of the Highway 427 corridor will be required. The residual parkland, approximately 2 - 3 ha, may be located elsewhere in the WVEA subject to City approval. Parkland will be acquired by the City through the combined parkland dedication requirements of the whole Secondary Plan area and would be secured through conditions of development and through landowner agreements.

- e. Modify Section 1.6 “Land Use” (second paragraph) to include criteria for small scale ancillary use clusters to read as follows:

To protect lands for employment uses, the new Official Plan restricts non-employment uses in designated Employment Areas, such as the WVEA. Some small-scale, employment-supportive retail uses are permitted to serve the daily needs of employees and visitors to the area businesses, subject to locational and urban design criteria. The

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

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small scale ancillary retail use shall be organized in clusters or groupings and be supported by parkland and/or publicly accessible open space, high quality public realm, and located near transit facilities. A concentration of retail-commercial uses are planned for or exist to the immediate south of the WVEA, which will serve the main retail needs of businesses within the WVEA and surrounding communities, by offering a wider range of retail activity than is permitted in the Employment Area.

- f. Delete policy 2.2.3. to protect for lands within the “GTA West Transportation Corridor Protection Area” and replace as follows:

To protect lands within the “GTA West Transportation Corridor Protection Area” for the use of a potential Highway the following policies will apply to all Block Plan and development applications and approvals within the affected portion of the West Vaughan Employment Area Secondary Plan as shown on Schedules 1, 2, and 3 as “GTA West Transportation Corridor Protection Area” (as shown on Attachments 5A, 5B, and 5C).

- a) The City and the Region will continue to work with the Ministry of Transportation (MTO) to assist with the EA process.
- b) As the EA study advances, the Province will formally notify the City and Region in writing when specific lands in the identified area are released from the application of policies c) and d) below. Any amendments to Schedules 1, 2 and 3 of this plan reflecting the release of lands in accordance with this paragraph may occur without amendment to this Plan,
- c) Development within the identified area shall not be approved by the appropriate approval authority. For the purpose of these sections “development” includes the approval of any planning applications (i.e. official plan, site plan, zoning, holding by-laws and subdivisions) as well as block plan approval.
- d) The review of development applications for lands within the identified area shall occur as follows:
  - i) The application is premature unless the Province has provided formal written notice that the lands have been released from the identified area;
  - ii) If the application is premature, the City shall notify the applicant that the application is premature and the application will be held in abeyance until such time as the Province has released the lands from the identified area;
  - iii) If there is any uncertainty or dispute as to whether the lands have been released from the identified area, through consultation with the Province, the Province will confirm whether the lands have been formally released.
  - iv) If there is any disagreement by any affected party about whether the lands should be released, the City, the Region and the Province will consult with each other to resolve that issue as soon as practicable.

- e) A Block Plan for lands outside the GTA West Transportation Corridor Protection Area, within the West Vaughan Employment Area Secondary Plan, shall demonstrate through the submission of a transportation study among other means, to the satisfaction of the City of Vaughan and Region of York that a comprehensive street network, access and servicing plan can be put in place or can be reserved in the Block Plan that will effectively integrate development and accommodate improvements to the internal and external networks.
- f) Should the finalized Highway alignment be located in close proximity to or within the West Vaughan Employment Area Secondary Plan, the Block Plan will be adjusted to accommodate the alignment and establish the appropriate mitigation measures, based on supporting studies to the satisfaction of the City and other pertinent authorities. If the impact of the finalized Highway alignment is so substantial that it compromises the intent and purpose of this Plan, then the City may require an amendment to the Official Plan to reflect the new circumstances prior to or concurrently with the Block Plan approval process.
- g. Delete Policy 2.4.1. and replace with the following to include the minimum area requirement for a District Park and requirement for “urban squares” for any residual parkland dedication:

To apply the parkland dedication policies of Volume 1 of the Official Plan to acquire parkland within the WVEA. Resources secured through parkland dedication process shall be directed toward securing one District Park of approximately 8 ha on the east side of the planned Highway 427 Corridor. A preferred location for a District Park has been identified and is shown on Schedule 3 (Land Use) as “Proposed District Park”. The location of the park may be adjusted without amendment to this plan, subject to facility fit assessments for all alternative sites that shall conform to City standards respecting the design and use of District Parks. Where the District Parkland requirement is less than 10 ha, the residual parkland dedication in the form of a series of “urban squares” of up to a maximum of 1 hectare may be located elsewhere in the WVEA subject to City standards and approval.

- h. Delete Policy 2.5.3. and replace with the following:

To require development in high visibility areas, including those parcels abutting arterial streets, 400 series highways, rail corridors and heritage and natural features, to respond with an approach to design and building orientation that addresses the importance of these strategic locations. Through the Block Plan process each such area will be evaluated and where warranted will be made subject to special zoning standards, including but not limited to, building siting, the amount and location of outside storage if permitted and minimum landscape requirements. Lands abutting and visible to these areas will be subject to site plan control. Urban Design Guidelines will be prepared to provide detailed direction on the creation of an attractive and appropriate City image.
- i. Delete Policy 2.5.8. and replace with:

Urban Design Guidelines for implementation through the Block Plans will be prepared to the satisfaction of the City. Further research will be undertaken to address urban design aspects for employment areas that meets the objectives of Green Directions, VOP 2010 and the “Sustainability Performance of Development” standards and guidelines. Prior to Block approval, the City will prepare Urban Design Guidelines which will address:

  - a) Area-wide Design Guidelines:

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

---

1. Special Character Areas, including but not limited to “high visibility areas” and “small scale ancillary use clusters”;
  2. Open Space;
  3. Landscaping;
  4. Public Realm (streetscaping, public squares, trails and other);
  5. Built Form;
  6. Cultural and Natural Heritage;
  7. Environmental Sustainability consistent with the “Sustainability Performance of Development” standards and guidelines; and
  8. Parking.
- b) The guidelines will inform the standards provided in the implementing zoning by-law, as they may apply to those matters referenced in “a.” above and any such additional matters as may be determined through the review process;
- c) Such guidelines will inform the preparation of the implementing draft plans of subdivisions and site plan approval applications.
- j. Delete Policy 2.5.12 and replace with:
- That regulations and standards governing height and massing, setbacks, landscaping, storm water management, building footprint, outside storage of goods and materials or any other activity not contained within a wholly enclosed building and other considerations shall be implemented.
- k. Add section 2.6.6. “Implementation” to read as:
- That the City will require all necessary Environmental Assessment approvals to be completed for street crossings related to environmental and physical features including over any 400 series Highway if they were not originally approved or recognized in the applicable EA (e.g. Highway 427 Extension EA).
2. That all section references to the Vaughan Official Plan – 2010 (Volume 1) be revised to be consistent with Volume 1, as a result of the modifications approved by Council on September 27, 2010, March 20, 2012 and April 17, 2012;
  3. That this report and Council minutes be forwarded to the Ontario Municipal Board (OMB) and Region of York as the City of Vaughan’s recommended modifications to the West Vaughan Employment Area Secondary Plan of Volume 2 of the Vaughan Official Plan – 2010 and that the Region and OMB be requested to consider the modifications to the West Vaughan Employment Area Secondary Plan as part of the process leading to its approval;
  4. That this report and Council minutes be forwarded to the Ministry of Municipal Affairs and Housing to provide for a final review of the new Paragraph 2.2.3 and amended schedules in respect of the GTA West Corridor Protection Area and that the Ministry of Municipal Affairs and Housing forward any further comments to the City of Vaughan and Region of York;
  5. That City staff be authorized to make any additional changes to the text and schedules of this Plan, necessary to ensure consistency with the direction provided above; and that staff be authorized to work with the Region, as necessary, to finalize the necessary wording to effect the modifications reflected in this report; and

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

---

6. That the Ontario Municipal Board and the Region of York be advised that the Council modifications approved in respect of the West Vaughan Employment Area Secondary Plan, City of Vaughan Official Plan – 2010, Volume 2, meet the requirements of Section 26, (1) (a) (i), (ii) and (iii) of the Planning Act RSO. 1990, C.P. 13, as amended.

**15        PROVISION OF CIVIL MARRIAGE SERVICES (MARRIAGE SOLEMNIZATION)**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated January 15, 2013:**

Recommendation

The City Clerk recommends:

- 1) That the City Clerk be authorized to provide the service of solemnizing marriages at City Hall and at such other locations within the City of Vaughan as may be appropriate;
- 2) That such persons as the City Clerk delegates in writing the ability to solemnize marriages also be authorized to provide marriage solemnizing services;
- 3) That a request for proposals be issued for the provision of contracted marriage solemnizing services under the direction of the City Clerk;
- 4) That the City Clerk be requested to report back with the results of the request for proposals for marriage solemnizing services, including any recommended fees to be charged for the service;
- 5) That the City Clerk make such applications as may be necessary for the purposes of complying with the *Marriage Act* and the administrative procedures imposed by the Office of the Registrar General; and
- 6) That any necessary by-laws be introduced.

**16    APPOINTMENTS TO THE HUMBER WATERSHED ALLIANCE AND THE DON WATERSHED  
REGENERATION COUNCIL 2013-2015**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the City Clerk, dated January 15, 2013, be approved; and**
- 2) **That Councillor lafrate be appointed to the Humber Watershed Alliance and Councillor Racco be appointed to the Don Watershed Regeneration Council.**

Recommendation

The City Clerk recommends:

- 1) That Council appoint one representative each to the Humber Watershed Alliance and the Don Watershed Regeneration Council; and
- 2) That Council's decision be communicated to the Toronto and Region Conservation Authority by February 7, 2013.





**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

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- 2) That staff report back on the effectiveness of the process after it has been implemented and in effect for one year;
- 3) That the deputation of Mr. Stephen Hunt, Hunt Design Associates, Vogell Road, Richmond Hill, be received; and
- 4) That the following Communications be received:
  - C1. Ms. Danielle Chin, BILD, Upjohn Road, North York, dated November 22, 2012;
  - C3. Presentation material entitled, "*Site Plan Control Process Review*", dated December 4, 2012;
  - C4. Mr. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, dated December 3, 2012; and
  - C5. Mr. Ron Baruch, Executive Vice President, Paradise Homes, Cochrane Drive, Markham, dated November 29, 2012.

Report of the Commissioner of Planning, dated December 4, 2012.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the following amendments to the Site Plan Approval process be approved:
  - a) that a Site Plan Agreement be used to implement Site Plan Approval for the following classes of development:
    - i) all new development in an Intensification Area including the Vaughan Metropolitan Centre, Primary Centres, Local Centres, Primary Intensification Corridors, and Primary Intensification Corridors within Employment Areas as defined by the Vaughan Official Plan 2010. Additions, expansions, and alterations to an existing development will be implemented as either an amendment to the original implementing document (i.e. Site Plan Agreement or Letter of Undertaking) or as a minor modification to an existing approval;
    - ii) all Mid and High Rise buildings as defined by the new City of Vaughan Official Plan 2010 (i.e. buildings over 6 storeys in height);
    - iii) all development utilizing strata parking and/or park arrangements, and/or Planning Act Section 37 density bonussing; and,
    - iv) where a public/private partnership funding for community infrastructure is proposed;
  - b) that all other classes of development continue to be implemented using a Site Plan Letter of Undertaking;
  - c) that an Owner be permitted to apply for a Building Permit when the Site Development Application is substantially complete and that no changes are anticipated to a building(s) location(s) to the satisfaction of the Commissioner of Planning or designate;
  - d) that the following classes of development be exempted from the requirement for a Pre-Application Consultation (PAC) meeting:

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

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- i) street townhouse dwellings on a Block within an approved Draft Plan of Subdivision or a registered plan of subdivision planned for townhouse dwellings;
    - ii) minor additions to an existing building that comply with Zoning By-law 1-88 where the Commissioner of Planning or designate is of the opinion that the use and development of the lands provided for in the original Site Plan Letter of Undertaking/Agreement remains substantially unaltered, and where no City Department or Public agency objects to the application;
    - iii) minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, parking arrangement, etc.), or to an existing or approved building elevation(s) or site plan, not including development located in a Heritage Conservation District; and,
    - iv) proposals for new signage or changes to existing signage;
  - e) that the minimum public liability insurance amount provided in support of a Site Plan Letter of Undertaking or Site Plan Agreement be increased from \$2,000,000 to \$5,000,000;
  - f) that the City's Site Plan Control By-law (By-law 228-2005, as amended) be further amended to apply Site Plan Control to all employment lots that abut an Open Space Zone;
  - g) that the expiration date to obtain a Building Permit for Site Plan Approval be increased from 18 to 24 months, with the ability for a landowner to obtain one (1) year extensions of Site Plan approval to be approved by the Commissioner of Planning or designate (the Director of Development Planning) provided:
    - i) the Owner shall submit a letter providing reasonable justification for the proposed one (1) year extension;
    - ii) the request must conform to the in force Official Plan and comply with the Zoning By-law at the time of the request;
    - iii) the request satisfies all current city requirements (e.g. servicing remains available); and,
    - iv) subsequent extension requests would be reviewed on the same basis and also granted for a maximum 1 (one) year period.
2. THAT a streamlined approval process for street townhouse dwellings be approved as discussed in this report, which includes the following:
- i) the elimination of a Pre-Application Consultation meeting;
  - ii) reduced Complete Application requirements (no requirement for Engineering drawings);
  - iii) no requirement for a Site Plan Letter of Undertaking;
  - iv) utilizing a Landscape Letter of Undertaking and a Landscape Letter of Credit to secure landscape works at a rate of \$5000.00 per unit (for Blocks within a Registered Plan of Subdivision);
  - v) use of a short form staff report to Council providing a review of only the proposed site plan, building elevations and landscape plan(s) with appropriate graphics; and,
  - vi) a standard letter from the Development Planning Department advising the Building Standards Department of the approved plans.

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

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3. THAT Site Plan Approval Authority be delegated to the Commissioner of Planning, or designate (the Director of Development Planning) for the following classes of development:
  - i) all street townhouse dwellings where the Official Plan and Zoning By-law are in effect;
  - ii) all commercial/retail corporate rebranding for existing building elevations and signage provided that the building elevations and signage for the first building for each corporate rebranding initiative must be approved by Vaughan Council and there are no or only minor changes to the approved site plan;
  - iii) single detached dwellings in the Kleinburg-Nashville Heritage Conservation District not located within a registered plan of subdivision or subject to architectural control;
  - iv) external modifications to existing buildings including major front façade changes, which do not exceed the gross floor area of the existing building by more than 50%; and,
  - v) minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, parking, signage, etc.).
4. THAT the Development Planning Department be directed to schedule a Committee of the Whole (Public Hearing) to consider the necessary amendments to OPA #705 (Complete Application Requirements) and By-law 278-2009 (Pre-Application Consultation Meetings) and modifications to the new City of Vaughan Official Plan 2010 (Volume 1) as follows:
  - a) consider amendments to OPA #705 (Complete Application Requirements) and By-law 278-2009 (Pre-Application Consultation Meetings) and modifications to the new City of Vaughan Official Plan 2010 (Volume 1) to exempt the following classes of development from the requirement to hold a Pre-Application Consultation Meeting prior to the submission of a planning application:
    - i) street townhouse dwellings where the Official Plan and Zoning By-law are in effect;
    - ii) minor additions to an existing building which comply with Zoning By-law 1-88, where the Commissioner of Planning or designate is of the opinion that the use and development of the lands provided for in the original Site Plan Letter of Undertaking or Site Plan Agreement remains substantially unaltered, and where no City Department or Public agency objects to the application;
    - iii) minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, etc.); and,
    - iv) applications for new signage or changes to existing signage;
  - b) consider modifications to the City of Vaughan Official Plan 2010, to require that the following classes of development be implemented using a Site Plan Agreement:
    - i) all classes of new development in an Intensification Area including the Vaughan Metropolitan Centre, a Primary Centre, Local Centre, Primary Intensification Corridors, and Primary Intensification Corridors within Employment Areas as defined by Vaughan Official Plan 2010. Additions, expansions, and alterations to existing development will be implemented as either an amendment to the original implementing document (i.e. Site Plan

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

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- Agreement or Letter of Undertaking) or as a minor modification to the existing approval(s);
- ii) all Mid and High Rise buildings as defined by the new City of Vaughan Official Plan 2010 (i.e. buildings over 6 storeys in height);
  - iii) all classes of development utilizing strata parking and/or park arrangements, and/or Planning Act Section 37 density bonussing;
  - iv) all classes of development where the Commissioner of Planning or designate (the Director of Development Planning) is of the opinion that a Site Plan Agreement is required to secure specific City interests;
  - v) where a public/private partnership funding for community infrastructure is proposed; and,
  - vi) all other classes of development will continue to be implemented using a Site Plan Letter of Undertaking;
- c) amend the City's Site Plan Control By-law to:
- i) require Site Plan Control for development on employment lots that abut an Open Space Zone;
  - ii) implement the delegation of Site Plan Approval Authority to the Commissioner of Planning or designate for street townhouse dwellings on a block in an approved plan of subdivision; corporate rebranding initiatives; detached dwellings in the Kleinburg-Nashville Heritage Conservation District; external modifications to existing buildings including major front façade changes, which do not exceed the gross floor area of the existing building by more than 50%; and,
  - iii) minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, etc.).
- d) enact a consolidated Site Plan Control By-law for the City of Vaughan and that the Development Planning Department be directed to incorporate any amendments to the Site Plan Control By-law as may be approved by Vaughan Council through this Site Plan Process review.
5. THAT the City of Vaughan Policy Manual, specifically, Policy 07.1.02 (Review of Site Plan Approval Process - Industrial Buildings); Policy 07.1.03 (Site Plan Development Process - Consolidated); and, Policy 07.1.10 (Site Development Applications - Approval of Proposed Building Elevations for Industrial Sites Along Major Roads) be amended in accordance with any amendments that may be approved by Vaughan Council through this Site Plan Process review.

21

**TRAVEL TO BAGUIO CITY, PHILIPPINES**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Executive Director, dated January 15, 2013, be approved; and**
- 2) **That Regional Councillors Rosati and Schulte, and Councillor Iafrate, and a possible fourth Member of Council to be named by the Mayor, be selected to participate in the Baguio City**

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

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**Flower Festival official events in Baguio City, Philippines, on February 23 and 24, 2013, in recognition and support of the friendship agreement between the City of Vaughan and Baguio City.**

**Recommendation**

The Executive Director, in the Office of the City Manager recommends:

1. THAT the invitation from Mayor Mauricio G. Domogan, Baguio City, Philippines be received, and;
2. THAT Council identify if any Member(s) of Council will be participating in the Baguio City Flower Festival official events on February 23 and 24, 2013 in recognition and support of the friendship agreement between the City of Vaughan and Baguio City; and,
3. THAT in order to facilitate the timing needed to complete travel arrangements, Council ratify the action taken.

**22            NATURAL HERITAGE NETWORK INVENTORY AND IMPROVEMENTS (PL-9025-11)  
                 PHASE 1 CONSULTATION SUMMARY  
                 FILE NO. 25.5.4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 15, 2013:**

**Recommendation**

The Commissioner of Planning recommends:

1. That the information contained in this report and in Attachment 1 to this report, Summary of Consultations and Stakeholder Meetings for Phase 1 of the Natural Heritage Network Study, BE RECEIVED.

**23                                    APPOINTMENT OF DEPUTY CITY CLERK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Commissioner of Legal and Administrative Services & City Solicitor and the City Clerk, dated January 15, 2013:**

**Recommendation**

The Acting Commissioner of Legal and Administrative Services & City Solicitor and the City Clerk recommend:

- 1) That By-law No. 64-2003 be repealed; and
- 2) That a by-law be enacted to appoint Barbara A. McEwan as Deputy City Clerk effective February 4, 2013.

**24                                    OGRA/ROMA CONFERENCE 2013  
                 MUNICIPAL DELEGATION REQUEST  
                 CITY WIDE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of

Engineering and Public Works, dated January 15, 2013, be approved;

- 2) That the proposed Yonge North Subway Extension be included in the discussion with the Honourable Bob Chiarelli, Ontario's Minister of Transportation, Infrastructure and Municipal Affairs and Housing; and
- 3) That Members of Council forward to the Mayor other issues they wish to be raised with the Minister.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. THAT Council ratify the actions taken by staff to submit a municipal delegation request to the Honourable Bob Chiarelli, Ontario's Minister of Transportation, Infrastructure and Municipal Affairs and Housing to discuss the importance of the timely construction of the Highway 427 extension to Major Mackenzie Drive.

25

**OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**25.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS**

The Committee of the Whole recommends:

That the following Ad Hoc Committee reports be received:

1. Telecommunication Facility Siting Protocol Task Force meeting of November 1, 2012 (Report No. 8)
2. Task Force on Residential Condominiums meeting of November 8, 2012 (Report No. 2)
3. Accessibility Advisory Committee meeting of November 20, 2012 (Report No. 7)
4. Heritage Vaughan meeting of November 21, 2012 (Report No. 8)
5. Heritage Vaughan meeting of December 12, 2012 (Report No. 9)
6. Task Force on Residential Condominiums meeting of December 13, 2012 (Report No. 3)

**25.2 RECESS AND RECONVENE**

The Committee of the Whole recessed at 1:44 p.m. and reconvened at 1:58 p.m. with the following members present:

Councillor Sandra Yeung Racco, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Gino Rosati  
Regional Councillor Michael Di Biase  
Regional Councillor Deb Schulte  
Councillor Tony Carella  
Councillor Rosanna DeFrancesca

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

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Councillor Marilyn Iafrate  
Councillor Alan Shefman



**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 29, 2013**

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The meeting adjourned at 4:46 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair