

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 19, 2013

Item 17, Report No. 5, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 19, 2013, as follows:

By approving the following recommendation of the Council (Closed Session) meeting of February 19, 2013:

- 1) That the applicant be advised that they may seek a court interpretation of the minutes;***
- 2) That confidential Communication C3, dated February 14, 2013, be received; and***
- 3) That the confidential recommendation of the Council (Closed Session) meeting of February 19, 2013, be approved; and***

By receiving the Communication from Ms. Franca Poretta, dated February 14, 2013.

**17 OFFICIAL PLAN AMENDMENT FILE OP.08.013
ZONING BY-LAW AMENDMENT FILE Z.08.048
SITE DEVELOPMENT FILE DA.11.040
2174824 ONTARIO INC.
WARD 2 – VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of February 19, 2013, to permit discussion between appropriate staff and the applicant with the goal of resolving the issues identified in this report and the discussion thereon; and**
- 2) That the deputation of Mr. Gerard C. Borean, Parente, Borean LLP, Highway 7, Woodbridge, and Communication C5, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT this report BE RECEIVED, as information.

Contribution to Sustainability

N/A

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

To respond to the following resolution respecting Item 19, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2013, respecting the above-noted applications:

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“That consideration of this matter be deferred pending a report by staff to Council providing information with respect to whether the material fulfills the statement outlined in the OMB Minutes of Settlement.”

Background – Analysis and Options

Location

The subject lands are located on the west side of Islington Avenue, south of Langstaff Road, comprised of three separate properties municipally known as 8294, 8298 and 8302 Islington Avenue, being Lots 2, 3 and 4 on Plan M-1107, City of Vaughan. The 5-storey residential apartment condominium building (Vero Boutique) is currently under construction.

Review of Proposed Wall Cladding

As per the direction received by Council, the Vaughan Building Standards and Development Planning Departments have undertaken a further review of the wording contained in the Minutes of Settlement and the definitions for the proposed substitute material. Ruling 12874-R of the Canadian Construction Materials Centre (CCMC) clearly states that the proposed substitute finish is “... a ready-mix, polymer-based, finish coat”. The ruling goes on to state: “The finish coats provide a texture that is governed by the aggregate size as well as the trowel motion... The different textures offered ...are....Freestyle, Limestone, Custom Brick, Stucco Finish,” etc .

In City staff’s professional opinion, it is evident that this is not brick cladding, and does not comply with the Ontario Municipal Board (OMB) Minutes of Settlement.

Relationship to Vaughan Vision 2020 / Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly, “Manage Growth & Economic Well-being”.

Regional Implications

N/A

Conclusion

The Vaughan Building Standards and Development Planning Departments have reviewed the cladding material proposed to be substituted for use for the Vero Boutique residential apartment condominium building, and are of the professional opinion that the proposed material is not brick cladding, and does not comply with the Ontario Municipal Board (OMB) Minutes of Settlement.

Attachments

N/A

Report prepared by:

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Leo Grellette, Director of Building Standards