

CITY OF VAUGHAN
REPORT NO. 6 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on February 18, 2014*

The Committee of the Whole met at 1:08 p.m., on February 4, 2014.

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

The following items were dealt with:

1 PROCLAMATION AND FLAG RAISING REQUEST
WORLD AUTISM AWARENESS DAY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated February 4, 2014:

Recommendation

The City Clerk recommends:

- 1) That April 2, 2014 be proclaimed as "World Autism Awareness Day";
- 2) That the City of Vaughan participate in Autism Ontario's "Raise the Flag" campaign; and
- 3) That the proclamation be posted on the City's website and published on the City Page Online.

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**PROCLAMATION REQUEST
EPILEPSY AWARENESS MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated February 4, 2014:

Recommendation

The City Clerk recommends:

- 1) That March 2014 be proclaimed as "Epilepsy Awareness Month"; and March 26th as "Purple Day", and
- 2) That the proclamation be posted on the City's website and published on the City Page Online.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.13-014
OWNER: 1051727 ONTARIO LTD.
LOCATION: 5289 AND 5309 HIGHWAY 7
LOT 5 - 9, REGISTERED PLAN 3762
WARD 2**

The Committee of the Whole recommends:

- 1) That Sign Variance Application SV13-014, 1051727 Ontario Ltd., be refused unless prior to the Council meeting of February 18, 2014 staff report the negotiation of a settlement acceptable to staff, and Council endorses that settlement; and
- 2) That the following deputations be received:
 1. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge; and
 2. Mr. John Duca, 1051727 Ontario Ltd., Highway 7, Woodbridge.

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.13-014, 1051727 Ontario Ltd., be REFUSED.

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SIGN VARIANCE APPLICATION
FILE NO: SV.13-030
OWNER: MCDONALD'S RESTAURANTS OF CANADA
LOCATION: 3140 RUTHERFORD ROAD
BLOCK 38, 65M-3645
WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 4, 2014:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.13-030, McDonald's Restaurants of Canada, be APPROVED.

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SIGN VARIANCE APPLICATION
FILE NO: SV.13-031
OWNER: BELL & ASSOCIATES
LOCATION: 445 EDGELEY BLVD.
UNITS 14-15, YCC NO. 661
WARD 4

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated February 4, 2014, be approved; and
- 2) That the deputation of Mr. George Tamburri, Print on Time Inc., Edgeley Boulevard, Concord, be received.

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.13-031, Bell & Associates, be REFUSED.

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SIGN VARIANCE APPLICATION
FILE NO: SV.13-032
OWNER: SUNCOR ENERGY INC.
LOCATION: 8480 HIGHWAY 27, E.
LOT 10, CONCESSION 9
WARD 2

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 4, 2014:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.13-032, Suncor Energy Inc., be APPROVED.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.13-033
OWNER: SUNCOR ENERGY INC.
LOCATION: 1867 MAJOR MACKENZIE DRIVE
BLOCK 38, PLAN 65M-3933
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 4, 2014:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.13-033, Suncor Energy Inc., be APPROVED.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.13-034
OWNER: COUNTRY WIDE HOMES
LOCATION: CHESNEY CRESCENT (AT TIMBER CREEK BLVD.)
PLAN 65M-4383
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 4, 2014:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.13-034, Country Wide Homes, be APPROVED providing no other development signs are located within the development.

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**SITE DEVELOPMENT FILE DA.13.029
3G PROPERTIES 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 and the Director of Development Planning, dated February 4, 2014, be approved;
- 2) That the deputation of Mr. Daniel Meneguzzi, Royal Avon Crescent, Toronto, be received; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.13.029 (3G Properties Limited) BE APPROVED, to facilitate the development of a 1,458.15 m² industrial building with an accessory two-storey office and

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open storage, as shown on Attachments #3 to #8 inclusive, subject to the following conditions:

- a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the final site plan, building elevations, landscape plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii. the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development / Transportation Engineering Department; and,
 - iii. the Owner shall satisfy all requirements of Metrolinx.

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**ZONING BY-LAW AMENDMENT FILE Z.12.020
DRAFT PLAN OF SUBDIVISION FILE 19T-12V002
MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC.
WARD 3 – VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated February 4, 2014, be approved;**
- 2) That staff provide a report to the Council meeting of February 18, 2014, with respect to the feasibility of providing layby parking along ‘Street 3’ and a pedestrian trail around the pond; and**
- 3) That the deputation of Mr. James Kennedy, KLM Planning Partners Inc., Jardin Drive, Concord, be received.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

- 1. THAT Zoning By-law Amendment File Z.12.020 (Maplequest (Vaughan) Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone to the following zone categories in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report:
 - a) Rezone Block 1 to RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)” to facilitate one block for future lots with a minimum lot frontage of 10 m, a minimum lot area of 140 m² and a minimum lot depth of 20 m for four street townhouse dwelling units.
 - b) Rezone Blocks 2 to 44 inclusive to RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)” to facilitate 43 blocks for future lots with a minimum lot frontage of 5.5 m, a minimum lot area of 140 m² and a minimum lot depth of 27.5 m for 222 street townhouse dwelling units.
 - c) Rezone Blocks 45 to 51 inclusive to RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)” to facilitate seven blocks to be combined with

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blocks on adjacent lands for future lots with a minimum lot frontage of 5.5 m, a minimum lot area of 151.25 m² and a minimum lot depth of 27 m for 16 street townhouse dwelling units.

- d) Rezone Blocks 52 to 54 inclusive, to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two with the addition of the Holding Symbol "(H)" to facilitate three blocks for medium density development, specifically for 130 block townhouse dwelling units.
 - e) Rezone Blocks 55 and 79 to OS2 Open Space Park Zone for landscape buffers.
 - f) Require that prior to the removal of the Holding Symbol "(H)" the following conditions shall be addressed:
 - i. The water supply and sewage servicing capacity shall be identified and allocated by the Council of the City of Vaughan.
 - a) The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure. OR
 - b) York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration. OR
 - c) The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.
 - ii. The approval of a Site Development Application for the subject lands.
 - iii. Blocks 45 to 51 inclusive develop with the adjacent lands in order to facilitate street townhouse dwelling units.
2. THAT Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.) dated February 17, 2014, as shown on Attachment #5, BE APPROVED, subject to the pre-conditions and conditions set out in Attachment #1 to this report.
3. THAT prior to final approval, or any part thereof of Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.), the owner shall enter into the Developer's Group Agreement for Block 40. The agreement shall be regarding, but not limited to, all cost sharing for the provisions of parks, cash-in-lieu of parkland, roads, and municipal services within Block 40.
4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.), shall include the following clause:
- "The owner shall pay to 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 Services Department,

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- 2) That the deputation of Mr. James Kennedy, Bell Mobility, East Beaver Creek, Richmond Hill, be received; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.13.007 (Muzzo Brothers Group Inc.) BE APPROVED, to permit the installation of a 45 m high monopole telecommunication tower and associated radio equipment cabinets (Attachments #3 to #6) through a joint-build agreement between Bell Mobility Inc. and Rogers Wireless on the subject lands shown on Attachments #1 and #2

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SEEDY SATURDAY 2014

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Regional Councillor Schulte, dated February 4, 2014:

Member's Resolution

Submitted by Regional Councillor Deb Schulte.

Whereas, Community gardens encourage community building and enhanced levels of civic engagement and community vitality; and

Whereas, the City of Vaughan supports community garden projects on City owned land located at Baker Sugarbush, Michael Cranny house and Firehall 7-1; and

Whereas, Seedy Saturday, coordinated by the non-profit organizations Seeds for Change and York Region Food Network and a network of volunteers, provides an opportunity to generate awareness on local environmental and social issue, specifically pertaining to community gardening, greenspace and healthy living in advance of the garden season; and

Whereas, Seedy Saturday organizers have expressed interest in hosting the event at a municipality where the City would provide in kind services for the space, table and chairs to host the event which is expected to attract 200-300 people; and

Whereas, the City of Vaughan's Environmental Sustainability Office continues to promote community gardening as a desirable activity under *Green Directions Vaughan*, our Community Sustainability and Environmental Master Plan; and

Whereas, the Environmental Sustainability Office has special events budget to cover any overtime labour costs that may be incurred by Building and Facilities should this event be held at Vaughan City Hall on a weekend.

It is therefore recommended:

1. That City of Vaughan partner with Seeds for Change to host Seedy Saturday on March 1, 2014 at Vaughan City Hall with the goal of continuing to promote community gardening within the City;
2. That City of Vaughan provides services in kind such as the use of the multi-purpose room, atrium entrance area and two committee rooms.
3. Any overtime costs related to this event from B&F will be covered by the Environmental Sustainability Offices Special Events Budget

**14 CEREMONIAL PRESENTATION – MS. ERLINDA INSIGNE
RECIPIENT OF THE WARD 5 CIVIC HERO AWARD**

Ms. Erlinda Insigne was recognized by the Mayor and Members of Council for her receipt of the Ward 5 Civic Hero Award.

**15 NEW BUSINESS – REQUEST
FOR REPORT ON SNOW CLEARING
AND ENSURING FIRE HYDRANTS ARE EXPOSED**

The Committee of the Whole recommends:

- 1) That appropriate staff provide by way of memorandum, a report on how the Public Works Department ensures that in the clearing of snow along residential streets and sidewalks, fire hydrants remain exposed to view, thereby ensuring prompt access to same in the event of a fire emergency.

The foregoing matter was brought to the attention of the Committee by Councillor Carella.

**16 DEPUTATION – MS. VICKY WYLSON CHER
WITH RESPECT TO THE 2014 VAUGHAN RELAY FOR LIFE**

The Committee of the Whole recommends:

- 1) That the deputation of Ms. Vicky Wylson Cher, Co-Chair, Vaughan Relay for Life, and Communication C1, be received.

17 OTHER MATTERS CONSIDERED BY THE COMMITTEE

17.1 RECONSIDERATION (1)

The Committee of the Whole passed a motion at 1:20 p.m. to reconsider Item 4, SIGN VARIANCE APPLICATION, FILE NO: SV.13-030, OWNER: MCDONALD'S RESTAURANTS OF CANADA, LOCATION: 3140 RUTHERFORD ROAD, BLOCK 38, 65M-3645, WARD 1.

17.2 RECONSIDERATION (2)

The Committee of the Whole passed a motion at 2:04 p.m. to reconsider Item 5, SIGN VARIANCE APPLICATION, FILE NO: SV.13-031, OWNER: BELL & ASSOCIATES, LOCATION: 445 EDGELEY BLVD., UNITS 14-15, YCC NO. 661, WARD 4.

17.3 RECESS AND RECONVENE

The Committee of the Whole recessed at 2:47 p.m. and reconvened at 3:01 p.m. with the following members present:

Present: Councillor Alan Shefman, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Gino Rosati
Regional Councillor Michael Di Biase
Regional Councillor Deb Schulte
Councillor Tony Carella

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Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Sandra Yeung Racco

**18 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
FEBRUARY 4, 2014**

The Committee of the Whole passed the following resolution to resolve into closed session for the purpose of discussing the following:

1. **PROPERTY MATTER
VAUGHAN FIRE STATION SITE
7690 MARTIN GROVE ROAD
WARD 2**

(acquisition or disposition of land)

2. **PROPERTY MATTER
EXPROPRIATION FOR PARK EXTENSION OF LAWFORD ROAD
3930 AND 4020 MAJOR MACKENZIE DRIVE
WARD 1**

(acquisition or disposition of land)

3. **PERSONNEL MATTER – RECRUITMENT UPDATE**

(personal matters about an identifiable individual)

The meeting adjourned at 3:20 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair