

***For consideration by the Council
of the City of Vaughan
on February 21, 2018***

**REPORT NO. 6 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, FEBRUARY 21, 2018**

C4. Mr. Richard T. Lorello, dated February 6, 2018.

Purpose

On June 27, 2017, Council directed as follows:

That the Council decision regarding 230 Grand Trunk Avenue referenced within the context of the Integrity Commissioner's Final Investigation Report be addressed in a future report to Council that considers the issue of whether or not the inappropriate influence found in the Integrity Commissioner's report impacted upon the decision.

In response, staff retained former Ontario Court of Appeal Justice, the Honourable Robert P. Armstrong, Q.C., who has prepared the attached report for Council's consideration.

Recommendations

1. That the report of the Honourable Robert P. Armstrong, Q.C., dated January 23, 2018 be received.

**2 SERVICING CAPACITY ALLOCATION STRATEGY
ANNUAL DISTRIBUTION AND UPDATE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Public Works, dated February 6, 2018, be approved; and
- 2) That the following be approved in accordance with Communication C1, Memorandum from the Deputy City Manager, Planning and Growth Management dated January 31, 2017:

1. That Recommendation No. 2 in the above noted report be replaced with the following revised wording:

“THAT development applications Z.13.005, Z.15.030, Z.16.037, Z.16.044, Z.17.020, DA.13.021, DA.14.007, DA.15.022, DA.15.074, DA.17.015, DA.17.023, DA.17.041, DA.17.062, 19T-04V12, 19T-14V002, 19T-15V007, 19T-16V007, 19T-17V001, 19T-17V002, 19T-17V003 and 19T-17V009 be RESERVED servicing capacity from the York Sewage / Water Supply System for a total of 12,089 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 2). This reservation shall automatically be revoked after a period of twelve (12) months in the event that a Draft Plan of Subdivision has not proceeded to registration, or in the case of a Site Development Application, that a

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Letter of Undertaking or Site Plan Agreement, whichever is in effect, has not been executed”.

Purpose

This Report updates Council on the availability of Regional servicing capacity and recommends distribution of same to active development applications. The Report also informs stakeholders that short-term capacity needs have been met and capacity remains available for continued growth.

Recommendations

1. “THAT development application File Numbers DA.15.081 and 19T-06V12 be ALLOCATED servicing capacity from the York Sewage / Water Supply System for a total of 135 persons equivalent (as detailed on the Allocation Schedule included as Attachment No. 1)”.
2. “THAT development applications Z.13.005, Z.15.030, Z.16.037, Z.16.044, Z.12.020, DA.13.021, DA.14.007, DA.14.007, DA.15.022, DA.15.074, DA.17.015, DA.17.023, DA.17.062, 19T-04V12, 19T-14V002, 19T-15V007, 19T-16V007, 19T-17V001, 19T-17V002, 19T-17V003 and 19T-17V009 be RESERVED servicing capacity from the York Sewage / Water Supply System for a total of 12,089 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 2). This reservation shall automatically be revoked after a period of twelve (12) months in the event that a Draft Plan of Subdivision has not proceeded to registration, or in the case of a Site Development Application, that a Letter of Undertaking or Site Plan Agreement, whichever is in effect, has not been executed”.
3. THAT servicing capacity for 1,074 persons equivalent be RESERVED from the York Sewage/Water Supply System for distribution to development applications at Vaughan Council’s discretion (as detailed on the Reservation Schedule included as Attachment No. 2).
4. THAT servicing capacity be RESERVED from the York Sewage / Water Supply System in accordance with the Reservation Schedule included as Attachment No. 2 as follows;
 - a. 5,000 persons equivalent (2,262 apartment units) for specific Vaughan Metropolitan Centre, Regional Centres/Corridors, High Density, LEEDs and Transit Oriented Development applications;
 - b. 2,492 persons equivalent for distribution to development applications within the Kleinburg-Nashville service area; and

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- c. 1,432 persons equivalent for distribution to active development applications proceeding to approval over the next year (not included on any of the attached schedules) in accordance with the City's protocol.
5. THAT an annual review of the City's available servicing capacity, and related development process / distribution protocol, be undertaken by staff and brought forward to a future Committee of the Whole meeting.
6. THAT a copy of this report be forwarded to York Region.

**3 ZONING BY-LAW AMENDMENT FILE Z.16.037
 DRAFT PLAN OF SUBDIVISION FILE 19T-16V008
 SITE DEVELOPMENT FILE DA.16.079
 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT)
 FILE 19CDM-16V005
 WYCLIFFE CLARK LIMITED
 VICINITY OF CLARK AVENUE WEST AND BATHURST STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated February 6, 2018, be approved; and
- 2) That the deputation by Ms. Gail Blackman and Communication C5, dated February 6, 2018, be received.

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment, Draft Plan of Subdivision, Site Development and Draft Plan of Condominium (Common Element) Files Z.16.037, 19T-16V008, DA.16.079, and 19CDM-16V005 (Wycliffe Clark Limited) to permit the development of the subject lands shown on Attachments #3 and #4, with 82, three-storey townhouse units, as shown on Attachments #6 to #8.

Recommendations

1. THAT Zoning By-law Amendment File Z.16.037 (Wycliffe Clark Limited) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands (shown on Attachments #3 and #4) from A Agricultural Zone, as shown on Attachment #4, to RT1 Residential Townhouse Zone, in the manner shown on Attachment #5, together with the site-specific zoning exceptions identified in Table 1 of this report.

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2. THAT Draft Plan of Subdivision File 19T-16V008 (Wycliffe Clark Limited) BE APPROVED, to create one development block, in the manner shown on Attachment #5, subject to the Conditions of Approval set out in Attachment #1 of this report.
3. THAT Site Development File DA.16.079 (Wycliffe Clark Limited) BE APPROVED, to permit the development of 82 townhouse units, serviced by a private common element condominium road, as shown on Attachments #6 to #9, subject to the following conditions:
 - a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
 - ii) The Owner shall improve the City's existing walkway, which is located west of the subject lands at Tansley Road and connected to Clark Avenue West, as shown on Attachment # 4, to the satisfaction of the City of Vaughan;
 - iii) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion control plan, functional servicing and stormwater management report and drawings, geotechnical and hydrogeological assessment, external lighting plan, the utility coordination plan, environmental noise assessment, Transportation Impact Study, and the Transportation Demand Management Plan;
 - iv) the Owner shall satisfy all requirements of the Development Engineering Department, including the posting of a Letter of Credit with the City in the amount of \$85,000.00 for the improvements to the existing signalized intersection at South Promenade and Clark Avenue West;
 - v) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
 - vi) the Owner shall satisfy all requirements of York Region; and
 - vii) Draft Plan of Subdivision File 19T-16V008 shall be registered.
 - b) the Site Plan Letter of Undertaking shall include the following clauses:
 - i) "Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all

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construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.”

- ii) “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”
- iii) “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 of Parkland 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

- c) Prior to the issuance of a Building Permit, the Owner shall pay to the City all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board.
- 4. THAT Draft Plan of Condominium (Common Element) File 19CDM-16V005 (Wycliffe Clark Limited) BE APPROVED, to facilitate the condominium tenure of the common elements that will include the internal private roads, 20 visitor parking spaces, and landscaped areas and sidewalks, as shown on Attachment #9, subject to the Conditions of Approval set out in Attachment #2.
 - 5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-16V008 and Site Development Application File DA.16.079 (Wycliffe Clark Limited) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 82 residential units (251 persons equivalent)."

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6. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-16V008 (Wycliffe Clark Limited) 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 of Parkland 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

4

**SITE DEVELOPMENT FILE DA.17.009
MOUNT PLEASANT GROUP OF CEMETERIES
VICINITY OF JANE STREET AND HIGHWAY 407**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated February 6, 2018:

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.17.009 (Mount Pleasant Group of Cemeteries) on the subject lands shown on Attachments #1 and #2, to permit a new two-storey addition to an existing mausoleum building, as shown on Attachments #3 to #5.

Recommendations

1. THAT Site Development File DA.17.009 (Mount Pleasant Group of Cemeteries) BE APPROVED; to permit a new two-storey addition (2,930 m² of Gross Floor Area) and containing 1,375 crypts to an existing mausoleum building, as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Owner shall satisfy all Ministry of Transportation Ontario requirements; and
 - ii) the Owner shall satisfy all Toronto and Region Conservation Authority requirements.
2. THAT a copy of the Council Minutes and Staff Report be sent to the Owner and the Registrar at the Ministry of Consumer and Commercial Relations, in accordance with the requirements of the *Cemeteries Act Revised R.S.O. 1990*.

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3. THAT a notice of the Council decision to approve Site Development File DA.17.009 be placed in a local newspaper by the City Clerk, within 15 days of the decision date, in accordance with the requirements of the *Cemeteries Act Revised* R.S.O. 1990 at the full cost of the Owner.

**5 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT)
FILE 19CDM-17V007
PEBBLE CREEK DEVELOPMENTS INC.
VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated February 6, 2018, be approved; and
- 2) That Communication C6, Memorandum from the Deputy City Manager, Planning and Growth Management, dated February 6, 2018, be received.

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Common Element) File 19CDM-17V007 for the subject lands shown on Attachments #2 and #3, to establish the condominium tenure for the common elements that consist of private roads, sidewalks, 14 visitor parking spaces, open space landscaped and amenity areas and a servicing block, as shown on Attachment #4. The common elements will serve a development consisting of 59 residential townhouse dwelling units and will be owned and maintained by the future Condominium Corporation.

Recommendations

1. That Draft Plan of Condominium (Common Element) File 19CDM-17V007 (Pebble Creek Developments Inc.), BE APPROVED as shown on Attachment #4, subject to the Conditions of Draft Approval set out in Attachment #1.

6 DELEGATION OF OFFICER APPOINTMENTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated February 6, 2018:

Purpose

In an ongoing effort to streamline administrative processes and to optimize the

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operation of City Council, staff are seeking authority to appoint Municipal Law Enforcement Officers (“MLEOs”) and Property Standards Officers (“PSOs”) delegated to the Director, By-law and Compliance, Licensing and Permit Services (“BCLPS”).

Recommendation

1. That City Council amend subsection 4.(b) of the City’s Delegation By-law No. 195-2015, as amended, to delegate the power to appoint Municipal Law Enforcement Officers and Property Standards Officers to the Director, By-law and Compliance, Licensing and Permit Services, subject to final wording and in a format satisfactory to the City Solicitor, Legal Services.

7 ANIMAL CONTROL AND LICENSING BY-LAWS – TECHNICAL AMENDMENTS

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of February 21, 2018; and
- 2) That the deputation by Mr. Rocco Nalli, Davidson Drive, Woodbridge, representing the Pine Valley Pigeon Club, be received.

Purpose

Pursuant to consultation with industry stakeholders, and in consideration of efficacy of existing by-laws, minor amendments are being sought to By-laws 53-2002 and 315-2005. Proposed amendments are included within this report.

Recommendations

1. That City Council approve the proposed amendments to the Animal Control and Licensing By-laws in accordance with Attachment A of this report; and
2. That City Council authorize staff to amend, in a form satisfactory to the City Solicitor, Animal Control By-law No. 53-2002 and Licensing By-law No. 315-2005, and to take any other necessary actions to give effect to the recommendations herein.

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8 REVIEW OF SPECIAL EVENTS BY-LAW – PHASE 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated February 6, 2018:

Purpose

In response to ongoing administrative and enforcement-related challenges with respect to special events, staff seek Council approval to adopt a new Special Events By-law that will clarify when a permit is required, provide strengthened authority to refuse, suspend or revoke permits, enhance enforcement powers, and establish significant penalties.

Recommendations

1. That City Council adopt a new Special Events By-law to replace the current Special Events and Outdoor Exhibitions By-laws, in accordance with Attachment 1, subject to final wording and in a format satisfactory to the City Solicitor, Legal Services; and
2. That City Council authorize staff to take any other actions required to implement the above recommendation, including any consequential amendments to other by-laws.

9 EARTH HOUR 2018

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated February 6, 2018:

Purpose

To provide background on the World Wildlife Fund's annual Earth Hour initiative and recommend the City of Vaughan partner with the Earth Hour Vaughan Committee to provide in-kind services to host the community celebration at City Hall on March 24, 2018.

Recommendations

1. That the City of Vaughan continue to support and participate in the Earth Hour 2018 event on March 24, 2018 by partnering with the Earth Hour Vaughan Committee, to host a community celebration at City Hall; and
2. That City staff, including but not limited to, Corporate Communications, Economic Development and Culture Services, Recreation Services, Policy Planning and Environmental Sustainability, Facility Maintenance Services,

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Transportation Services Parks and Forestry Operations, and By-Law and Compliance Services be directed to provide in-kind support as needed to Earth Hour Vaughan in executing the event.

10

2018 20-MINUTE MAKEOVER EVENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated February 6, 2018, subject to amending the fourth bullet of recommendation 3 to read as follows:

- Ward 4: Roméo Dallaire Public School.

Purpose

The 20-Minute Makeover is an environmental awareness and litter clean-up event as part of celebrating Earth Day. In 2017, over 17,000 people from Vaughan schools, businesses, and community groups participated in the 20-Minute Makeover. The report seeks approval for the event to be held on April 13, 2018; and Council attendance at each of the identified Ward events hosted by a designated school.

Recommendations

1. That the 20-Minute Makeover event be held on April 13, 2018 to celebrate Vaughan's participation in "Pitch in Canada Week" and the City's commitment to environmental stewardship in honour of Earth Day.
2. That the media launch event be held at a specified school with the Mayor and Regional Councillors in attendance. The following school has been identified as the media launch host:
 - Ward 5 – Thornhill Public School - to be confirmed
3. That a series of smaller-scale events be held at a school in each City Ward with the Ward Councillor in attendance. The following schools have been identified as the Ward level launch hosts:
 - Ward 1: Pope Francis Catholic Elementary School – to be confirmed;
 - Ward 2: St. Angela Merici Catholic Elementary School – to be confirmed;
 - Ward 3: St. Mary of Angels;
 - Ward 4: Anne Frank Public School.

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4. That Corporate Communications provide support in promoting the 20-Minute Makeover event.

**11 ALTERATION TO AN EXISTING BUILDING AND THE
DEMOLITION OF OUTBUILDINGS
872 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE
CONSERVATION DISTRICT
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
WARD 1 – VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk dated February 6, 2018:

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of January 24, 2018 (Item 1, Report No. 1) for Council's consideration:

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

1. That the recommendation contained in the following report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated January 24, 2018, be approved.

**12 PROCLAMATION AND FLAG RAISING REQUEST
YOM HA'ATZMAUT (ISRAEL INDEPENDENCE DAY)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated February 6, 2018:

Purpose

Staff is recommending that April 19, 2018 be proclaimed as "Yom Ha'atzmaut (Israel's Independence Day)", that the City of Vaughan participate in the flag raising ceremony on said day, and that the proclamation be posted on the City's website and the City Page Online.

Recommendations

1. That April 19, 2018 be proclaimed as Yom Ha'atzmaut, or Israel's Independence Day;

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2. That the Israeli flag be raised at Vaughan City Hall on April 19, 2018 for the balance of the day; and
3. That the proclamation be posted on the City's website and published on the City Page Online.

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**MEMBER'S RESOLUTION
STAFF ATTENDANCE AT A COMMUNITY MEETING
REGARDING DEVELOPMENT PROPOSAL AT
MARTIN GROVE ROAD AND HIGHWAY 27 (WARD 2)**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Tony Carella, dated February 6, 2018:

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, the residents in the area have expressed concerns with respect to not receiving, statutory notice of the Public Hearing for Zoning By-Law Amendment File Z-17.020, Sunfield Homes (Hwy. 27), the West Woodbridge Homeowners Ratepayers Association and residents are requesting a community meeting to review the proposal

It is therefore recommended:

1. That appropriate staff be directed to attend a future evening meeting convened by the local councillor with the residents.

14

**MEMBER'S RESOLUTION
STAFF ATTENDANCE FOR PUBLIC MEETING**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Regional Councillor Mario Ferri, dated February 6, 2018:

Member's Resolution

Submitted by Regional Councillor Mario Ferri

Whereas, some parents of students that have been transferred to Fr. John Kelly Catholic

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Elementary School as a result of the closure of Our Lady of Peace Catholic Elementary School, had expressed concerns with respect to the traffic along Keele Street and the safe crossing of Keele Street; and

Whereas, a community meeting to discuss possible resolutions to these concerns was held on December 6, 2017 and attended by both City of Vaughan and York Region staff, as they have been working collaboratively on a traffic study; and

Whereas, York Region hired consultants to conduct a traffic study and directed the consultants to include in their report recommendations addressing the concerns raised at the community meeting of December 6, 2017 and deliver these findings back to the school community at a future community meeting; and

Whereas, the consultants have now completed the report and are prepared to deliver the findings to the school community.

It is therefore recommended:

1. That appropriate staff from identified City of Vaughan departments be directed to attend a future community meeting convened by the Local and Regional Councillor with the residents to receive the consultant's report.

**15 REQUEST FROM SMARTCENTRES FOR MINISTER'S ZONING
ORDER FOR RELOCATION OF LARGE FORMAT RETAIL STORE
IN THE VAUGHAN METROPOLITAN CENTRE**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Maurizio Bevilacqua, dated February 6, 2018:

Member's Resolution

Submitted by Mayor Maurizio Bevilacqua

Whereas, Vaughan Council received a communication from SmartCentres on January 31, 2018 [ATTACHMENT 1] which advises Council that SmartCentres has formally requested from the Province a Minister's Zoning Order for the relocation of a large format retail store in the Vaughan Metropolitan Centre;

and Whereas, all levels of government have identified, through the planning policies and public infrastructure investments, that the Vaughan Metropolitan Centre ("VMC") will be the new downtown of the City of Vaughan;

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and Whereas, The Province of Ontario through the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe identifies 25 Urban Growth Centres ("Centres") as strategic focal points for growth and intensification in the Province;

and Whereas, The Vaughan Metropolitan Centre is unique amongst the 25-designated urban growth centres as it is the only Centre outside of Toronto that is served by a subway; has direct 400 series highway access; and it is not adjacent to existing low-density residential fabric which supports intensification, compact development and the effective utilization of public infrastructure;

and Whereas, Metrolinx as an agency of the Ontario government focused on developing and delivering improved regional transportation for the Greater Toronto and Hamilton Area has designated the VMC as an Anchor Mobility Hub in its Regional Transportation Plan; and that this designation is recommended to achieve a density of 200-400 people and jobs per hectare;

and Whereas, mobility hubs are ideal locations to develop transit supportive residential and employment densities and should evolve as vibrant places of activity and major regional destinations;

and Whereas, public infrastructure projects connecting to the heart of the VMC.; including the \$4.2 billion TTC line 1 subway extension, the \$32.1 million SmartCentres Place Bus Terminal, the York Viva bus rapid transit expansion along Highway 7, and the TTC Plaza/Transit Square, makes the VMC readily available to accommodate transit-oriented development that will support the planned growth and employment growth which sets out minimum targets of 25,000 new residents and 11,000 jobs by 2031;

and Whereas, despite excellent transit access provided by the Provincial and Regional transit investment, the highway 400 interchange and highway 7 are over capacity and the economic success of the VMC urban centre is contingent on the effective movement of people and goods. This therefore requires the timely expansion of the local road capacity; including the VMC finer grid street network which is largely accommodated on the lands that will be developed by SmartCentres;

and Whereas, an existing large format retail store located in the VMC is less than 100 metres from the recently completed transit infrastructure has a long-term land lease which will impede the logical and orderly development vision of uses planned by the City for further intensification as contemplated by the VMC Secondary plan of this parcel (the "VMC Parcel") resulting in a significant underutilization of the public infrastructure investments referred to above;

and Whereas, there is a property owned by the applicant outside the VMC that is designated as Employment Area in the Vaughan Official Plan 2010 located at the northwest corner of Applewood Crescent and Portage Parkway (the "Applewood Parcel

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") which would be used to facilitate the relocation of the existing large format retail store in a smaller scale as this is the only site option acceptable to the large format retail tenant;

and Whereas, The York Region Official Plan and Vaughan Official Plan 2010 contain policies which prohibit major retail uses, from locating on lands designated for employment, except through a Municipal Comprehensive Review process;

and Whereas, The Municipal Comprehensive Review process undertaken by the Regional Municipality of York has recently been reinitiated and is in its initial stages with a goal of being completed in approximately two to three years;

and Whereas, to continue the momentum of development of the VMC as a compact, vibrant Downtown area an alternative process to a Municipal Comprehensive Review that would allow for the timely relocation of the large format retail store to the Applewood Parcel and facilitate the relocation of major office that is located on the Applewood parcel into the VMC is required;

and Whereas, in concert with the planning process associated with the relocation of the large format retail store, the land owner will execute a development agreement committed to facilitate and assume all costs associated with the advanced design, construction and delivery of several other major transportation infrastructure projects that will assist in accelerating further economic growth and use of the transit infrastructure in the VMC [ATTACHMENT 2]. This includes; the extension of Applewood Crescent from Highway 7 to Portage Parkway, Commerce Street from Highway 7 to Apple Mill Road , Apple Mill Road from Edgeley Blvd. to Applewood Crescent and Buttermill Avenue from Apple Mill Road to Portage Parkway and the widening of Portage Parkway.

and Whereas, That the Minister of Municipal Affairs and Housing has the power to enact and impose a Zoning Order on any land in Ontario, in accordance with Section 47 of the Planning Act and the success of the VMC is of significant importance to City of Vaughan, the Regional Municipality of York and the Province of Ontario;

It is therefore recommended:

- 1. THAT the necessary by-law be enacted authorizing the Mayor and Clerk to execute a development agreement and any other necessary agreements with SmartCentres or Penguin -Calloway (Vaughan) Inc, satisfactory to the City of Vaughan that commits SmartCentres to facilitate and assume all costs associated with the planning, construction and delivery of the extension of Applewood Crescent from Highway 7 to Portage Parkway, Commerce Street from Highway 7 to Apple Mill Road, Apple Mill Road from Edgeley Blvd. to Applewood Crescent and Buttermill Avenue from Apple Mill Road to Portage Parkway and the widening of Portage Parkway from**

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Jane Street to Highway 400; all to be completed no later than December 2021;

2. THAT Council has no objection to the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order, conditional on SmartCentres entering a fully secured development agreement to deliver the road improvements by 2021, for the zoning to be in place to allow the relocation of the large format retail store from the VMC Parcel (as shown below) to the Applewood Parcel located at the northwest corner of Applewood Crescent and Portage Parkway;
3. THAT a copy of this resolution be forwarded to the Regional Municipality of York and the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests; and
4. THAT Council ratify the action taken.

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**CEREMONIAL PRESENTATION
CITY OF VAUGHAN UNITED WAY 2017 CAMPAIGN
CHEQUE PRESENTATION TO
UNITED WAY, TORONTO AND YORK REGION**

A cheque in the amount of \$83,292.20 was presented to Mr. Daniele Zanotti, President & CEO, United Way, Toronto and York Region by Hon. Maurizio Bevilacqua, Mayor, City of Vaughan.

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**DEPUTATION – MR. JOHN CARTWRIGHT
TORONTO AND YORK REGION LABOUR COUNCIL
REQUESTING COUNCIL TO URGE YORK REGIONAL COUNCIL
TO RECONSIDER THEIR DECISION REGARDING
THE RETAIL HOLIDAY BUSINESS ACT**

The Committee of the Whole recommends:

- 1) That the deputation by Mr. John Cartwright be received; and
- 2) That the Region of York be requested to undertake a full public consultation on this matter with all affected stakeholders, to be completed prior to November 2018.

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**18. DEPUTATION – MR. MIKE RIETTA,
 WOODBRIDGE SOCCER CLUB,
SEEKING APPROVAL TO PURCHASE, INSTALL AND OPERATE
 AN AIR-SUPPORTED STRUCTURE (SPORTS DOME)
 AT VAUGHAN GROVE SPORTS PARK**

The Committee of the Whole recommends that the deputation of Mr. Mike Rietta be deferred to the March 6, 2018, Committee of the Whole meeting, in accordance with the request from the deputant as set out in Communication C3 from Mr. Frank Scarlato, Operations Manager, Woodbridge Soccer Club, Martin Grove Road, Woodbridge, dated February 2, 2018.

19. OTHER MATTERS CONSIDERED BY THE COMMITTEE

19.1 CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad-Hoc Committee report be received:

1. Pierre Berton Tribute Task Force meeting of January 23, 2018 (Report No. 1).

**20 NEW BUSINESS – CARRYING PLACE RATEPAYERS
ASSOCIATION REQUEST FOR FINANCIAL ASSISTANCE
OMB APPEALS – 9681 AND 9691 ISLINGTON AVENUE
 (GATEHOLLOW ESTATES INC.)
 FILES OP.16.010 AND Z.16.039**

The Committee of the Whole recommends:

- 1) That staff bring forward a report to a future Committee of the Whole meeting in response to the request from the Carrying Place Ratepayers Association seeking financial assistance from the City of Vaughan to defend the community at the Ontario Municipal Board appeals respecting 9681 and 9691 Islington Avenue (Gatehollow Estates Inc.).

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

**REPORT NO. 6 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, FEBRUARY 21, 2018**

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The meeting adjourned at 4:14 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair