



**CITY OF VAUGHAN
COUNCIL MINUTES
SEPTEMBER 20, 2016**

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CITY OF VAUGHAN

COUNCIL MEETING

TUESDAY, SEPTEMBER 20, 2016

MINUTES

1:00 P.M.

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:02 p.m.

The following members were present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Michael Di Biase
Regional Councillor Gino Rosati
Regional Councillor Mario Ferri
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Alan Shefman
Councillor Sandra Yeung Racco

120. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

THAT the agenda be confirmed.

CARRIED

121. DISCLOSURE OF INTEREST

Regional Councillor Di Biase declared an interest with respect to Item 19, Committee of the Whole Report No. 31, PROVINCIAL COORDINATED PLAN REVIEW, RESPONSE TO PROPOSED CHANGES, THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, THE GREENBELT PLAN, THE OAK RIDGES MORaine CONSERVATION PLAN, CITY WIDE, FILE #16.30, insofar as it relates to Block 27, as his children own land in Block 27 given to them by their maternal Grandfather.

This being the first Council meeting upon determining an interest, Councillor Iafrate declared an interest with respect to Addendum No. 5, Minute No. 115, Council meeting of June 28, 2016, NON-UNION COMPENSATION UPDATE, as her spouse's benefits fall under the retiree benefits mentioned in the report.

122. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Shefman
seconded by Councillor Carella

THAT the minutes of the meeting of June 28, 2016 be adopted and amended, as follows:

1. That Addendum No. 5, Minute No. 115, NON-UNION COMPENSATION UPDATE, be

amended, by including the following at the end of the report:

Councillor Iafrate declared an interest in this matter at the Committee of the Whole meeting of September 7, 2016 and at the Council meeting of September 20, 2016, these being the earliest opportunity to do so upon determining an interest in this matter, as her spouse's benefits fall under the retiree benefits mentioned in the report.

CARRIED

123. COMMUNICATIONS

MOVED by Councillor Iafrate
seconded by Regional Councillor Ferri

THAT Communications C1 to C11 inclusive be received and referred to their respective items on the agenda.

CARRIED

**124. STOP-UP AND CLOSE PUBLIC HIGHWAY
LAVAL STREET (SOUTH PORTION)
PLAN 65M-3950
WARD 3**

No one appeared either in support of or in opposition to this matter.

MOVED by Regional Councillor Di Biase
seconded by Councillor Carella

That the recommendation contained in the following report of the City Clerk, dated September 20, 2016, be approved:

CARRIED

The City Clerk recommends:

- 1) That any deputations on the matter be received; and
- 2) That a By-law be enacted to Stop-up and Close Laval Street (South Portion) on Plan 65M-3950.

Contribution to Sustainability

N/A

Economic Impact

The City shall receive funds for the sale of land, and approximately \$1,500.00 for closure costs.

Communications Plan

The road closure was advertised for two consecutive weeks on the City Page of the City's website.

Purpose

To enact a by-law to stop-up and close Laval Street (South Portion) on Plan 65M-3950.

Background – Analysis and Options

At its meeting of May 17, 2016, by its adoption of Item 3, Report No. 20 of the Committee of the Whole (Closed Session), Council directed the City Clerk to commence procedures as required by the Municipal Act to advertise and schedule a Public Hearing to stop-up, and close Laval Street (South Portion) on Plan 65M-3950.

The notice (Attachment 1) was advertised on the City Page of the City's Website for two consecutive weeks commencing August 18, 2016. The appropriate agencies have been notified of the proposed by-law. No objections have been received.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The adoption of the recommendation is consistent with Term of Council Priorities to:

- Invest, renew and manage infrastructure and assets; and
- With the Term of Council Service Excellence Strategic Initiatives: Citizen Experience by providing consistent service delivery; and Operational Performance by providing Continuous Improvement.

Regional Implications

N/A.

Conclusion

In order to complete the road closure process, Council's approval of this recommendation and enactment of the associated by-law is required.

Attachments

1. Notice of Road Closure

Report Prepared by:

Brenda Macdonald, Administrative Co-ordinator, Ext. 8286
Todd Coles, Manager of Development Services, Ext. 8332

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

125. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Finance, Administration and Audit Committee Report No. 9

Item 6

Committee of the Whole Report No. 31

Items 1, 2, 11, 17, 19, 21, 25, 32 and 35

Committee of the Whole (Public Hearing) Report No. 32

Item 2

Referred Item

Item 1

MOVED by Councillor Iafrate
seconded by Councillor Yeung Racco

THAT Items 1 to 16 of the Finance, Administration and Audit Committee Report No. 9, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Closed Session) Report No. 30, BE APPROVED and the recommendations therein be adopted;

(Item 1 of the Committee of the Whole (Closed Session) Report No. 30 was reconsidered. Refer to Minute No. 128 for disposition regarding the matter.)

THAT Items 1 to 38 of the Committee of the Whole Report No. 31, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 2 of the Committee of the Whole (Public Hearing) Report No. 32, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Item 1 of the Committee of the Whole (Working Session) Report No. 33, BE APPROVED and the recommendations therein be adopted.

CARRIED

**126. ZONING BY-LAW AMENDMENT FILE Z.13.012
SITE DEVELOPMENT FILE DA.15.057
CAMELOT ON 7 INC.
WARD 2 – VICINITY OF REGIONAL ROAD 7 AND ISLINGTON AVENUE
(Referred)**

MOVED by Regional Councillor Di Biase
seconded by Regional Councillor Ferri

- 1) That the following be approved in accordance with Communication C5, from the Deputy City Manager, Planning & Growth Management, dated September 15, 2016:
 1. That this matter be deferred to the Council meeting of October 19, 2016 to allow for the continued review and analysis of transportation related items by the Region of York, as identified in the Communication dated September 15, 2016, from the Deputy City Manager, Planning and Growth Management.

CARRIED

Council, at its meeting of June 28, 2016, adopted the following recommendation (Referred Item No. 1, Minute No. 109):

That the following be approved in accordance with Communication C2 from the Deputy City Manager, Planning & Growth Management, dated June 23, 2016:

1. That this matter be deferred to the Council meeting of September 20, 2016 to allow for continued review and analysis of transportation related items by the Region of York as identified in the Communication dated May 16, 2016, from the Deputy City Manager, Planning and Growth Management.

Recommendation from the Council meeting of May 17, 2016

Council, at its meeting of May 17, 2016, adopted the following recommendation (Referred Item No. 1):

By approving the following in accordance with Communication C7, memorandum from the Deputy City Manager, Planning & Growth Management, dated May 16, 2016:

That this matter be deferred to the Council meeting of June 28, 2016 to allow for continued review and analysis of transportation related items by the Region of York as identified in the Communication dated May 16, 2016, from the Deputy City Manager, Planning and Growth Management.

Recommendation from the Council meeting of April 19, 2016

Council, at its meeting of April 19, 2016, adopted the following recommendation (Item 12, Report No. 18):

By approving that consideration of this matter be deferred to the Council meeting of May 17, 2016 to allow for continued discussions, as recommended at the Committee of the Whole meeting of April 5, 2016.

Recommendation of the Committee of the Whole meeting of April 5, 2016:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to Council in order to allow for:
 1. the Region of York to re-examine off-site traffic issues relating to the access to/egress from this site, as outlined in Communication C6, submitted by Councillor Carella; and
 2. a community meeting to inform the local residents of the revised development proposal for this site; and
- 2) That the following deputations and Communication be received:
 1. Mr. Kurt Franklin, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the applicant;
 2. Ms. Mary Mauti, Forest Circle, Woodbridge, and Communication C5, submitted at the meeting;
 3. Mr. Guido Masutti, Riverview Avenue, Woodbridge; and
 4. Ms. Elisa Testa, Bruce Street, Woodbridge, representing the York Region District School Board.
- 3) That the coloured elevation drawings submitted by the applicant be received.

Report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated April 5, 2016

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.13.012 (Camelot on 7 Inc.) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #2 and #3, specifically to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone in the manner shown on Attachment #3, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report;
2. THAT prior to the enactment of the implementing Zoning By-law the Owner shall provide an updated Community Plan to the satisfaction of the Development Planning Department that shall be displayed within the Sales Office for the mixed-use apartment building;
3. THAT Site Development File DA.15.057 (Camelot on 7 Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #2 and #3 with a tiered 7-storey mixed-use residential building consisting of 119 residential units, 609 m² of ground floor commercial uses, and 171 parking spaces located within 2 levels of underground parking as shown on Attachments #4 to #7 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site grading and servicing plans, stormwater management report, and functional servicing report;
 - iii) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department; and
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
4. THAT Site Development File DA.15.057 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 119 residential units (261 persons equivalent); and
5. 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% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-lieu Policy.

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- bicycle parking to promote an alternative mode of transportation
- the use of building materials with a high recycled content
- a three-stream waste management system
- the use of Low E-glazing
- drought tolerant native landscape species
- energy efficient lighting
- low-albedo roofing material

Economic Impact

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

Communications Plan

On October 11, 2013, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Vaughanwood Ratepayers' Association and Woodbridge Core Ratepayers' Association, the latter which is no longer active. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol.

On November 5, 2013, a Public Hearing was held for Zoning By-law Amendment File Z.13.012. At the Public Hearing, deputations and/or written submissions were received from the following individuals:

- Mr. Guido Masutti, Riverview Avenue, Woodbridge;
- Ms. Mary Mauti, Forest Circle Court, Woodbridge;
- Ms. Clara Astolfo, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge;
- Ms. Elisa Testa, Bruce Street, Woodbridge;
- Mr. Donald Morrison, Wigwoss Drive, Woodbridge;
- Ms. Sandra Morrison, Wigwoss Drive, Woodbridge;
- Ms. Teresa Marando, Forest Circle Court, Woodbridge;
- Mr. Flavio Comberlato, Forest Circle Court, Woodbridge;
- Mr. Hesam Ahmad, Forest Circle Court, Woodbridge;
- Ms. Emily Prangley, Forest Circle Court, Woodbridge;
- Ms. Gurbinder Kaur Singh, Forest Circle Court, Woodbridge;
- Mr. Massimo Giannetti, Forest Circle Court, Woodbridge;
- Mr. Larry Berenz, Bruce Street, Woodbridge;
- Mr. Oliver Dawson, Monsheen Drive, Vaughan;
- Mr. Salvatore Marando, Forest Circle Court, Woodbridge;
- Mr. Peter Vona, Forest Circle Court, Vaughan;
- Mr. Frank Mills, Park Lawn Corporation, Linelle Street, Toronto;
- Mr. Francis Dawson, Monsheen Drive, Vaughan;
- Ms. Elena D'Alessio, Wigwoss Drive, Vaughan;
- Ms. Adriana Furlan, Forest Circle, Woodbridge;
- Ms. Erminia Lombardi, and on behalf of Mr. James Coburn, Ms. Diana Lombardi and Ms. Lucia Lombardi, Bruce Street, Woodbridge;
- Mr. Alberto Milan, Forest Circle Court, Woodbridge; and,
- Ms. Susan Morgan, Forest Circle Court, Woodbridge.

The following is a summary of the comments received and concerns raised at the Public Hearing on November 5, 2013:

- i) The proposed building height, density and overall size of the development is excessive: The Owner has revised their proposal and reduced the proposed building height from 10-storeys to 7-storeys and reduced the Floor Space Index (FSI) from 3.6 to 2.5 times the area of the lot. The reduced building height and FSI have reduced the overall massing and size of the

proposed mixed-use residential building and the overall impact on the surrounding development and is in keeping with similar development on Regional Road 7. The proposed development conforms with the height and density provisions in Vaughan Official Plan 2010 (VOP 2010). This issue is further discussed in the Official Plan and Site Plan sections of this report.

- ii) The safety of the proposed access driveway onto Regional Road 7: Regional Road 7 is under the jurisdiction of York Region. The Region has no objection to access being granted onto Regional Road 7 for this development. York Region has identified that Regional Road 7 is a Regional Rapid Transit Corridor and has a planned 45 m right-of-way and that the proposed driveway access onto Regional Road 7 will be restricted in the long term to a right-in, right-out access.
- iii) Privacy for neighbouring residents: The Owner originally proposed a 10-storey mixed-use residential building and has reduced the proposed building height to 7-storeys to address the concerns of the public. The proposed mixed-use residential building is setback approximately 19.2 m from the existing residential development to the north of the subject lands and maintains a 45 degree angular plane from the northern property line, as shown on Attachment #6, thereby, minimizing the impact to the properties to the north. The Owner is proposing landscape screening along the north and east property lines, to further mitigate any impact onto the existing development to the north.
- iv) Increased traffic: Traffic issues are addressed in the Vaughan Development Engineering and Infrastructure Planning Department section of this report.
- v) Protection of the Mature Trees: The Owner is proposing to replace various mature trees on the subject lands. The Owner has proposed an enhanced landscape treatment along Regional Road 7 and along the northerly and easterly property lines. This issue is further discussed in the Site Plan section of this report.

The recommendation of the Committee of the Whole to receive the Public Hearing report of November 5, 2013, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on November 19, 2013.

In addition, Council ratified that “Staff also report on the possibility of an Interim Control By-law for the area”. Development Planning staff consulted with the York Region Community Planning and Development Services Department and have concluded that an Interim Control By-law is not necessary for this section of Regional Road 7 from Pine Valley Drive to Islington Avenue as this area is located within a transit corridor and can support “Mid-Rise Mixed-use” development through the review of individual site plan applications. The review of access driveway locations and traffic will be considered on a site by site basis and will depend on the individual development being proposed. In addition, should an Interim Control By-law be passed it would freeze all development rights within the study area for a period of one year, with the possible extension of another year, for a total of two years. Development Planning staff do not encourage that development rights be put on hold for the area because it is located along a planned York Region transit corridor wherein compact urban development is accommodated for and would achieve the vision and goals of VOP 2010. Further, if Council were to enact an Interim Control By-law and upon its expiry of 2 years, the area subject to the Interim Control By-law would not be subject to further study for a period of 3 years. The City of Vaughan will be conducting a Municipal Comprehensive Review of VOP 2010 and may further review this section of Regional Road 7 at that time.

On March 16, 2016, the Vaughan Development Planning Department mailed a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence in regard to the applications or requested a notice of a future meeting regarding these applications.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3, to facilitate the development of the subject lands with a tiered 7-storey mixed-use residential building consisting of 119 residential units, 609 m² of ground floor commercial uses and 171 parking spaces within 2 levels of underground parking, as shown on Attachments # 3 to #7:

1. Zoning By-law Amendment File Z.13.012, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone in the manner shown on Attachment #3, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Site Development File DA.15.057 to permit the development of the subject lands with a tiered 7-storey mixed-use residential and commercial building as shown on Attachments #3 to #7.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a tiered 7-storey mixed-use building consisting of 119 residential units, 609 m² ground floor commercial uses and 171 parking spaces within 2 levels of underground parking as shown on Attachments #3 to #7, inclusive. The Vaughan Development Planning Department supports the Zoning By-law Amendment and Site Development Applications as they will facilitate a development that conforms to the Vaughan Official Plan 2010, is compatible with the surrounding uses and represents good planning.

Location

The subject lands shown on Attachments #2 and #3, are located on the north side of Regional Road 7, east of Islington Avenue, and are municipally known as 4902 and 4908 Regional Road 7. The surrounding land uses are shown on Attachment #2.

Land Use Policies/Planning Considerations

Official Plan

The subject lands are designated “Mid-Rise Mixed-Use” by City of Vaughan Official Plan 2010 (VOP 2010). This designation permits a mix of residential, retail, community and institutional uses and a maximum building height of 7-storeys and a FSI of 2.5 times the area of the lot, on the subject lands.

The subject lands were previously subject to a VOP 2010 site-specific appeal related to the permitted height and density on the subject lands. On November 26, 2015, the Ontario Municipal Board Order modified Schedule 13 of VOP 2010 to increase the maximum permitted building height and FSI from 6-storeys to 7-storeys and from 2 to 2.5 FSI, respectively.

The “Mid-Rise Mixed-Use” designation requires that the ground floor frontage of a building facing an arterial street (e.g. Regional Road 7) shall predominantly consist of retail uses or other active uses to animate the street. The proposal includes 609 m² of ground floor commercial uses facing Regional Road 7.

The “Mid-Rise Buildings” criteria of VOP 2010 requires that buildings over 6-storeys shall be designed with a pedestrian-scaled podium, generally between 3 to 6 storeys in height and taller building elements shall be generally setback from the podium a minimum of three metres along the public street frontage. In addition, the criteria requires that “Mid-Rise Buildings” be setback a minimum of 7.5 m and shall be contained within a 45 degree angular plane measured from the property line abutting those house form buildings to the north. The proposed building is 6 storeys adjacent to Regional Road 7 and tiers back at the 7th storey element by 7.8 m. The mechanical penthouse is not

counted as a storey. The proposed building has a rear yard setback of 19.2 m and is contained within the 45 degree angular plane from the rear lot line.

The application to rezone the subject lands to RA3 Apartment Residential Zone as shown on Attachment #3, together with site-specific zoning exceptions identified in Table 1 to facilitate the proposed development will implement VOP 2010, and therefore, conforms to the Official Plan.

Zoning

The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone, in the manner shown on Attachment #3, and to permit the following site-specific zoning exceptions:

Table 1:

	By-law Standard	Zoning By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
a.	Permitted Uses in a RA3 Apartment Residential Zone	<ul style="list-style-type: none"> • Apartment Dwelling; • Day Nursery; • Home Occupation; • Private Home Day Care; • Private Home Tutoring. 	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> • Business or Professional Office with a maximum of 609 m² of GFA on the ground floor fronting onto Regional Road 7 only • A “Gas Regulator Station” in the front yard.
b.	Minimum Parking Requirements	<p>119 units @ 1.5 spaces/unit = 179 spaces</p> <p>+ 119 units @ 0.25 visitor spaces/unit = 30 spaces</p> <p>+ 609 m² Commercial GFA @ 6 spaces/100 m² = 37 spaces</p> <p>Total Parking Required = 246 spaces</p>	<p>119 units @ 1.12 spaces/unit = 134 spaces</p> <p>+ 119 units @ 0.2 visitor spaces/unit = 24 spaces</p> <p>+ 609 m² Commercial GFA @ 2.1 spaces/100 m² = 13 spaces</p> <p>Total Parking Proposed = 171 spaces</p>
c.	Minimum Long Term and Short Term Bicycle Parking	Minimum Bicycle Parking applies to the Vaughan Metropolitan Centre only	<p>Apply the following Bicycle Parking requirements on the subject lands:</p> <p><u>Residential Uses</u> Long Term: 119 units @ 0.5 spaces/unit = 60 spaces</p> <p>+</p>

	By-law Standard	Zoning By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
			<p>Short Term: 119 units @ 0.2 spaces/unit = 24 spaces</p> <p>Total Residential Bicycle spaces = 84 spaces</p> <p><u>Commercial Uses</u> Long Term 609 m² @ 0.1 spaces/ 100 m² = 1 space + Short Term 609 m² @ 0.1 spaces/ 100 m² = 1 space Or 6 spaces whichever is greater</p> <p>Total Commercial Bicycle spaces = 7 spaces</p> <p>Total Bicycle spaces proposed = 91 spaces</p>
d.	Minimum Front Yard Setback (Regional Road 7)	7.5 m	<p>0 m (Stairs, Walkway and Canopy)</p> <p>1.5 m (2nd Floor Terrace)</p> <p>4.5 m (6th Floor Terrace)</p>
e.	Minimum Interior Side Yard (East Side)	14.3 m	<p>0 m (Stairs and Walkway)</p> <p>4.5 m (6th Floor Terrace)</p>
f.	Minimum Interior Side Yard (West Side)	14.3 m	<p>3.5 m (6th Floor Terrace)</p>
g.	Minimum Front Yard Setback to Underground Parking Structure	1.8 m	0 m

	By-law Standard	Zoning By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
h.	Minimum Setback of Retaining Wall (southeast corner)	1.8 m	0 m
i.	Minimum Amenity Area	3,570 m ²	1,542 m ²
j.	Minimum Lot Area per Unit	67 m ²	33.2 m ²

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RA3 Apartment Residential Zone for the following reasons:

a) Commercial Uses

The proposed at grade Business or Professional Office use will provide an active use located at grade and fronting onto Regional Road 7 to animate the public frontage and provide an opportunity for users to utilize transit services.

b) Parking and Bicycle Requirements

The Owner submitted a Transportation Study and TDM Plan Parking Study dated January 2015, prepared by Paradigm Transportation Solutions Limited. The Vaughan Development/ Engineering and Infrastructure Planning (DEIP) Department has reviewed the parking study and has no objection to the proposed parking supply and the inclusion of a minimum bicycle parking requirement for the proposed development. This matter is further discussed in the Development Engineering and Infrastructure Planning Department section of this report.

c) Minimum Lot Area and Amenity Area/Unit

The proposed amenity space corresponds to the overall massing of the building in relation to the size of the subject lands, which is supported by VOP 2010 regarding intensification, and therefore, can be supported by the Vaughan Development Planning Department. Similarly, reducing the minimum lot area per unit encourages compact urban development on efficient-sized parcels of land being 0.39 ha, which can also be supported.

d) Building Setbacks

The proposed building setbacks will facilitate a development with a strong urban edge and attractive public realm, encourage pedestrian use and activates the streetscape of the planned Regional Rapidway Corridor along Regional Road 7.

Site Design

The Owner has submitted Site Development File DA.15.057 to facilitate the development of a tiered 7-storey mixed-use building consisting of a total of 119 residential apartment units and 609 m² of at grade commercial uses. The development includes 171 parking spaces comprised of 134 residential parking spaces, 24 visitor parking spaces, and 13 commercial spaces, located in two levels of underground parking. Long term and short term bicycle parking spaces are proposed including 84

residential use spaces and 7 office use spaces. The proposed 1,554 m² amenity area includes a common patio area, rear landscaped area and common green amenity space, as shown on Attachment #3.

The development will gain access from Regional Road 7. The access will be restricted to a right-in, right-out access once the Regional Road 7 Rapidway has been constructed. Construction timing for this section of Regional Road 7 will be determined at a later date by York Region once funding is established. The proposed development incorporates elements of pedestrian connectivity, including but not limited to providing enhanced entrances and minimal setback to Regional Road 7, which provides a prominent and visible street presence. The entrance to the commercial space is located along the Regional Road 7 frontage and provides for a more interactive pedestrian presence within this area.

The proposed building elevations are shown on Attachments #5 to #7 and consist primarily of light grey precast paneling, dark grey brick veneer, black granite stone veneer and clear and spandrel glazing. The commercial entrance along the ground floor utilizes clear glazing.

The landscape plan shown on Attachment #4 consists of a mix of deciduous and coniferous trees, shrubs and grasses located within the rear and common amenity areas of the development. The Owner is proposing a landscape treatment along the east and west sides of the building. The Owner is also proposing an enhanced landscape treatment along the Regional Road 7 frontage and within the proposed Regional right-of-way. The proposed landscaping treatment within the Regional right-of-way will be maintained by the Region of York as confirmed by the York Region Community Planning and Development Services Department.

Future snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Condominium Corporation.

The Development Planning Department requires the Owner to submit an updated Community Plan for the area prior to the enactment of the implementing Zoning By-law to the satisfaction of the Development Planning Department. The Community Plan shall be displayed in the sales office for the mixed-use apartment building. A condition to this effect is included in the recommendation of this report.

The Vaughan Development Planning Department is satisfied with the proposed development as shown on Attachments #3 to #7 inclusive, subject to the finalization of the site plan, building elevations and landscape plans. A condition to this effect is included in the recommendation of this report.

Vaughan Design Review Panel

The original development concept was considered by the Vaughan Design Review Panel (DRP) on May 30, 2013. Since that time, the Owner revised the development to reduce the proposed building height, density and number of units to address concerns raised by the DRP, City Staff and residents. The revised development proposal was further considered by the DRP on October 29, 2015, of which the following comments and suggestions (in part) were provided by the DRP for consideration:

1. The DRP recognized that the project is situated on a challenging site and that the proposal does show improvement from the first submission.
2. The emphasis on the potential for the proposed ground floor office space to be redesigned to allow for a future change of use to other commercial uses, therefore, the DRP requested that the front elevation be enhanced for a more active and pedestrian friendly façade.
3. The west elevation, facing the cemetery and community centre, is a highly visible façade. The elevations should be revised to present a more dignified architecture.

4. It was requested that more replacement trees be provided and more intensive landscape investment along Regional Road 7.
5. The residential lobby should be brought to the southwest corner of the building. The residential entrance should address and have prominence on Regional Road 7

The Owner has revised the application to respond to the issues and concerns raised by the DRP. The changes include the relocation of the residential entrance to the front façade, a revised west elevation, a more prominent commercial frontage along Regional Road 7, and a revised landscape treatment along Regional Road 7.

Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning Department (DEIP) has provided the following comments:

a) Sewage and Water Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Accordingly, servicing capacity for the proposed development is available and unrestricted, and a recommendation to allocate servicing capacity for a total of 119 residential units (261 persons equivalent) is provided in this report.

b) Parking Study

The Vaughan DEIP Department has reviewed the Parking Study submitted in support of the applications, dated January 2015, and is satisfied with the overall parking supply of 171.

c) Traffic Study

The DEIP Department has reviewed the Traffic Study, and concur with the findings and recommendations of the study.

d) Bicycle Parking

The Owner is proposing 91 bicycle parking spaces. There will be 60 long term and 24 short term residential bicycle parking spaces and 1 long term and 6 short term commercial bicycle parking spaces, which is satisfactory to the DEIP Department.

The Vaughan DEIP Department has no objection to the approval of the Zoning By-law Amendment and Site Plan applications. The Vaughan DEIP Department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the applications. A condition to this effect is included in the recommendation of this report.

Vaughan Environmental Services Department

The Owner must satisfy the Waste Management Division's requirements. A condition to this effect is included in the recommendation of this report. Garbage and recycling pick-up will be privately administered, and shall be the responsibility of the Condominium Corporation.

Vaughan Legal Services Department, Real Estate Division

The Legal Services Department, Real Estate Division, has advised that the Owner by way of certified cheque, shall pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-lieu Policy. A condition to this

effect is included in the recommendation of this report.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has advised that they have no objections to the approval of Zoning By-law Amendment File Z.13.012 and Site Development File DA.15.057. The Owner must satisfy all requirements and successfully obtain a TRCA Permit under Ontario Regulation 166/06, prior to the issuance of a municipal Building Permit. A condition to this effect is included in the recommendation of this report.

School Boards

The York Region District School Board and York Region Catholic District School Board have no objection to the approval of these applications.

Canada Post

Canada Post has advised that the Owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy
- Continue to ensure the safety and well-being of citizens
- Attract investment and create jobs
- Continue to cultivate an environmentally sustainable City

Regional Implications

York Region has no objection to the approval of the Zoning By-law Amendment and Site Development applications. The subject lands are designated "Urban Area" in the Region's Official Plan. The subject lands are located on Regional Road 7, which is a Regional Rapid Transit corridor (Regional Rapidway). Once the Regional Rapidway is constructed, access to the site from Regional Road 7 will be restricted to right-in, right-out movements only. The Rapidway construction timing for this section of Regional Road 7 will be established once funding is in place. The Owner will be required to fulfill all requirements of the York Region Community Planning and Development Services Department, including the execution of a Regional Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

Conclusion

Zoning By-law Amendment File Z.13.012 and Site Development File DA.15.057 have been reviewed in accordance with Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City departments and external public agencies, and the area context. The proposed rezoning of the subject lands together with the site-specific exceptions to the RA3 Apartment Residential Zone identified in Table 1 of this report, and the Site Development application to facilitate a proposed 7-storey mixed-use residential and commercial building conforms to Vaughan Official Plan 2010 (VOP 2010), and facilitates a development that is compatible with the existing and planned uses in the surrounding area. On this basis, the Vaughan Development Planning Department can support the applications, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. North & South Elevations
6. East & West Elevations
7. Rendered Perspective
8. Communication C5 from the Committee of the Whole meeting of April 5, 2016.
9. Communication C6 from the Committee of the Whole meeting of April 5, 2016.
10. Communication C7 from the Council meeting of May 17, 2016.
11. Communication C2 from the Council meeting of June 28, 2016.

Report prepared by:

Mary Caputo, Senior Planner, ext. 8215

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

127. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

FINANCE, ADMINISTRATION AND AUDIT COMMITTEE REPORT NO. 9

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 6 VAUGHAN HEALTHCARE CENTRE PRECINCT DEVELOPMENT LEVY &
CAPITAL PROJECT UPDATE – DECEMBER 31, 2015

MOVED by Regional Councillor Di Biase
seconded by Councillor DeFrancesca

THAT Item 6, Finance, Administration and Audit Committee Report No. 9 be adopted and amended, as follows:

By approving the following in accordance with Communication C6, from the Chief Financial Officer and City Treasurer and the Director of Infrastructure Delivery, dated September 15, 2016:

1. That this Communication be received.

CARRIED

COMMITTEE OF THE WHOLE REPORT NO. 31

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 1 ZONING BY-LAW AMENDMENT FILE Z.14.026
SITE DEVELOPMENT FILE DA.15.056
FCF OLD MARKET LANE 2013 INC.
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET
(Referred)

MOVED by Councillor Carella
seconded by Councillor Iafrate

THAT Item 1, Committee of the Whole Report No. 31 be adopted and amended, as follows:

By approving the confidential recommendation contained in Confidential Communication C9, from the City Solicitor, dated September 15, 2016; and

By receiving Communication C2, from Elizabeth Langenberger and Mace Blundell, dated September 12, 2016.

CARRIED

ITEM - 2 CITY OF VAUGHAN - TELECOMMUNICATION FACILITY SITING
 PROTOCOL (TELECOMMUNICATION ANTENNA SYSTEMS THAT
 INCLUDE FREE-STANDING TOWERS AND BUILDING/STRUCTURE
 MOUNTED ANTENNAS)
 ALL WARDS - CITY WIDE

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT Item 2, Committee of the Whole Report No. 31 be adopted and amended, as follows:

By approving the following in accordance with Communication C11, from the Director of Development Planning, dated September 19, 2016:

1. That consideration of Item #2, Report #31 of the Vaughan Committee of the Whole (City of Vaughan – Telecommunication Facility Siting Protocol) be deferred to the Council meeting of October 19, 2016, to allow further consultation between the Development Planning Department and the wireless carriers to address outstanding matters related to the letter received by the City Clerk's office on September 7, 2016 from Stephen J. D'Agostino, Thomson Rogers Lawyers.

CARRIED

ITEM - 11 ASSUMPTION – RITAJO DEVELOPMENTS LIMITED EXTERNAL
 SERVICES RELATED FILE DA.07.049
 WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET

MOVED by Councillor Yeung Racco
seconded by Councillor Shefman

THAT Item 11, Committee of the Whole Report No. 31 be adopted and amended, as follows:

By approving that consideration of this matter be deferred to the Council meeting of October 19, 2016, to give staff an opportunity to address outstanding site issues.

CARRIED

ITEM - 17 AWARD OF REQUEST FOR PROPOSAL RFP 16-280
CONSULTING SERVICES - PIERRE BERTON HERITAGE CENTRE
EXHIBIT
WARD 1

MOVED by Regional Councillor Di Biase
seconded by Regional Councillor Ferri

THAT Item 17, Committee of the Whole Report No. 31 be adopted and amended, as follows:

By approving the following in accordance with Communication C8, from the Deputy City Manager, Community Services and the Director of Recreation Services, dated September 20, 2016:

1. That RFP 16-280 Consulting Services – Pierre Berton Heritage Centre Exhibit, be awarded to Reich + Petch Design International in the base amount of \$196,556 plus applicable taxes; and
2. That the Mayor and City Clerk be authorized to sign the necessary documents; and

By receiving the report of the Director of Recreation Services, dated September 7, 2016.

CARRIED

ITEM - 19 PROVINCIAL COORDINATED PLAN REVIEW
RESPONSE TO PROPOSED CHANGES
THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE
THE GREENBELT PLAN
THE OAK RIDGES MORaine CONSERVATION PLAN
CITY WIDE
FILE #16.30

MOVED by Councillor DeFrancesca
seconded by Councillor Carella

THAT Item 19, Committee of the Whole Report No. 31 be adopted without amendment.

CARRIED UPON A RECORDED VOTE

YEAS

Councillor Shefman
Councillor Yeung Racco
Regional Councillor Rosati
Mayor Bevilacqua
Regional Councillor Ferri
Councillor DeFrancesca
Councillor Carella

NAYS

Councillor Iafrate

Having previously declared an interest Regional Councillor Di Biase did not take part in the discussion or vote on the foregoing matter.

ITEM - 21 **PROPOSED CHANGES TO THE
CONSERVATION AUTHORITIES ACT – “CONSERVING OUR FUTURE:
PROPOSED PRIORITIES FOR RENEWAL”**

MOVED by Regional Councillor Ferri
seconded by Regional Councillor Di Biase

THAT Item 21, Committee of the Whole Report No. 31 be adopted and amended, as follows:

By approving Committee of the Whole recommendation 1) of the meeting of September 7, 2016; and

By approving the recommendation contained in the following resolution:

WHEREAS the Ministry of Natural Resources and Forestry commenced a review of the Conservation Authorities Act in 2015, which included seeking feedback from municipalities, indigenous communities, conservation authorities, stakeholders and the public in its review;

AND WHEREAS the Ministry identified priority areas of improvement including a review of a number of operational functions of Conservation Authorities with the objective of increasing accountability in decision-making, clarity and consistencies in roles and responsibilities processes and requirements;

AND WHEREAS Council, in keeping with the Ministry's request, on October 20, 2015, directed staff to review the roles and responsibilities of the TRCA for the purpose of creating more efficiencies reducing duplication and providing more accountability in the development process;

AND WHEREAS any amendments in the existing policies referencing the TRCA contained in the VOP2010 were to be reported back to Council in Q1 2016;

AND WHEREAS the Ministry's public review and commenting period closed on September 9, 2016 and a date for the Ministry's final Report, and or any proposed amendments to the Conservation Authorities Act is unknown.

NOW THEREFORE BE IT RESOLVED that staff be directed:

1. to complete a review of the policies in VOP2010 that reference the TRCA and any other City policies and/or by-laws deemed relevant, to identify those policies and by-laws (if any) that could be better clarified or revised to improve the efficiency of the development review process while ensuring regulatory compliance and submit a Report for Council consideration in December, 2016;
2. to make recommendations in the Report with respect to:
 - (a) VOP2010 amendments, and/or by-law revisions (if any) that can be potentially revised and/or amended to achieve the intent and purpose of Council's resolution of October 20, 2015 as part of continuous improvements to the development review process; and
 - (b) the process to be undertaken by the City to implement the recommended policies and/or by-law revisions (if any) in accordance with the Planning Act, the Conservation Authorities Act and/or Municipal Act and in the context of the Ministry's ongoing review; and
3. to prepare to initiate an Official Plan Amendment if required in accordance with the Planning Act requirements to address changes in the TRCA's role and responsibilities arising from the Ministry of Natural Resources and Forestry's final Report and/or amendments to the Conservation Authorities Act immediately upon

the release thereof.

MOVED BY Councillor Shefman
seconded by Councillor Iafrate

That consideration of this matter be deferred to a Committee of the Whole (Working Session) meeting to allow further discussion on the matter.

FAILED TO CARRY

Voting upon the main motion, as amended:

CARRIED UPON A RECORDED VOTE

YEAS

Councillor Yeung Racco
Regional Councillor Rosati
Regional Councillor Di Biase
Mayor Bevilacqua
Regional Councillor Ferri
Councillor DeFrancesca
Councillor Carella

NAYS

Councillor Shefman
Councillor Iafrate

ITEM - 35 VELMAR DOWNS PARK
 PROPOSED PARK RENAMING
 WARD 3

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT Item 35, Committee of the Whole Report No. 31 be adopted and amended, as follows:

By approving the following in accordance with Communication C4, from the Deputy City Manager, Planning & Growth Management, dated September 15, 2016:

1. That the request to rename Velmar Downs Park to Jordana Fiorini Rainbow Park be approved;
2. That the Mayor and Clerk be authorized to enter into an agreement with the Fiorini family to guide the design, construction, operations and maintenance of proposed park and playground redevelopment works in a form acceptable to the Deputy City Manager of Planning and Growth Management and the Deputy City Manager of Legal and Human Resource Services and that conforms to City standards for parks development, construction and operations; and
3. That the Fiorini family be authorized to host an unveiling of the proposed park and playground redevelopment project at a special ceremony to be held at the park on October 1, 2016.

CARRIED

COMMITTEE OF THE WHOLE (PUBLIC HEARING) REPORT NO. 32

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 32 ZONING BY-LAW AMENDMENT FILE Z.16.018
DRAFT PLAN OF SUBDIVISION FILE 19T-16V003
CELVIN ESTATES INC.
WARD 3 - VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Ferri

THAT Item 2, Committee of the Whole (Public Hearing) Report No. 32 be adopted and amended, as follows:

By approving the following in accordance with Communication C10, from the Deputy City Manager, Planning & Growth Management, dated September 19, 2016:

1. That this Communication, be received, as information.

CARRIED

**128. RECONSIDERATION
PROPERTY MATTER
CITY LANDS
10401 DUFFERIN STREET
WARD 4**

Moved by Councillor Yeung Racco
seconded by Councillor Carella

That Item 1, Committee of the Whole (Closed Session) Report No. 30, be reconsidered.

CARRIED UPON A 2/3 VOTE

129. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Regional Councillor Rosati
seconded by Councillor Yeung Racco

That Council resolve into Closed Session for the purpose of discussing the following matters:

1. PROPERTY MATTER
CITY LANDS
10401 DUFFERIN STREET
WARD 4
Committee of the Whole (Closed Session) Report No. 30, Item 1
(acquisition or disposition of land)
2. CONSIDERATION OF 2016 ORDER OF VAUGHAN NOMINATIONS
Committee of the Whole Report No. 31, Item 25
(personal matters about an identifiable individuals)

3. CLOSED MEETING INVESTIGATION REPORT
REGARDING THE SPECIAL MEETING OF COMMITTEE OF THE WHOLE
FOR THE CITY OF VAUGHAN IN CLOSED SESSION ON APRIL 13, 2016
Committee of the Whole Report No. 31, Item 32

(litigation or potential litigation)

CARRIED

Council recessed at 2:53 p.m.

MOVED by Councillor Carella
seconded by Councillor Yeung Racco

THAT Council reconvene at 4:35 p.m.

CARRIED

Council reconvened at 4:35 p.m. with all members present.

130. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 30

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 1 PROPERTY MATTER
 CITY LANDS
 10401 DUFFERIN STREET
 WARD 4

MOVED by Councillor Yeung Racco
seconded by Councillor Iafrate

THAT Item 1, Committee of the Whole (Closed Session) Report No. 30 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of September 20, 2016.

CARRIED

COMMITTEE OF THE WHOLE REPORT NO. 31

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 25 CONSIDERATION OF 2016 ORDER OF VAUGHAN NOMINATIONS

MOVED by Regional Councillor Di Biase
seconded by Councillor Yeung Racco

THAT Item 25, Committee of the Whole Report No. 31 be adopted and amended, as follows:

By approving the following recommendation of the Council (Closed Session) meeting of September 20, 2016:

1. That the City Clerk call a special meeting of Council to complete this matter.

CARRIED

ITEM - 32 **CLOSED MEETING INVESTIGATION REPORT
REGARDING THE SPECIAL MEETING OF COMMITTEE OF THE WHOLE
FOR THE CITY OF VAUGHAN IN CLOSED SESSION ON APRIL 13, 2016**

MOVED by Councillor Iafrate
seconded by Regional Councillor Rosati

THAT Item 32, Committee of the Whole Report No. 31 be adopted and amended, as follows:

By approving the following recommendation of the Council (Closed Session) meeting of September 20, 2016:

1. That the legal advice be received.

CARRIED

**131. ADDITION OF ADDENDUM ITEM TO THE AGENDA
CONFIRMATION OF APPOINTMENT OF DEPUTY CITY MANAGER
LEGAL AND HUMAN RESOURCES**

Moved by Councillor Iafrate
seconded by Councillor Shefman

That the following Addendum Item be added to the agenda:

1. **CONFIRMATION OF APPOINTMENT OF DEPUTY CITY MANAGER
LEGAL AND HUMAN RESOURCES**

Report of the City Manager with respect to the above.

CARRIED UNANIMOUSLY

Addendum Item

**132. CONFIRMATION OF APPOINTMENT OF DEPUTY CITY MANAGER
LEGAL AND HUMAN RESOURCES
(Addendum No. 1)**

MOVED by Councillor Iafrate
seconded by Councillor Carella

- 1) That the recommendation contained in the following report of the City Manager, dated September 20, 2016, be approved:

CARRIED

The City Manager recommends that Council enact a bylaw to:

1. Confirm the position of Deputy City Manager for Legal and Human Resources, as created by Council for The Corporation of the City of Vaughan and confirmed in By-law 040-2016. For

greater clarity, the position of Deputy City Manager for Legal and Human Resources being confirmed in this By-law is the same position which was created by Council on April 13, 2016.

2. Confirm the appointment of Ms. Claudia Storto to the position of Deputy City Manager for Legal and Human Resources, as made by Council for The Corporation of the City of Vaughan and confirmed in By-law 040-2016. For greater clarity, the appointment of Ms. Storto being confirmed in this By-law is the same appointment which was made by Council on April 13, 2016 and which Ms. Storto has occupied since that date.
3. Confirm and ratify all steps, procedures and actions taken by Ms. Claudia Storto in her capacity as Deputy City Manager for Legal and Human Resources during the period from April 13, 2016 until the passing of this By-law.

Contribution to Sustainability

This report supports an accountable, transparent and pragmatic approach to deliberations undertaken by Council and at its various committees.

Economic Impact

There are no economic impacts associated with this report.

Communications Plan

Not applicable

Purpose

The purpose of this report is seek approval of a by-law to confirm actions taken by Council to create the position of Deputy City Manager, Legal and Human Resources and to appoint Ms. Claudio Storto to the position.

Background - Analysis and Options

On September 7, 2016 Committee of the Whole received Report No. 32 – “Closed Meeting Investigation Report Regarding the Special Meeting of Committee of the Whole for the City of Vaughan in Closed Session on April 13, 2016” as well as Communication C3 from Mr. Richard Lorello, dated September 2, 2016, Communication C4 from Ms. Carrie Liddy, dated September 2, 2016 and Communications C11 and C12 from Jeffrey Abrams, City Clerk dated September 1, 2016.

It is noted that staff had not had sufficient opportunity at the time of submission to consider the Closed Meeting Investigation Report prior to receipt by Committee of the Whole. There are diverse opinions about this matter as noted in the Closed Meeting Investigation Report and the corresponding communications. The City Manager has since had an opportunity to analyse the report and obtain an external legal opinion. Although all decisions made by Council are within its legislative authority, the issue in question is a procedural matter in terms of ensuring compliance with Municipal Act requirements related to decisions made in the closed session meeting of Council on April 13, 2016 and the extent to which such decisions should be made in open session.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report is consistent with the priorities established in the Term of Council Service Excellence Strategy Map, particularly with respect to continuing to advance a culture of excellence in governance.

Regional Implications

Not applicable

Conclusion

In an effort to respond to concerns arising from the Closed Meeting Investigation Report a cautious approach is prudent and preferable. It is therefore recommended that City Council enact a by-law to confirm the matters outlined in this report.

133. ADDITION OF ADDENDUM BY-LAW NO. 148-2016 TO THE AGENDA

MOVED by Regional Councillor Ferri
Seconded by Regional Councillor Di Biase

That the following by-law be added to the agenda:

A By-law to confirm certain actions taken by Council for The Corporation of the City of Vaughan and confirmed by By-law 040-2016.

CARRIED UNANIMOUSLY

134. BY-LAWS

MOVED by Regional Councillor Ferri
seconded by Regional Councillor Di Biase

THAT the following by-laws be enacted:

- | | |
|------------------------|--|
| By-Law Number 122-2016 | A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Hunterwood Chase) (Council, June 28, 2016, Item 30, Committee of the Whole, Report No. 27) |
| By-Law Number 123-2016 | A By-law of the Corporation of the City of Vaughan regulating the discharge of firearms, to repeal By-law Number 21-86, as amended. (Council, June 28, 2016, Item 7, Committee of the Whole, Report No. 27) |
| By-Law Number 124-2016 | A By-law to amend Licensing By-law No. 315-2005 to authorize Vaughan Animal Services to inspect and provide clearance for the renewal of kennel licences, amend Fees and Charges By-law No. 200-2015 to provide for a fee for the aforementioned inspection and clearance, and amend Animal Control By-law No. 53-2002 to change the expiry date of pet licences from December 31 to the date of the anniversary of the licence. (Council, May 17, 2016, Item 22, Committee of the Whole, Report No. 21) |
| By-Law Number 125-2016 | A By-law to assume Municipal Services in East Maple Creek Phase 2 Subdivision, 19T-00V15, Registered Plan 65M-4046. (East Maple Creek Lands Ltd. dated November 14, 2007) (Item 5, Committee of the Whole, Report No. 31) |
| By-Law Number 126-2016 | A By-law to assume Municipal Services in East Maple Creek Phase 2A Subdivision, 19T-00V15, Registered Plan 65M-4259. (East Maple Creek Lands Ltd dated October 26, 2010) (Item 6, Committee of the Whole, Report No. 31) |

COUNCIL MEETING MINUTES – SEPTEMBER 20, 2016

By-Law Number 127-2016	A By-law to assume Municipal Services in Honeyvale Glade Estates Phase 2 Subdivision, 19T-03V15 and 19T-03V18, Registered Plan 65M-4042. (Honeyvale Glade Estates Inc. dated October 29, 2007) (Item 7, Committee of the Whole, Report No. 31)
By-Law Number 128-2016	A By-law to assume Municipal Services in Honeyvale Glade Estates Phase 2A Subdivision, 19T-03V15 and 19T-03V18, Registered Plan 65M-4203. (Honeyvale Glade Estates Inc. dated June 4, 2010) (Item 8, Committee of the Whole, Report No. 31)
By-Law Number 129-2016	A By-law to assume Municipal Services in Ivy Glen Phase 2 Subdivision, 19T-00V14, Registered Plan 65M-4073. (Ivyglen Developments Inc. dated June 4, 2010) (Item 9, Committee of the Whole, Report No. 31)
By-Law Number 130-2016	A By-law to assume Municipal Services in Ivy Glen Phase 2A Subdivision, 19T-00V14, Registered Plan 65M-4202. (Ivyglen Developments Inc. dated June 4, 2010) (Item 10, Committee of the Whole, Report No. 31)
By-Law Number 132-2016	A By-law to assume Municipal Services in Vaughan Town Centre Commercial (related File DA.06-017). (Agau Development dated April 13, 2007) (Item 12, Committee of the Whole, Report No. 31)
By-Law Number 133-2016	A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board. (OMB File No. PL 141122, Z.13.043, Nine-Ten West Limited) (Council, January 20, 2015, Item 17, Committee of the Whole, Report No. 2)
By-Law Number 134-2016	A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board. (OMB File No. PL150347, Z.14.038, 2357847 Ontario Inc.) (Council, February 17, 2015, Item 1, Committee of the Whole, Report No. 8)
By-Law Number 135-2016	A By-law of the Corporation of the City of Vaughan to amend Parking By-law No. 1-96, as amended, to allow for a one-year on-street parking permit pilot on La Neve Avenue and make other related amendments, and to amend Fees and Charges By-law No. 171-2013, as amended, to reflect parking permit fees. (Item 16, Committee of the Whole, Report No. 31)
By-Law Number 136-2016	A By-law to amend the Consolidated Traffic By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Peter Rupert Avenue, Lealinds Road/Freedom Trail) (Item 15, Committee of the Whole, Report No. 31)
By-Law Number 137-2016	A By-law to dedicate certain lands as part of the public highway. (Woodgate Pines Drive, Torrey Pines Road, Nave Street, Port Royal Avenue & Rolling Green Court, Molise Kleinburg Estates South Inc., 19T-06V14 Molise Kleinburg Estates Subdivision, Phase 2, 2B & 2C, Block 61 East)(65M-4361, 65M-4460 & 65M-4508) (Delegation By-law 195-2015)

COUNCIL MEETING MINUTES – SEPTEMBER 20, 2016

By-Law Number 138-2016	A By-law to dedicate certain lands as part of the public highway. (Cityview Boulevard, JRN Holdings Inc., 19T-00V09 JRN Holdings Subdivision, Phase I, Block 151, 65M-3899) (Delegation By-law 195-2015)
By-Law Number 139-2016	A By-law to dedicate certain land as part of the public highway. (Andridge Homes Subdivision Phase 3 (19T-99V008) Parts 24, 25, 26, 27, 31, 33 and 34 on Plan 65R-30842, and Block 105 on Plan 65M-4242, Lady Jessica Drive, Lady Valentina Avenue and Sofia Olivia Crescent) (Delegation By-law 195-2015)
By-Law Number 140-2016	A By-law to authorize the sale of lands and to authorize the Mayor and Clerk to execute an Agreement of Purchase and Sale between the Corporation of the City of Vaughan and Park Lawn Limited Partnership. (Item 2, Committee of the Whole (Closed Session), Report No. 30)
By-Law Number 141-2016	A By-law to authorize the Mayor and Clerk to execute a Lease Agreement between the Regional Municipality of York and the City of Vaughan for the location for the Paramedic and Seniors Services. (Item 3, Committee of the Whole (Closed Session), Report No. 30)
By-Law Number 142-2016	A By-law to stop up and close the south portion of Laval Street. (Plan 65M-3950, Block 34 (Reserve), Plan 65M-3950 and Block 39 (Reserve), Plan 65M-3950) (Council May 17, 2016, Item 3, Committee of the Whole (Closed Session), Report No. 20)
By-Law Number 143-2016	A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 48-2015. (Z.16.023, 19T-10V005, Z.10.034, Pinestaff Developments Inc., located north of Major Mackenzie Drive and east of Huntington Road, being Part of Lot 24, Concession 9) (Council, June 25, 2013, Item 22, Committee of the Whole, Report No. 32)
By-Law Number 144-2016	A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 282-2007. (Z.16.027, 19T-06V07, Z.06.045, Belmont Properties (Weston) Inc., located north of Major Mackenzie Drive and west of Weston Road, being Part of Lot 22, Concession 6) (Lifting “H” Symbol) (Council, June 25, 2007, Item 94, Committee of the Whole, Report No. 34)
By-Law Number 145-2016	A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 099-2016. (Z.13.025, DA.13.062, Vahe & Vicky Ghazarian, located on the east side of Islington Avenue, south of Nashville Road, municipally known as 10503 Islington Avenue, being Lot C on Registered Plan R 275, in Lot 24, Concession 8) (Administrative Correction) (Council, May 17, 2016, Item 8, Committee of the Whole, Report No. 21)
By-Law Number 146-2016	A By-law to amend By-law 403-87 as amended by By-law 167-2014, a by-law to designate the George Munshaw House, Lot 104, Plan 65M-4491, in the City of Vaughan, Regional Municipality of York, as being of architectural and historical value under Section 29 of the <i>Ontario Heritage Act</i> , R.S.O.1990. (PIN 03341-7280) (Administrative Correction) (Council, June 23, 2015, Items 25 and 38.1, Committee of the Whole, Report No. 26)

COUNCIL MEETING MINUTES – SEPTEMBER 20, 2016

By-Law Number 147-2016 A By-law to designate the Gallanough Resource Centre, 1 Brooke Street, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O 1990 c.O.18. (Council, February 16, 2016, Item 7, Committee of the Whole, Report No. 7)

By-Law Number 148-2016 A By-law to confirm certain actions taken by Council for The Corporation of the City of Vaughan and confirmed by By-law 040-2016. (Addendum No. 1, Minute No. 132)

CARRIED

135. **CONFIRMING BY-LAW**

MOVED by Councillor Shefman
seconded by Councillor Yeung Racco

THAT By-law Number 149-2016, being a by-law to confirm the proceedings of Council at its meeting on September 20, 2016, be enacted.

CARRIED

136. **ADJOURNMENT**

MOVED by Councillor Carella
seconded by Regional Councillor Ferri

THAT the meeting adjourn at 4:45 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk