

**CITY OF VAUGHAN**  
**REPORT NO. 9 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on March 19, 2013*

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The Committee of the Whole met at 1:09 p.m., on February 26, 2013.

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

The following items were dealt with:

**1      2013- VAUGHAN 20-MINUTE MAKEOVER & PITCH-IN CANADA WEEK CAMPAIGN**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Strategic and Corporate Services, dated February 26, 2013:**

**Recommendation**

The Commissioner of Strategic and Corporate Services in consultation with the Manager of Environmental Sustainability recommend:

1. That the 20-Minute Makeover event be held to signal the initiation of Vaughan's participation in the Pitch In Canada week campaign;
2. That Glen Shields Public School be confirmed as the location of the launch event; and
3. That Corporate Communications provide support in promoting the launch event.

**2**

**PROCLAMATION REQUEST  
LYME DISEASE AWARENESS MONTH**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated February 26, 2013:**

**Recommendation**

The City Clerk recommends:

- 1) That May 2013 be proclaimed as "Lyme Disease Awareness Month"; and
- 2) That the proclamation be posted on the City's website and published on the City Page Online.

**3**

**APPOINTMENT OF A TREE ADVOCATE FOR THE CITY OF VAUGHAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated February 26, 2013:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Parks and Forestry Operations, recommends:

1. That Regional Councillor Deb Schulte be appointed as the City of Vaughan's Tree Advocate.

**4**

**COMMUNITY GARDEN INITIATIVE-GROWING TO GIVE PROJECT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Strategic and Corporate Services, dated February 26, 2013:**

**Recommendation**

The Commissioner of Strategic and Corporate Services, in consultation with the Manager of Environmental Sustainability, Director of Parks and Forestry Operations and Fire Chief of Vaughan Fire & Rescue Services, recommend:

1. That, the Growing to Give Case Study summarizing the experiences of the community garden two year pilot project be distributed for informational purposes; and,
2. That the City of Vaughan continue to partner with the Seeds for Change to implement a community garden project at Vaughan Fire and Rescue Service Station #7-1, located at 835 Clark Avenue West; and,
3. That the Environmental Sustainability Office in partnership with the Parks and Forestry Operations Department be directed to develop a community garden policy.



modifications approved in respect of the Woodbridge Centre Secondary Plan, City of Vaughan Official Plan – 2010, Volume 2, meet the requirements of Section 26, (1) (a)(i), (ii) and (iii) of the Planning Act RSO. 1990, C.P. 13, as amended.

**The Committee of the Whole recommends:**

- ## Recommendation

- 1) That the following report regarding the implication of providing reduced fees for recreational programs for citizens with disabilities be received.

## Recommendation

1) That the City of Vaughan Accessibility Plan (Updated 2012) be received for information.

## Recommendation

1. That the Mayor, on behalf of the City of Vaughan, be authorized to sign the Active Travel Charter for Canadian Children and Youth, as shown on Attachment 1.

**9                    SELECTION OF PROFESSIONAL CONSULTANT SERVICES  
FOR ASSET MANAGEMENT STRATEGY (PHASE 1) IN THE CITY OF VAUGHAN  
RFP13-001**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 26, 2013:**

**Recommendation**

The Commissioner of Engineering and Public Works in consultation with the Director of Purchasing Services recommends:

1. That Request for Proposal 13-001 for the Asset Management Strategy (Phase 1) in the City of Vaughan be brought forward to Council on March 19, 2013, for authorization of award.

**10                EXTENSION OF CONTRACT T08-057 FOR WINTER ROAD MAINTENANCE SERVICES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 26, 2013:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. Contract(s) T08-057 for the provision of winter road maintenance services (road ploughing, road salting, anti-icing, and residential driveway windrow clearing), be extended for a two year period, as per the provisions in the contracts.

**11                SOLID WASTE MANAGEMENT OPERATIONAL REVIEW – STATUS UPDATE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 26, 2013:**

**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Commissioner of Finance and City Treasurer, the Commissioner of Community Services, the Commissioner of Strategic & Corporate Services, and the Senior Manager of Strategic Planning, recommends that:

1. This report be received for information.

**12**

**SITE DEVELOPMENT FILE DA.12.075  
IVANHOE CAMBRIDGE  
WARD 4 – VICINITY OF JANE STREET AND RUTHERFORD ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 26, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.075 (Ivanhoe Cambridge) BE APPROVED, to permit the development of a 18,356.74 m<sup>2</sup> addition to the east side of the existing Vaughan Mills Mall and the reconfiguration of a portion of the existing parking lot as shown on Attachments #3 to #7 inclusive, subject to the following conditions:
  - a) that prior to the execution of the amending Site Plan Agreement:
    - i) the final site plan, building elevations, landscape plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plan, stormwater management report, noise study and transportation study shall be approved by the Vaughan Development/Transportation Engineering Department;
    - iii) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
    - iv) the Applicant shall enter into an agreement with the City to provide for the relocation of the existing municipal services and the conveyance of the necessary easements to the satisfaction of the Development/Transportation Engineering Department.

**13**

**SITE DEVELOPMENT FILE DA.12.113  
HUNTINGTON ROAD INVESTMENTS  
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 26, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.113 (Huntington Road Investments) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with 54, two-

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storey with loft and three-storey freehold street townhouse dwelling units as shown on Attachments #3 to #8 inclusive, subject to the following conditions:

- a) that prior to the execution of the Site Plan Letter of Undertaking:
  - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
  - ii) the final site servicing and grading plans shall be approved by the Vaughan Development/Transportation Engineering Department; and,
  - iii) Vaughan Council shall have enacted a Zoning By-law to remove the Holding Symbol "(H)" from the subject lands.

**14**

**SITE DEVELOPMENT FILE DA.12.114  
ARISTA HOMES LIMITED  
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 26, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Site Development File DA.12.114 (Arista Homes Limited) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with 46, two-storey with loft freehold street townhouse dwelling units as shown on Attachments #3 to #8 inclusive, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plans shall be approved by the Vaughan Development/Transportation Engineering Department;
    - iii) that Unit 1 on Block 202 and Units 1 and 5 on Block 213, Registered Plan 65M-4374, be revised to comply with the minimum front yard setback of 3.0 m, as required by Exception 9(1376) in Zoning By-law 1-88; and,
    - iv) Vaughan Council shall have enacted a Zoning By-law to remove the Holding Symbol "(H)" from the subject lands.

**15**

**SITE DEVELOPMENT FILE DA.12.115  
PARADISE HOMES KLEINBURG INC.  
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON ROAD**

**The Committee of the Whole recommends:**





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- b) increase the permitted density in the “High Density Residential” designation from 148 units per hectare to 569 units per hectare (thereby increasing the number of permitted apartment units on the subject lands from 114 to 438 units) with a floor space index (FSI) of 4.43;
  - c) permit 835 m<sup>2</sup> of ground floor commercial uses in the “High Density Residential” designation, whereas commercial uses are not permitted; and,
  - d) permit a maximum building height of 25-storeys for Building “L” and 12-storeys for Building “M”, and a podium connection of 5-storeys.
2. THAT Zoning By-law Amendment File Z.11.032 (1541677 Ontario Limited) BE APPROVED, specifically to rezone the subject lands shown on Attachments #1 and #2 from C2 General Commercial Zone subject to Exception 9(4) to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” to facilitate a mixed-use development consisting of 2 apartment buildings (condominium-style) with 835 m<sup>2</sup> ground floor commercial uses as shown on Attachment #4, subject to the following conditions:
- a) the Holding Symbol “(H)” shall not be removed from the subject lands zoned RA3(H) Apartment Residential Zone until such time as the following condition is addressed to the satisfaction of the City:
    - i) that City of Vaughan Council adopt a resolution allocating sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the City’s approved Servicing Capacity Distribution Protocol assigning capacity to the subject lands for the proposed 438 apartment dwelling units; and,
  - b) the implementing Zoning By-law include the following site-specific zoning exceptions to permit:
    - i) the zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report;
    - ii) a maximum of 438 apartment dwelling units;
    - iii) the following commercial uses on the ground floor only, which shall be limited to a maximum gross floor area of 835 m<sup>2</sup>:
      - a) Bank or Financial Institution, Technical or Commercial School, Personal Service Shop, Retail Store (excluding a Department Store and Supermarket), Eating Establishment, Convenience Eating Establishment, Business or Professional Office, Medical Office/Clinic, and Daycare; and,
    - iv) prohibit a drive-through facility, and open/outside storage on the subject lands; and,
  - c) the implementing Official Plan Amendment shall not be adopted and the implementing Zoning By-law shall not be enacted until the community benefit agreement is approved to the satisfaction of the City of Vaughan.
3. THAT the site-specific implementing Official Plan and Zoning By-law Amendments include policies and provisions respecting density bonusing, including but not limited to, public art, cash contributions for community benefits, and enhanced streetscaping that will be agreed to through an executed density bonusing agreement between the Owner and the City of Vaughan, in accordance with Section 37 of the Planning Act.

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4. THAT Site Development File DA.12.057 (1541677 Ontario Limited) BE APPROVED, to permit the development of two residential apartment buildings (condominium-style) being 25-storeys and 12-storeys in height, with 835 m<sup>2</sup> of ground floor commercial uses and connected by a 5-storey podium as shown on Attachments #3 to #9, subject to the following conditions:
- a) that prior to the execution of the Site Plan Agreement:
    - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
    - ii) the final site grading and servicing plan, stormwater management report, noise report, and access and on-site circulation, shall be approved by the Vaughan Development/Transportation Engineering Department; and
    - iii) the changes to the existing berm and landscaping along the easterly edge of the City-owned Thornhill Green Park shall be approved by Plan to the satisfaction of the Vaughan Development Planning, Parks Development, and Development/Transportation Engineering Departments; and,
  - b) the Site Plan Agreement shall contain the following provisions:
    - i) the Owner shall pay to 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. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall for the basis of the cash-in-lieu payment;
    - ii) garbage and recycling collection and snow removal for the condominium apartment buildings and commercial units shall be privately undertaken and the responsibility of the Owner or the condominium corporation(s);
    - iii) the Owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise attenuation features recommended by the report entitled Noise Feasibility Study, Buildings "L" and "M", Bathurst Street & Beverley Glen Boulevard, dated August 22, 2011;
    - iv) the Owner shall carry out the Environmental Site Assessment clearance to completion, up to and including the satisfactory registration of the Record of Site Condition (RSC), the proof of which requires two (2) documents, a hard copy of the RSC signed by a Qualified Person and the Acknowledgement Form from the Ministry of Environment (MOE). The complete Environmental Site Assessment (ESA) will include the Phase 2 ESA and any additional environmental documentation or report(s) used to support the filing of the RSC, completed to the satisfaction of the City, prior to the issuance of a Building Permit.
    - v) the Owner shall provide for the implementation of Transportation Demand Management (TDM) to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York, including the provision of a Letter of Credit to secure the TDM requirements;

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- vi) the Owner shall obtain the necessary approvals from the Region of York regarding the land exchange to complete the sight triangle at the intersection of Beverley Glen Boulevard and Bathurst Street, which shall be finalized to the satisfaction of the Region of York;
- vii) the Owner shall display a Community Plan on the interior wall of the sales office, comprising information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and that no Building Permit shall be issued until such information is approved by the City of Vaughan Development Planning Department:
- plan for the broader area, showing the surrounding land uses, arterials, etc.;
  - location of street utilities, entrance features, sidewalks, transit stops;
  - the location of parks, open space, trails, community facilities;
  - the location of Institutional uses, including schools, places of worship, community facilities;
  - the location and type of commercial sites;
  - colour-coded identification of singles, semis, townhouses and apartment units;
  - the following notes in BOLD CAPITAL TYPE on the map:  
  
"For further information, on proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, L6A 1T1, (905)832-8585.  
  
"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."  
  
[in such circumstances the Owner is responsible for updating the map and forwarding it to the City for verification.]; and,
5. THAT policies and provisions in the site-specific Official Plan and Zoning By-law Amendments include density bonussing conditions, but not limited to, public and, cash contributions for community benefits, and enhanced streetscaping that will be agreed to through an executed density bonussing agreement between the Owner and the City of Vaughan pursuant to Section 37 of the Planning Act.

17

**SITE DEVELOPMENT FILE DA.12.055  
YORK MAJOR HOLDINGS INC.  
WARD 4 – VICINITY OF MCNAUGHTON ROAD EAST AND RODINEA ROAD**

**The Committee of the Whole recommends:**

- 1) That consideration of this matter be deferred to the Council meeting of March 19, 2013 and that staff provide a report addressing the concerns of Members of Council; and
- 2) That the coloured elevation drawings submitted by the applicant be received.  
**Recommendation**

The Commissioner of Planning recommends:

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- 1) THAT Site Development File DA.12.055 (York Major Holdings Inc.) BE APPROVED, to permit the development of a 1,668 m<sup>2</sup> industrial building with accessory open storage as shown on Attachments #3 to #6 inclusive, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations, landscape plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department;
    - iii) a Minor Variance Application for a reduced minimum landscape strip width abutting the OS1 Open Space Conservation Zone (southerly lot line) shall be approved by the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding; and,
    - iv) the Owner shall satisfy all requirements of Metrolinx.

**18**

**PROCLAMATION REQUEST  
PARKINSON AWARENESS MONTH**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the City Clerk, dated February 26, 2013, be approved; and
- 2) That the deputation of Mr. Peter Pallotta, Maria Antonia Road, Woodbridge, be received.

**Recommendation**

The City Clerk recommends:

- 1) That April 2013 be proclaimed as "Parkinson Awareness Month"; and
- 2) That the proclamation be posted on the City's website and published on the City Page Online.

**19**

**PETITION RE: WARD BOUNDARIES**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the City Clerk, dated February 26, 2013, be approved;
- 2) That the following deputations be received:
  1. Mr. Antony Niro, Laurentian Boulevard, Maple; and
  2. Dr. Ronald Landes; and
- 3) That Communication C7, Ward Boundary Petition, be received.

**Recommendation**

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The City Clerk recommends:

- 1) That the petition filed by Mr. Antony Niro regarding ward boundaries pursuant to S. 223 of the Municipal Act, S.O. 2001, c. 25 be received; and
- 2) That the City Clerk be directed to report to the March 19, 2013 Council meeting on the petition and any other necessary action.

**20**

**DEPUTATION – MR. JOEL HERTZ  
WITH RESPECT TO ACME MOTORCYCLE RIDE FOR VAUGHAN HOSPITAL**

That the deputation of Mr. Joel Hertz, ACME Motorcycle Club, Mullen Drive, Thornhill, with respect to the 3<sup>rd</sup> Annual ACME Motorcycle Ride for Vaughan Hospital, be received.

**21**

**DEPUTATION – MS. ROBYN HAMLYN  
WITH RESPECT TO BLUE COMMUNITIES**

That the deputation of Ms. Robyn Hamlyn, and Communications C1 and C2, be received and referred to staff for a report to the Council meeting of March 19, 2013, with options for addressing the request of the deputant.

**22**

**OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**22.1    CONSIDERATION OF AD HOC COMMITTEE REPORTS**

The Committee of the Whole recommends:

That the following Ad Hoc Committee reports be received:

1.     Task Force on the City's Role in Festivals and Community Events meeting of January 23, 2013 (Report No. 1)
2.     Accessibility Advisory Committee meeting of January 29, 2013 (Report No. 1)

**23**

**NEW BUSINESS – REQUEST FOR REPORT  
REGARDING A COMMUNITY SERVICE PARTNERSHIP PROGRAM**

The Committee of the Whole recommends that staff report back with information as to the feasibility of a community service partnership program in Vaughan, its related costs, and whether it can be done through partial subsidy.

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

**24**

**COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
FEBRUARY 26, 2013**

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

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1. **APPOINTMENT FOR THE PIERRE BERTON DISCOVERY CENTRE FUNDRAISING TASK FORCE**  
(personal matters about identifiable individuals)
2. **ONTARIO MUNICIPAL BOARD APPEAL  
2190647 ONTARIO INC.  
ZONING BY-LAW AMENDMENT FILE Z.11.026  
SITE PLAN FILE DA.11.073  
4800 HIGHWAY 7  
WARD 2**  
(litigation or potential litigation)
3. **LITIGATION MATTER  
ANTORISA INVESTMENTS INC. V. CITY OF VAUGHAN  
19 CRESTWOOD ROAD  
WARD 5**  
(litigation or potential litigation)
4. **LITIGATION MATTER  
CALVARY BAPTIST CHURCH V. CITY OF VAUGHAN  
NASHVILLE ROAD AND HUNTINGTON ROAD  
WARD 1**  
(litigation or potential litigation)
5. **CANADIAN UNION OF PUBLIC EMPLOYEES (CUPE), LOCAL 905,  
VAUGHAN UNIT FULL TIME CLERICAL & TECHNICAL AND HOURLY RATED  
COLLECTIVE AGREEMENTS**  
(labour relations or employee negotiations)
6. **ONTARIO MUNICIPAL BOARD HEARING  
OPA 653 – FILE OP.05.020  
TESMAR HOLDINGS INC.  
NORTHEAST CORNER OF JANE ST AND RIVEROCK GATE  
WARD 4**  
(litigation or potential litigation)

*Councillor Yeung Racco declared an interest with respect to Committee of the Whole (Closed Session), Item 6, ONTARIO MUNICIPAL BOARD HEARING, OPA 653 – FILE OP.05.020, TESMAR HOLDINGS INC., NORTHEAST CORNER OF JANE ST AND RIVEROCK GATE, WARD 4, as her daughter is working for a related company and did not take part in the discussion or vote on the foregoing matter.*

**25 CEREMONIAL PRESENTATION – FIRE CHIEF GREG SENAY  
IN RECOGNITION OF HIS RETIREMENT**

Mayor Bevilacqua and Members of Council presented Fire Chief Greg Senay with a certificate and gift in honour of his retirement and 22 years of dedicated service to the City of Vaughan Fire and Rescue Service and a total of 47 years in public service.

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The meeting adjourned at 5:16 p.m.

Respectfully submitted,

Hon. Maurizio Bevilacqua, Mayor, Chair