



**CITY OF VAUGHAN
COUNCIL MINUTES
OCTOBER 19, 2016**

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CITY OF VAUGHAN

COUNCIL MEETING

WEDNESDAY, OCTOBER 19, 2016

MINUTES

1:00 P.M.

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:06 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

143. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

THAT the agenda be confirmed.

CARRIED

144. DISCLOSURE OF INTEREST

Regional Councillor Di Biase declared an interest with respect to Item 18, Committee of the Whole Report No. 34, FOLLOW UP REPORT: 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.

145. CEREMONIAL PRESENTATIONS

A presentation was made to the Vaughan Fire Combat Challenge Winners.

146. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT the minutes of the meeting of September 20, 2016 and Special Council meeting of September 27, 2016 be adopted as presented.

CARRIED

147. COMMUNICATIONS

MOVED by Councillor Shefman
seconded by Regional Councillor Rosati

THAT Communications C1 to C28 inclusive be received and referred to their respective items on the agenda.

CARRIED

148. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole Report No. 34

Items 9 and 18

Committee of the Whole (Closed Session) Report No. 35

Items 1, 2, and 3

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT Items 1 to 28 of the Committee of the Whole Report No. 34, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Public Hearing) Report No. 36, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 5 of the Finance, Administration and Audit Committee Report No. 10, BE APPROVED and the recommendations therein be adopted.

CARRIED

Referred Items

**149. ASSUMPTION – RITAJO DEVELOPMENTS LIMITED EXTERNAL SERVICES
RELATED FILE DA.07.049
WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**
(Referred Item 1)

MOVED by Regional Councillor Di Biase
seconded by Councillor Iafrate

That the recommendation contained in the following report of Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated September 7, 2016, be approved:

CARRIED

Council, at its meeting of September 20, 2016, adopted the following recommendation (Committee of the Whole, Report No. 31, Item 11):

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.

Committee of the Whole recommendation of September 7, 2016:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of September 20, 2016.

Report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated September 7, 2016

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Environmental Services and the Director of Financial Planning and Development Finance and Deputy City Treasurer, recommend:

1. THAT Council enact the necessary by-law assuming the municipal services that are set out in the Development Agreement between the City and Ritajo Development Limited and 2159441 Ontario Inc., dated October 21, 2008 that the related Municipal Services Letter of Credit be released.

Contribution to Sustainability

The municipal services recommended for assumption in this report have been designed and constructed in accordance with City standards which include consideration for sustainability.

Economic Impact

Upon assumption of the municipal services associated with this development, approximately 0.4 kilometers of storm sewers will be added to the City's network of infrastructure. This additional infrastructure is valued at \$176,660 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$620 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Storm sewers	\$176,660	\$ 620
Totals	\$176,660	\$ 620

() Estimated Annual Operating Costs based on information from Environmental Services Department.*

The life cycle costs associated with this additional infrastructure will be accounted for in the City's future multi-year budgets.

Communications Plan

The pertinent City departments will be notified of the assumption of the municipal services described above.

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Development Agreement between Ritajo Developments Limited, 2159441 Ontario Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

Ritajo Developments Limited and 2159441 Ontario Inc. entered into an External Services Development Agreement with the City on October 21, 2008 to facilitate the construction of storm sewers related to the Ritajo Developments Limited site plan application (Related File DA.07.049). The development is located south of Rutherford Road and west of Dufferin Street in Ward 4 as shown on Attachment No.1.

The construction of the storm sewers was considered substantially complete on October 10, 2010. The Developer has maintained the sewer during the required minimum thirteen month maintenance period and has rectified all deficiencies and all documents required for assumption have been received.

Development inspection staff, in conjunction with the Developer's consulting engineer, has conducted all necessary inspections of the municipal services and are now satisfied with the extent of the work.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Building Standards, Environmental Services, and Clerks. In addition, the Financial Planning and Development Finance Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Accordingly, Ritajo Developments Limited and 2159441 Ontario Inc. has requested that the storm sewer constructed in conjunction with the Ritajo Developments Limited site development be assumed by the City and the Municipal Services Letter of Credit be released.

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

The construction and assumption of the municipal services in the Ritajo Developments Limited External Services Development Agreement is consistent with the initiatives outlined in the Term of Council Service Excellence Strategy Map. The assumption of these municipal services will:

- Invest, renew and manage infrastructure and assets;
- Attract investment and create jobs
- Continue to ensure the safety and well-being of citizens; and
- Continue to cultivate an environmentally sustainable city.

Regional Implications

There are no Regional implications with respect to the assumption of the municipal services described above.

Conclusion

The construction of the storm sewer associated with the Ritajo Developments Limited site development, has been completed in accordance with the development agreement. Accordingly, it is recommended that the storm sewer be assumed and the Municipal Services Letter of Credit be released.

Attachment

1. Location Map

Report prepared by:

Kevin Worth, Engineering Technologist - Development, Ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, Ext. 8073

(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.)

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

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Rosati

- 1) That the following be approved in accordance with Communication C12 from the deputy City Manager, Planning & Growth Management, dated October 17, 2016:
 1. That the City of Vaughan Telecommunication Facility Siting Protocol shown as Attachment #1 contained in the report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, Senior Managers of Development Planning, and the Manager of Urban Design, dated September 7, 2016, be deleted and replaced with the revised City of Vaughan Telecommunication Facility Siting Protocol, attached hereto, for approval;
- 2) That the report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, Senior Managers of Development Planning, and the Manager of Urban Design, dated September 7, 2017, be received; and
- 3) That Communication C26 from Mr. Stephen D'Agostino, Thomson Rogers, Bay Street, Toronto, dated October 18, 2016, be received.

CARRIED

Council, at its meeting of September 20, 2016, adopted the following recommendation (Committee of the Whole Report No. 31, Item 2):

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.

Committee of the Whole recommendation of September 7, 2016:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of September 20, 2016, to allow further consultation; and
- 2) That the deputation of Mr. Stephen D'Agostino, Thomson Rogers, Bay Street, Toronto, and Communication C13, dated September 6, 2016, be received.

Report of the Deputy City Manager, Planning and Growth Management, Director of Development Planning, Senior Managers of Development Planning, and Manager of Urban Design, dated September 7, 2016

Recommendation

The Deputy City Manager, Planning and Growth Management, Director of Development Planning, Senior Managers of Development Planning, and Manager of Urban Design recommend:

1. THAT the City of Vaughan Telecommunication Facility Siting Protocol as shown on Attachment #1, BE APPROVED.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 4: to create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

Economic Impact

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

Communications Plan

On August 17, 2016, Vaughan Development Planning staff notified the members of the Telecommunication Facility Siting Protocol Task Force ("Task Force") and known telecommunications industry professionals of this report proceeding to the September 7, 2016 meeting of the Committee of the Whole. Vaughan Council's decision in this matter, and a copy of the staff report, will be communicated to the Task Force members. The final Protocol, should it be approved by Council, will be made available on the City's website, and to known telecommunications companies that the City regularly works with.

Purpose

To seek approval from the Committee of the Whole on the City of Vaughan Telecommunication Facility Siting Protocol shown on Attachment #1. This protocol updates the current protocol currently in effect for siting telecommunication facilities in the City of Vaughan (June 23, 2003), and is informed by the Telecommunication Facility Task Force Findings Report, which included 35 recommendations and various definitions and input from the Task Force members, Development Planning Staff, and various City of Vaughan Departments throughout the process.

Background - Analysis and Options

Synopsis:

The Telecommunication Facility Siting Protocol (Attachment #1) updates the City's current Protocol, which dates back to June, 2003. The Protocol reflects the Innovation Science and Economic Development Canada (formerly Industry Canada) current jurisdictional structure Client Procedures Circular (CPC-2-0-03) effective July 15, 2014, and incorporates the 35 recommendations made by the Vaughan Telecommunications Facility Siting Task Force as approved by Vaughan Council on June 24, 2014. The Vaughan Development Planning Department has prepared and supports the new Telecommunication Facility Siting Protocol included in Attachment #1 of this report.

City of Vaughan's Telecommunication Tower/Antenna Siting Protocol

On June 23, 2003, Vaughan Council adopted a protocol for siting and establishing telecommunication tower/antenna facilities. In accordance with the City's Protocol, all siting of new tower/antenna systems (as superseded by Innovation, Science and Economic Development Canada's Protocol (June 2014) (ISED) (formerly called Industry Canada)), require consideration by Vaughan Council.

On June 7, 2011, Vaughan Council resolved to appoint a Telecommunication Facility Siting Task Force ("Task Force") comprised of residents, industry representatives, and two Vaughan Council Members to review the City of Vaughan's existing Protocol for establishing Telecommunication Tower/Antenna Facilities.

On June 7, 2011, Vaughan Council also resolved:

"That Site Development Applications for new telecommunication facilities submitted prior to approval of a new City protocol to be reviewed under the current City of Vaughan protocol for Establishing Telecommunication Tower/Antenna Facilities."

The Task Force developed a comprehensive work plan to formulate a Findings Report with assistance from City staff. The Task Force also consulted with and heard presentations from a variety of sources such as ISED, Public Health Ontario, Bell Mobility, Rogers Communications, and telecommunications industry professionals. The Task Force approved the final Findings Report at its meeting on December 17, 2013, and forwarded the Findings Report and the following recommendation to the Committee of the Whole meeting on January 14, 2014, which Vaughan Council adopted on January 28, 2014:

"That the Findings Report be referred to staff for review, and that a report be provided to a future Committee of the Whole Meeting; and,

That the Findings Report form the basis for developing the City of Vaughan's Telecommunication Facility Siting Protocol."

City Staff reviewed the Findings Report and provided recommendations through a report from the Commissioner of Planning for consideration by the Committee of the Whole on June 17, 2014. On June 24, 2014, Vaughan Council adopted the following resolution:

"THAT the Vaughan Planning Department be directed to prepare a new City of Vaughan Telecommunication Siting Protocol ("Protocol"), for consideration at a future Committee of the Whole (Working Session) meeting, in early 2015."

The Protocol shown on Attachment #1, reflects the findings report adopted by Council on June 24, 2014, ISED's Protocol of June 2014, and comments from City of Vaughan departments.

The Protocol is being forwarded directly to the Committee of the Whole rather than to Working Session for consideration and approval as Development Planning staff is of the opinion that the document reflects the Task Force Findings Report, which Council has recommended support of, and therefore, the contents in the final Protocol document are consistent therewith. Additional time to prepare the protocol was required to reflect the new Industry Canada Protocol and to address implementation issues observed in 2015, following release of the protocol through the processing and review of telecommunication facility proposals in Vaughan.

Role and Jurisdiction of Innovation, Science and Economic Development Canada (ISED) (formerly called Industry Canada)

The *Radiocommunication Act* designates ISED as the approval authority for all matters respecting telecommunication towers and antenna facilities. Federal regulations are not subject to Provincial policies, including the *Planning Act* and *Building Code Act*. Additionally,

telecommunication towers and antenna facilities are exempt from municipal zoning by-law requirements and site plan control approval (i.e. no implementing Site Plan Agreement or Letter of Undertaking).

New Protocol

The City of Vaughan Telecommunication Facility Siting Protocol aims to achieve the following objectives:

1. To establish a concise, consolidated protocol for reviewing Antenna System siting proposals within the City of Vaughan.
2. To require active participation by Proponents and municipal stakeholders in locating future Antenna Systems.
3. To ensure the City of Vaughan plays an important role in harmonizing telecommunication network objectives with Vaughan's policies and procedures.
4. To identify site selection criteria and design guidelines which minimize the scale, visual impact and number of Antenna Systems, particularly within or adjacent to sensitive land uses (ie. Residential Zones, Heritage Conservation Districts).
5. To establish a transparent and meaningful consultation and review process that enables effective communication between the Proponent, other industry carriers, the public, the City of Vaughan, Innovation, Science and Economic Development Canada (ISED), formerly called Industry Canada, and other stakeholders or agencies in a timely manner.
6. To promote economic development and competitiveness through supporting effective telecommunication services that meet the needs of Vaughan residents and businesses, and that encourages the most advanced Antenna Systems.
7. To set out an objective process, criteria and guidelines that are transparent, consistent and predictable for the evaluation of Telecommunication Facility Siting proposals that:
 - a) Minimize the number of new antenna system sites by requiring co-location, where feasible;
 - b) Encourage designs that integrate with the surrounding land use and public realm;
 - c) Establish when local public consultation is required; and,
 - d) Allow ISED and the telecommunications industry to identify and resolve any potential land use, siting or design concerns with the City of Vaughan at an early stage in the process.
8. To establish a consultation framework that ensures the City of Vaughan and members of the public contribute local knowledge that facilitates and influences the siting, location, development and design (including aesthetics) of Antenna Systems within the City's boundaries.

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

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

- Invest, renew and manage infrastructure and assets
- Attract investment and create jobs

It should be noted that telecommunications underpins and supports work on the City's Digital Strategy, which is currently underway as part of the Service Excellence Program.

Regional Implications

On April 23, 2009, York Region adopted Innovation, Science and Economic Development Canada's Protocol (formerly Industry Canada's Protocol) (CPC-2-0-03) to reduce redundancies and permit a more efficient and consistent approach for regulating telecommunication facilities, while providing an opportunity for local municipalities to determine individual procedures and protocols.

As the Local Land-Use Authority, the City of Vaughan is exercising its right to determine an appropriate protocol specific to the requirements of the City. The new protocol does not have any implications on York Region.

Conclusion

The City of Vaughan Development Planning Department has developed the new Protocol through the review of the Telecommunications Facility Siting Task Force Findings Report – Staff Review and Response, adopted by Vaughan Council on June 24, 2014, the current jurisdictional structure regarding Telecommunication Antenna Systems in Canada (CPC-2-0-03), and City of Vaughan Official Plan 2010. In consideration of the review undertaken, the Vaughan Development Planning Department recommends approval of the proposed Telecommunication Facility Siting Protocol shown on Attachment #1.

Attachments

1. City of Vaughan Telecommunication Facility Siting Protocol
2. Communication C13 from the Committee of the Whole meeting of September 7, 2016
3. Communication C11 from the Council meeting of September 20, 2016

Report prepared by:

Shahzad Davoudi-Strike, Urban Designer, ext. 8653
Mark Antoine, Planner, ext. 8212
Carmela Marrelli Senior Planner, ext. 8791

(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.)

- 151. 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 Item 3)**

MOVED by Councillor Carella
seconded by Regional Councillor Di Biase

That consideration of this matter be dealt with later in the meeting in order to receive advice subject to solicitor/client privilege.

CARRIED

Refer to Minute No. 155 for further disposition.

152. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 34

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

ITEM - 9 COMMUNITY AREA POLICY REVIEW
FOR LOW-RISE RESIDENTIAL DESIGNATIONS ADOPTION OF
URBAN DESIGN GUIDELINES FOR INFILL DEVELOPMENT IN
ESTABLISHED LOW-RISE RESIDENTIAL NEIGHBOURHOODS
FILE 15.120.2
WARDS 1 TO 5

MOVED by Councillor DeFrancesca
seconded by Councillor Shefman

THAT Item 9, Committee of the Whole Report No. 34 be adopted and amended, as follows:

By approving that the following in accordance with Communication C6 from the Deputy City Manager, Planning and Growth Management, dated October 14, 2016:

1. That staff be directed to finalize the guidelines with the requirement that conceptual designs be prepared, with stakeholder input, to investigate opportunities to incorporate private driveway or laneway internal circulation systems to accommodate development in deeper parcels fronting onto arterial roads, within the Low-Rise Residential Area; and
 - a. That the conceptual designs are prepared to maintain the principles of the Infill Guidelines that serve to protect compatibility with the adjacent Low-Rise Residential Neighbourhoods;
 - b. That the conceptual designs be incorporated into the guidelines as an appendix serving to illustrate how compatibility can be achieved; and
 - c. That the guidelines and any clarifying amendments to the Vaughan Official Plan 2010 (VOP 2010) clearly indicate the requirement for the submission of official plan amendment applications to implement a private Townhouse laneway development in the Low-Rise Residential Area of the Community Area.
2. That the lands on the north side of Nashville Road between the CP Rail Line and Huntington Road be deleted from the area shown as "Established Community Areas Where the Guidelines Apply" on Map 1 – Vaughan's Stable Communities Areas of the guidelines.

By receiving the following Communications:

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- C2 Ms. Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated, October 5, 2016;
- C3 Mr. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, dated, June 16, 2015;
- C4 Ms. Rosemarie Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated October 5, 2016;
- C5 Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated October 5, 2016;
- C14 Mr. Leo Longo, Aird & Berlis, 181 Bay Street, Toronto, dated October 17, 2016;
- C15 Mr. Mark Inglis, dated October 18, 2016;
- C16 Ms. Kathryn Angus, dated October 18, 2016;
- C17 Ms. Caterina Principe, dated October 18, 2016;
- C18 Pat Canizares, Keele Street, Maple, dated October 17, 2016;
- C21 Maria and Martino Donato, Weller Crescent, dated October 18, 2016;
- C22 Ms. Maria Donato, dated October 18, 2016;
- C23 Mr. Kyle Fearon, dated October 19, 2016
- C24 Councillor Sandra Yeung Racco, dated October 18, 2016;
- C28 Confidential Communication from the Deputy City Manager, Legal & Human Resources, dated October 18, 2016; and
- C29 Councillor Carella.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Shefman
Regional Councillor Rosati
Regional Councillor Di Biase
Mayor Bevilacqua
Regional Councillor Ferri
Councillor DeFrancesca
Councillor Carella
Councillor lafrate

ITEM - 18 FOLLOW UP REPORT: 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 Regional Councillor Ferri
seconded by Councillor DeFrancesca

That consideration of this matter be dealt with later in the meeting.

CARRIED

Refer to Minute No. 153 for further disposition.

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 35

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

ITEM - 3 ADVICE SUBJECT TO SOLICITOR/CLIENT PRIVILEGE
 PARKS DEVELOPMENT CONSULTING SERVICES CONTRACTS
 WARD 1

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

THAT Item 3, Committee of the Whole (Closed Session) Report No. 35 be adopted and amended, as follows:

By approving the following in accordance with Communication C9 from the Deputy City Manager, Planning and Growth Management, dated October 14, 2016:

- 1) That the Deputy City Manager of Planning and Growth Management be authorized to negotiate and award a single-source contract for consulting services to Stantec Consulting Ltd. to facilitate the timely completion of the North Maple Regional Park Phase 1 project as outlined in this report, notwithstanding the City's Consolidated Purchasing Policy, provided that the total contract award amount is within the funding allocation of Council approved Capital Project 5961-2-03 for this purpose; and

By receiving Confidential Communication C1 from Legal Counsel, dated October 19, 2016.

CARRIED

ITEM - 1 ONTARIO MUNICIPAL BOARD HEARING
 VAUGHAN OFFICIAL PLAN 2010
 VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN
 WARD 4

MOVED by Councillor Iafrate
seconded by Regional Councillor Rosati

THAT Item 1, Committee of the Whole (Closed Session) Report No. 35 be adopted and amended, as follows:

By approving the confidential recommendation contained in Confidential Communication C19, from the City Solicitor, dated October 18, 2016.

CARRIED

ITEM - 2 ONTARIO MUNICIPAL BOARD HEARING
 OFFICIAL PLAN AMENDMENT FILE OP.07.001
 ZONING BY-LAW AMENDMENT FILE Z.09.038
 CASERTANO DEVELOPMENT CORPORATION
 WARD 4 - WEST SIDE OF JANE STREET, SOUTH OF RUTHERFORD
 ROAD

ONTARIO MUNICIPAL BOARD HEARING
OFFICIAL PLAN AMENDMENT FILE OP.09.006
ZONING BY-LAW AMENDMENT FILE Z.09.037
SANDRA MAMMONE
WARD 4 - WEST SIDE OF JANE STREET, SOUTH OF RUTHERFORD
ROAD

ONTARIO MUNICIPAL BOARD HEARING
OFFICIAL PLAN AMENDMENT 2
WARDS 3 & 4 - VAUGHAN MILLS CENTRE SECONDARY PLAN

MOVED by Regional Councillor Rosati
seconded by Councillor DeFrancesca

THAT Item 2, Committee of the Whole (Closed Session) Report No. 35 be adopted
without amendment.

CARRIED

153. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 34

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

ITEM - 18 FOLLOW UP REPORT: 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 Regional Councillor Ferri

THAT Item 18, Committee of the Whole Report No. 34 be adopted and amended, as
follows:

By approving the following in accordance with Communication C7, from the Deputy City
Manager, Planning and Growth Management, dated October 13, 2016:

- 1) That the Ministry of Municipal Affairs and other pertinent Ministries be advised
that the City of Vaughan supports certain policy amendments that reflect
municipal concerns but cannot support the approval of the amended Growth Plan
for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges
Moraine Conservation Plan, as currently drafted, due to unresolved concerns
respecting the following matters:
 - a. The failure to include clear transition policies that respect the in-effect
policy framework previously approved under the Regional Official Plan,
based on the 2006 Growth Plan, to allow the City's New Community
Areas (Blocks 27 and 41) to complete their on-going secondary plan
approval processes under the current Region of York policies;

- b. The implications of the increase in the Intensification target from 40% to 60% of all residential development occurring annually within the built-up area of an Upper Tier municipality and the cumulative effects of this measure when combined with the proposed Designated Greenfield Area density target;
 - c. The implications of the increase in the Designated Greenfield Density target from 50 to 80 persons and/or jobs per hectare and the cumulative effects of this measure when combined with the proposed Intensification target;
 - d. The failure to include the following in the revised Greenbelt Plan:
 - i. Policies establishing a review process for the evaluation of proposals for amendments to the Greenbelt's boundaries or proposals for permission to include additional compatible uses within the Greenbelt;
 - ii. A policy permitting low intensity urban supportive uses within the Greenbelt, such as passive parks and stormwater management facilities (e.g. ponds, LID features).
- 2) That in consideration 1 a-d above and other matters identified in the review of the Plans, the following recommendations in response to the proposed changes to The Growth Plan for the Greater Golden Horseshoe, The Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, also be forwarded to the Ministry of Municipal Affairs as the comments of the City of Vaughan, and that the pertinent Ministries be requested to take the City's responses into consideration when finalizing the Provincial Plans:
- a. The Province clarify intended outcomes through both clearer policy in the final amendments and the preparation and issuance, at first opportunity, of Supplementary Direction in the form of policy Guidance Documents; and that such documents be prepared in consultation with municipalities and other authorities, as appropriate;
 - b. That the clarifying policy Guidance Documents that will allow for municipalities, including Vaughan, to complete their respective Municipal Comprehensive Reviews be prioritized, including but not limited to those encompassing the following areas:
 - i. The methodology associated with the calculation of land needs and the municipal land budgets;
 - ii. Further clarification of Transition measures as may be required particularly for Vaughan's New Communities Areas;
 - iii. The mapping of the Natural Heritage and Agricultural Systems;
 - iv. The process requirements for Settlement Area expansions;
 - v. The approach to "Integrated Planning" involving the coordination of infrastructure planning, land use planning and infrastructure investment;
 - vi. The provision of a comprehensive overview of the full spectrum of legislation and regulation affecting municipalities applicable to matters of climate change/greenhouse gas mitigation, energy conservation and sustainability in order to articulate the Provincial vision in applying the legislation; and including the roles and obligations of municipalities across the legislative spectrum, how the legislation interlocks and the tools available to the municipalities in achieving the identified objectives;
 - vii. Agricultural Protection and Management;

- viii. Watershed Planning and Asset Management; and
 - ix. Planning requirements for Priority Transit Corridors
- c. The Ministry, in response to 1 b and 1 c above, review and examine the new intensification target for Built Areas and the new target for densities for Designated Greenfield Areas, in consideration of the planned population for the GGH, projected market forces, infrastructure required to enable more compact forms of development and other contextual factors in consultation with municipal representatives, for the purposes of confirming the appropriate targets;
- d. The Ministry, in response to 1 a above, adopt clear transition policies governing matters that are already approved or underway, such as the City's on-going Secondary Plans for the Urban Expansion Areas (Blocks 27 and 41), which have been approved for urban development through Upper Tier Municipal Comprehensive Reviews under the 2006 Growth Plan, to allow them to continue to be planned in a manner consistent with the in effect Upper Tier Official Plan at the time of approval of the amendments to the Growth Plan;
- e. Clarification be provided that the application of the density targets for Major Transit Station Areas shall only apply to the station area, as defined by the Upper Tier municipality, in consultation with Lower Tier municipality, subject to a planning process that recognizes the need to protect stable residential neighbourhoods; and that such results be reflected in the Upper and Lower Tier Official Plans;
- f. Schedules 2 and 5 to the Growth Plan be amended to: Show the approved Yonge Street Subway extension from Finch Station to the Langstaff Gateway as a "Priority Transit Corridor"; along with a new "Transit Priority Corridor" on Jane Street from the Vaughan Metropolitan Centre subway station to the Mackenzie Vaughan Hospital, Vaughan Mills Mall, and Canada's Wonderland.
- g. If confirmed through the current review of the GTA West Corridor Study that the Environmental Assessment is to continue to Highway 400, then Schedule 6 to the Growth Plan be amended to show the extension of the GTA West Corridor westerly from Highway 427 to Highway 400 on an alignment consistent with the routing being considered by the Environmental Assessment or alternatively, to the terminal point of the corridor; and that other infrastructure be co-located within this alignment to minimize multiple crossings of the Greenbelt and property impacts;
- h.
 - i. That an open and transparent process with criteria be established to review Greenbelt technical mapping adjustments, including those related to site specific requests, and that these adjustments be made prior to finalizing the plan amendments and schedules; and
 - ii. That it be requested that the Province and the Region permit adjustments to the outer boundary of the Greenbelt Plan for Vaughan's in progress New Community Areas Secondary Plans and that such regulations be promulgated in a timely manner so as to minimize delay on the timing for approval of Vaughan's New Community Areas Secondary Plans.
- i. That in recognition of the enhanced emphasis on intensification and density, greater Provincial support be provided to municipalities and that

work commence on all of the complementary recommendations outlined in the Crombie Panel Report to ensure that the strategic infrastructure (e.g. transportation, water and sewerage) is in place to support the development anticipated by the 2006 Growth Plan and ultimately the 2016 Growth Plan so as to ensure a consistent supply of residential and employment lands;

- j. That the Province provide upper tier and lower tier municipalities with the resources and guidance to better engage First Nations and Metis communities in a meaningful way; and
 - k. The Ministry revise the draft Growth Plan to ensure that major retail is not included in employment areas.
- 3) That the Province take a more active role in resolving matters appealed to the Ontario Municipal Board, particularly in relation to the intensification corridors, that are frustrating municipalities' ability to conform to the 2006 Growth Plan; and
 - 4) That this communication be forwarded to the Regional Municipality of York and the Members of Provincial Parliament representing the City of Vaughan for information purposes.

By receiving Communication C7, from the Deputy City Manager, Planning and Growth Management, dated October 13, 2016.

CARRIED

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

Refer to Minute No. 152 for further disposition.

154. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Ferri

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

- 1. 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 Item 3)

(solicitor/client privilege)

CARRIED

Council recessed at 2:26 p.m.

MOVED by Regional Councillor Ferri
seconded by Councillor Carella

THAT Council reconvene at 2:49 p.m.

CARRIED

Council reconvened at 2:49 p.m. with the following members 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

**155. 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 Item 3)**

MOVED by Councillor Carella
seconded by Councillor Iafrate

- 1) That Zoning By-Law Amendment File Z.13.012 and Site Development File DA.15.057 be refused on the basis that access issues have not been satisfactorily resolved and that staff be authorized to retain external counsel and expert witnesses as necessary;
- 2) That the report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated April 6, 2016, be received;
- 3) That the following Communications be received:

C8 Deputy City Manager, Planning and Growth Management, dated October 13, 2016;
C13 Ms. Mary Mauti, dated October 17, 2016; and
C25 Ms. Erminia Lombardi, Bruce Street, Woodbridge, dated October 18, 2016.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Shefman
Regional Councillor Rosati
Regional Councillor Di Biase
Mayor Bevilacqua
Regional Councillor Ferri
Councillor DeFrancesca
Councillor Carella
Councillor Iafrate

Council, at its meeting of September 20, 2016, adopted the following recommendation (Referred Item No. 1, Minute No. 126):

- 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.

Recommendation from the Council meeting of June 28, 2016

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 Prangle, 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.

	By-law Standard	Zoning By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
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>+ 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</p> <p>+ 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>

	By-law Standard	Zoning By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
d.	Minimum Front Yard Setback (Regional Road 7)	7.5 m	0 m (Stairs, Walkway and Canopy) 1.5 m (2 nd Floor Terrace) 4.5 m (6 th Floor Terrace)
e.	Minimum Interior Side Yard (East Side)	14.3 m	0 m (Stairs and Walkway) 4.5 m (6 th Floor Terrace)
f.	Minimum Interior Side Yard (West Side)	14.3 m	3.5 m (6 th Floor Terrace)
g.	Minimum Front Yard Setback to Underground Parking Structure	1.8 m	0 m
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.
12. Communication C5 from the Council meeting of September 20, 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.)

Refer to Minute No. 151 for further disposition.

156. BY-LAWS

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

COUNCIL MEETING MINUTES – OCTOBER 19, 2016

THAT the following by-laws be enacted:

- | | |
|------------------------|---|
| By-Law Number 151-2016 | A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Barons Street and Moody Drive and Mactier Drive) (Council, September 20, 2016, Item 13, Committee of the Whole, Report No. 31) |
| By-Law Number 152-2016 | A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 49-2012. (Z.16.030, Z.06.058, Mosaik Pinewest Inc., located north of Major Mackenzie Drive and east of Pine Valley Drive, in Part of Lot 23, Concession 6) (Lifting “H” Symbol) (Council, June 28, 2011, Item 49, Committee of the Whole, Report No. 32) |
| By-Law Number 153-2016 | A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 73-2014. Z.16.025, 19T-12VOO2, Z.12.020, DA.15.013, DA.15.061, Maplequest (Vaughan) Developments Inc., located north of Major Mackenzie Drive and west of Weston Road, being Part of Lot 21, Concession 6) (Lifting “H” Symbol) (Council, February 18, 2014, Item 10, Committee of the Whole, Report No. 6) |
| By-Law Number 154-2016 | A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 112-2014. (Z.16.012, Z.14.003, Eagleview Heights Limited, located on the west side of Highway 400, south of Major Mackenzie Drive, municipally known as 77 Eagleview Heights) (Lifting “H” Symbol) (Council, June 24, 2014, Item 52, Committee of the Whole, Report No. 30) |
| By-Law Number 155-2016 | A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 142-2015. (Z.16.024, DA.14.081, Market Lane Holdings Limited, located on the north side of Woodbridge Avenue east of Wallace Street, being Part of Lot 7, Concession 7 and municipally known as 112, 116,124 and 140 Woodbridge Avenue) (Lifting “H” Symbol) (Council, June 23, 2015, Item 24, Committee of the Whole, Report No. 26) |
| By-Law Number 156-2016 | A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 026-2016. (Z.16.033, OP.15.003, Z.15.008, DA.16.033, Met Residences Corp. C/o Patrick Iaboni (previously Berkley Commercial (Jane) Inc., located on the east side of Jane Street, south of the future Portage Parkway, municipally known as 7895 Jane Street, within the Vaughan Metropolitan Centre (VMC), being Part of Lots 6 and 7, Concession 4) (Item 14, Committee of the Whole, Report No. 34) |
| By-Law Number 157-2016 | A By-law to amend By-law 188-2015, as effected by the Ontario Municipal Board. (Z.12.010, DA.13.090, 2058258 Ontario Limited, located south side of Regional Road 7, east of Islington Avenue, Lots 4 and 5 - Registered Plan 4319, Lots 29 – Registered Plan 9831, Concession 7) (Council, December 11, 2012, Item 1, Committee of the Whole (Public Hearing), Report No. 50) |

COUNCIL MEETING MINUTES – OCTOBER 19, 2016

- By-Law Number 158-2016 A By-law to amend City of Vaughan By-law 1-88. (Z.10.034, 19T-10V005 (Phase 2), Pinestaff Developments Inc., located on the east side of Huntington Road and north of East's Corners Boulevard, being in Part of Lot 24, Concession 9) (Council, June 25, 2013, Item 22, Committee of the Whole, Report No. 32)
- By-Law Number 159-2016 A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 120-2012, as amended. (Z.10.031, 19T-10V004 (Phase 4), Nashville Developments North Inc./Nashville Ten Acres Developments Inc., located east of Huntington Road and north of Major Mackenzie Drive, in Part of Lots 24 and 25, Concession 9) (Council, November 17, 2015, Item 10, Committee of the Whole, Report No. 40)
- By-Law Number 160-2016 A By-law to amend City of Vaughan By-law 1-88. (Z.16.007, Steele Valley Developments Ltd., located on the north side of Regional 7, west of Bowes Road, being Parts 9 to 11 on Reference Plan 65R-6362, and municipally known as 2030 Regional Road 7) (Item 11, Committee of the Whole, Report No. 34)
- By-Law Number 161-2016 A By-law to exempt parts of Plan 65M-4477 from the provisions of Part Lot Control. (PLC.16.007, Andrin Maple Station Limited, located south of McNaughton Road East, west of Troon Avenue and north of Eagle Rock Way, being Blocks 11-18 inclusive on Registered Plan 65M-4477, in Part of Lot 21, Concession 3) (Delegation By-law 195-2015)

CARRIED

157. **CONFIRMING BY-LAW**

MOVED by Councillor Iafrate
seconded by Regional Councillor Ferri

THAT By-law Number 162-2016, being a by-law to confirm the proceedings of Council at its meeting on October 19, 2016, be enacted.

CARRIED

158. **ADJOURNMENT**

MOVED by Councillor Carella
seconded by Councillor DeFrancesca

THAT the meeting adjourn at 2:51 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Barbara A McEwan, Deputy City Clerk