



**2                    ELECTION SIGN BY-LAW REVIEW AND COMPLIANCE STRATEGY**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of March 18, 2014, and that legal staff report back on the issues raised by the Committee;
- 2) That Confidential Communication C2, be received; and
- 3) That the deputation of Mr. Kevin Hanit, Queensbridge Drive, Concord, and Communication C20, be received.

**Recommendation**

The Commissioner of Legal & Administrative Services/ City Solicitor and the Director of By-law & Compliance recommend:

1. That Council hear from interested parties with respect to amendments to the Sign By-law, in particular:
  - 1) That the maximum election sign size be 1.49 square meters;
  - 2) That the amount of time prior to the election in which election signs can be erected be 6 weeks;
  - 3) That the time of removal of the election signs following the election be 72 hours;
  - 4) That one election sign, per candidate, be permitted on each private property.

**3                    ASSUMPTION – EURO ESTATES SUBDIVISION  
PLAN OF SUBDIVISION 65M-4158 (19T-03V24)  
WARD 3 VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated February 25, 2014:

**Recommendation**

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4158, and that the Municipal Services Letter of Credit be released.

**4                    ASSUMPTION – VELLORE VILLAGE ESTATES PHASE VII  
PLAN OF SUBDIVISION 65M-3921 & 65M-3922 (19T-89024)  
WARD 3 VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated February 25, 2014:

**REPORT NO. 10 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, MARCH 18, 2014**

---

**Recommendation**

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

1. THAT Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plans 65M-3921 and 65M-3922; and
2. THAT the Municipal Services Letter of Credit be reduced to \$200,000 to guarantee the completion of outstanding landscape and engineering works in the subdivision to the satisfaction of the Development Planning and Development & Transportation Engineering Departments. Upon the completion of the landscape and engineering works, the Municipal Services Letter of Credit will be released.

**5 VAUGHAN MILLS CENTRE SECONDARY PLAN (THE “VMCS PLAN”)  
CITY OF VAUGHAN RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS  
FILE #: 26.1  
WARD 3 & 4**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 25, 2014, be approved subject to the following:
  1. That the Vaughan Mills Centre Secondary Plan be further modified by deleting the sixth bullet point “The necessary transportation facilities;” in Policy 10.3 of Part C, Section 1.0 Plan Implementation and substituting the following: “The necessary transportation facilities, including road network improvements and infrastructure, transportation demand management measures and the implementation of timely transit improvements or the approved funding to provide such improvements by the responsible transit authority, to the satisfaction of the City, as identified in Table 2: “Transportation Network Improvements” or as provided for in any update to any Provincial, York Region or City policy or master plan”.
- 2) That the following deputations and Communications be received:
  1. Mr. Gerard Borean, Parente Borean, Hwy 7, Vaughan, and Communication C5, dated February 24, 2014;
  2. Mr. Mark Flowers, Davies Howe Partners, Spadina Avenue, Toronto, and Communication C12, dated February 25, 2014; and
  3. Ms. Rose Savage, Radley Street, Woodbridge; and
- 3) That the following Communications be received:
  - C3 Mr. Steven A. Zakem, Aird & Berlis, Barristers and Solicitors, Bay Street, Toronto, dated February 24, 2014;
  - C6 Ms. Nima Kia, Lakeshore Group, Wellington Street West, Toronto, dated February 24, 2014;
  - C7. Ms. Rosemarie L. Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated February 24, 2014;
  - C8 Mr. Rod Fortune, Murlee Holdings Limited, Gordon MacKay Road, Toronto, dated February 24, 2014;

**REPORT NO. 10 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, MARCH 18, 2014**

---

- C9 Mr. Alan Young, Weston Consulting, Millway Avenue, Vaughan, dated February 24, 2014;**
- C10 Mr. Barry A. Horosko, Brattys, Barristers and Solicitors, Keele Street, Vaughan, dated February 24, 2014;**
- C11 Ms. Mary Flynn-Guglietti, McMillan, Bay Street, Toronto, dated February 25, 2014;**
- C13 A. Milliken Heisey, Papazian Heisey Myers, Barristers & Solicitors, 121 King Street West, Toronto, dated February 25, 2014; and**
- C14 Mr. Mariusz B. Jastrzebski, Goldberg Group, Avenue Road, Toronto, dated February 25, 2014.**

**Recommendation**

The Commissioner of Planning recommends that:

1. The “Track Changes” version of the draft Vaughan Mills Centre Secondary Plan (February 2014), forming Attachment 3 to this report, reflecting the modifications set out in the section of the report entitled “Issues Resulting in Substantive Changes to the Plan and in Attachment 2 “Response Table for Agency and Public Comments”, BE APPROVED and be forwarded to Council for adoption, subject to any further direction resulting from this meeting and final staff review;
2. The “Transportation Assessment - Vaughan Mills Centre Secondary Plan Area” (February 2014), MMM Group Ltd. forming Attachment 8, BE RECEIVED;
3. The adopted Secondary Plan be forwarded to York Region for approval as an insertion into Volume 2 of the Vaughan Official Plan 2010, being the incorporation of a new Section 11.11 “Vaughan Mills Centre” as one of the “Secondary Plan Areas” identified on Schedule 14-A to Volume 1 of VOP 2010;
4. The adopted Vaughan Mills Centre Secondary Plan form the basis for the City’s position at the Ontario Municipal Board in respect of the appeals within the Secondary Plan Area, in regard to, among other things, such matters as land use, development density and phasing, building height, transportation, urban design, parkland amount and distribution, open space areas/stormwater management and servicing;
5. York Region be requested to initiate a review of its Transportation Master Plan in 2014 to assess, among other things, the priority and timing of various transit and road network improvements and new initiatives required to address local development. Such review, in consultation with Local Municipalities, should provide advice to Metrolinx about project prioritization and timing under the “Big Move” Plan. In regard to the Jane Street and Weston Road corridors, the following matters should be investigated as priority matters:
  - a) Advancing the implementation of rapid transit on Jane Street;
  - b) The implementation of Quick Start/Rapid Transit Service on Jane Street;
  - c) The upgrading of transit service on Weston Road;
  - d) The potential role of a transit hub serving the Secondary Plan area in support of existing and proposed development.

*Regional Councillor Di Biase declared an interest with respect to the foregoing matter insofar as it relates to the lands in the study area west of Hwy 400 on the basis that his Chief Financial Officer in the upcoming municipal election is a landowner in this area, and did not take part in the discussion or vote on the matter.*

*Councillor Yeung Racco declared an interest with respect to the foregoing matter, as it relates to the Northeast corner of Jane Street and Riverock Gate, Tesmar Holdings Inc., as her daughter is working for a related company, and did not take part in the discussion or vote on the matter.*

**6**                    **PROCUREMENT OF A LANDSCAPE ARCHITECT CONSULTANT FOR THE  
VAUGHAN HEALTHCARE CENTRE PRECINCT PLAN  
WARD 1**

This item was forwarded to the Special Council meeting of February 28, 2014, for adoption. Refer to Minute No. 46.

**7**                    **ZONING BY-LAW AMENDMENT FILE Z.13.023  
SITE DEVELOPMENT FILE DA.13.051  
ULTRAMAR LTD., ET AL  
WARD 1 - VICINITY OF RUTHERFORD ROAD AND KEELE STREET**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of March 18, 2014, for a report addressing comments from Members of Council regarding the height of the wood sound barrier fence and the proposed landscaping;
- 2) That the deputation of Mr. Mark Yarranton, KLM Planning, be received; and
- 3) That the elevation drawings submitted by the applicant be received.

**Recommendation**

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

1. THAT Zoning By-law Amendment File Z.13.023 (Ultramar Ltd., Et Al) BE APPROVED, to amend Zoning By-law 1-88, specifically the C3 Local Commercial Zone, subject to Exception 9(868), to permit the site-specific zoning exceptions identified in Table 1 of this report to facilitate the development of the subject lands shown on Attachments #1 and #2, with the as-of-right permitted uses of an automobile gas bar with accessory convenience retail and a convenience eating establishment with a drive-through.
2. THAT Site Development File DA.13.051 (Ultramar Ltd., Et Al) BE APPROVED, to permit the development of a 234 m<sup>2</sup> automobile gas bar with accessory convenience retail and a convenience eating establishment with a drive-through, as shown on Attachments #3 to #6, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i. the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;
    - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, stormwater management report and noise feasibility study; and,
    - iii. the owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department.

8

**SITE DEVELOPMENT FILE DA.13.093  
MELRUTH DEVELOPMENT CORPORATION  
WARD 1 - VICINITY OF RUTHERFORD ROAD AND MELVILLE AVENUE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated February 25, 2014, be approved; and
- 2) That the elevation drawings submitted by the applicant be received.

**Recommendation**

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

1. THAT Site Development File DA.13.093 (Melruth Development Corporation) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with 5 commercial buildings, comprised of a two-storey office building (Building "A"), a one-storey multi-unit retail building (Building "B"), two one-storey eating establishments (Buildings "C" and "D") and, a two-storey retail/office building (Building "E") as shown on Attachments #3 to #9 inclusive, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i. the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan, and signage plan;
    - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan and stormwater management report;
    - iii. the Vaughan Public Works Department shall approve the final waste management plan and waste collection design standards submission;
    - iv. the owner shall successfully obtain approval of the following applications from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding:
      - a Minor Variance Application for the required site-specific zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, to implement the proposed site plan;
      - a Consent Application to create an reciprocal easement to facilitate a shared driveway connection to the existing gas station lands to the west and that the easement be registered on title to the satisfaction of the City of Vaughan;
    - v. the owner shall satisfy all requirements of the CN Railway; and,
    - vi. the owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department.
  - b) that the Site Plan Letter of Undertaking contain the following provision:
    - i. the owner shall pay to the City of Vaughan by way of certified cheque, cash-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The owner shall submit an appraisal of the subject lands prepared by an accredited appraisal for approval by the Vaughan

**REPORT NO. 10 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, MARCH 18, 2014**

---

Legal Services Department, Real Estate Division, which shall form the basis of the cash-in-lieu payment.

2. THAT the proposed billboard sign located at the south east portion of the subject lands, as shown on Attachment #3, be deleted from Site Development File DA.13.093.

9

**SITE DEVELOPMENT FILE DA.11.117  
2159645 ONTARIO INC. C/O LIBERTY DEVELOPMENT CORPORATION  
WARD 3 - VICINITY OF REGIONAL ROAD 7 AND WESTON ROAD**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated February 25, 2014, be approved;**
- 2) **That Communication C4, from the Commissioner of Planning, dated February 24, 2014, be received; and**
- 3) **That the elevation drawings submitted by the applicant be received.**

**Recommendation**

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

1. THAT Site Development File DA.11.117 (2159645 Ontario Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a mixed-use proposal, as shown on Attachments #4 to #9, comprised of a 10-storey office building, a 30 and 33-storey residential apartment buildings (maximum total of 800 units), connected by a 2 to 7-storey podium building consisting of commercial uses and residential units, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Agreement:
    - i. the Vaughan Development Planning Department and York Region, VivaNext shall approve the final site and landscape plans and details;
    - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plans, photometric lighting plan, storm water management report, geotechnical and hydrogeological reports, mechanical plan, transportation demand management plan, utility coordination plan, a pedestrian and bicycle circulation plan, floor plans demonstrating sufficient bicycle parking, and an updated parking and traffic impact study;
    - iii. the Vaughan Public Works Department shall approve the final waste management plan which addresses requirements of the City's Waste Collection Design Standards;
    - iv. the owner shall satisfy all hydro requirements of PowerStream Inc.;
    - v. the owner shall satisfy all requirements of Canada Post;
    - vi. the owner shall satisfy all requirements of Bell Canada;

**REPORT NO. 10 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, MARCH 18, 2014**

---

- vii. the owner shall update NAV Canada and Bombardier Aerospace of the updated development proposal;
  - viii. the owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and.
  - ix. the owner shall satisfy all requirements of the Ministry of Transportation.
- b) that the Site Plan Agreement include the following provisions:
- i. "For residential high-density development, the owner shall dedicate parkland and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a fixed rate per unit prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's cash-in-lieu policy. If required, 2% shall be paid for the commercial component in accordance with Section 42 of the Planning Act. The owner shall submit an appraisal of the subject lands, for the commercial component prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment."
  - ii. The owner and the City are currently in discussions regarding the proposal to achieve credit for parkland associated with this development. The proposal is being assessed based on criteria that includes, but is not limited to, ownership, design principles, construction costs, maintenance costs, liability, public access, programming, and issues identified in previous City reports on stratified arrangements. The results of the discussions will be presented in a report for Vaughan Council's consideration and final disposition.  
  
The owner shall agree to make all necessary arrangements with the City for any amendments to the approved site and landscape plans and Site Plan Agreement, if required, to implement the decision of Vaughan Council in this regard.
  - iii. The owner shall implement transportation demand management (TDM) measures, in accordance with the recommendations of the approved Traffic Impact and Parking Study, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
  - iv. The owner shall maintain full unrestricted public access, including pedestrian and vehicular traffic flow, at all times at the Weston Road right-in and right-out access and the full length of the driveway extending from Weston Road to the north-south driveway at the east limit of the subject lands, to the satisfaction of the City of Vaughan. The owner shall not erect any barriers in the future to impede access to this driveway.
  - v. The owner shall agree to implement the external transportation infrastructure improvements including the signalization of the Northview Boulevard and Weston Road intersection, and the modifications to the access and driveway from Regional Road 7, to the satisfaction of the Ministry of Transportation (MTO), the Region of York, and the City of Vaughan.
- c. Prior to issuance of any Building Permit:



**Recommendation**

The City Clerk, on behalf of the Pierre Berton Discovery Centre Fundraising Task Force, recommends:

1. That the resignation of Mr. Peter DeClercq, be received;
2. That the vacant position not be filled at this time;
3. That staff send a letter to thank Mr. Peter DeClercq for all his time and contributions; and
4. That the quorum for the Pierre Berton Discovery Centre Fundraising Task Force remain at five (5) members.

**12                    PARKING REVIEW AND ENFORCEMENT ON VILLARBOIT CRESCENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Racco, dated February 25, 2014:**

**Member's Resolution**

Submitted by Councillor Sandra Yeung Racco

***Whereas***, on December 16, 2013, the local Councillor and City staff met onsite with businesses on Villarboit Crescent to discuss parking limitations; and

***Whereas***, following the onsite meeting it was agreed that Traffic Engineering would conduct the necessary parking studies to determine whether Villarboit Crescent is a candidate for on-street permit parking; and

***Whereas***, the businesses on Villarboit Crescent with parking shortages are agreeable to purchasing on-street parking permits for their employees;

***Be it therefore resolved that*** Traffic Engineering staff conduct the necessary studies to determine if an on-street permit parking pilot project is feasible for Villarboit Crescent; and

***That*** staff report back with their findings at the Committee of the Whole meeting of April 29, 2014; and

***That*** By-law and Compliance staff suspend parking enforcement for "parking more than three hours" only on Villarboit Crescent until such time that the parking studies are complete and a determination on the on-street permit parking pilot project is made.

**13                    OFFICIAL PLAN AMENDMENT FILE OP.09.006  
                         ZONING BY-LAW AMENDMENT FILE Z.09.037  
                         SANDRA MAMMONE  
                         WARD 4 - VICINITY OF JANE STREET AND RUTHERFORD ROAD**

This item was forwarded to the Special Council meeting of February 28, 2014, for adoption. Refer to Minute No. 47.



**Member's Resolution**

Submitted by Regional Councillor Michael Di Biase

**Whereas**, The Retail Business Holidays Act prohibits certain businesses from opening on statutory holidays, and

**Whereas**, Regional Council has the authority to grant exemptions from the Act for businesses in order to promote tourism, and allows business or business area to be open on any of the nine statutory holidays as outlined in an exemption application, and

**Whereas**, there is a significant population of residents of Orthodox Jewish faith in Thornhill and from other areas within Ontario and Upper New York State who are patrons of retail businesses in Thornhill because of the unique availability kosher food and other required items, and

**Whereas**, Jewish residents in the community have requested that local businesses that address their particular needs be exempt from being closed on statutory holidays that often coincide with Passover.

**It is therefore recommended** that the Council of the City of Vaughan approve the submission of an municipal application from the City of Vaughan, to The Regional Municipality of York, for exemption from the *Retail Business Holidays Act*, for all retail businesses within the following boundaries: Steeles Avenue to the south, Yonge Street to the east, Highway 7 to the north and Dufferin Street to the west, to remain open on Good Friday and Easter Sunday.

17

**DEPUTATION – MS. ISABEL ARAYA  
WITH RESPECT TO THE VAUGHAN COMMUNITY HEALTH CENTRE**

The Committee of the Whole recommends:

- 1) That the deputation of Ms. Isabel Araya, Vaughan Community Health Centre, be received.

18

**NEW BUSINESS – REQUEST  
FOR REVIEW OF VAUGHAN OFFICIAL PLAN 2010 POLICIES**

The Committee of the Whole recommends that the following resolution be approved:

**Whereas** the Vaughan Official Plan 2010 Low Rise Residential Designation permits singles, semi-detached houses, and townhouses with certain exceptions for site specific and area specific situations and subject to Urban Design, compatibility and built form policies in the Official Plan;

**Whereas** residents have raised concerns with townhouse proposals in existing stable neighbourhoods and have expressed a desire to protect stable residential neighbourhoods outside of identified Intensification Corridors from incompatible forms of development;

**Whereas** opportunities may exist to amend the Vaughan Official Plan 2010 policies to clarify where townhouse and semi-detached developments would be appropriate in the Low Rise Residential Designation to address the urban design, compatibility and built form policies in the Vaughan Official Plan;

**Therefore** be it resolved that staff be directed to review the Low Rise Residential Designation permissions and associated urban design, land use compatibility policies and report back to Committee with policy options to protect stable residential neighbourhoods including but not limited to opportunities for amendments to VOP 2010.



- 14      **OFFICIAL PLAN AMENDMENT FILE OP.07.001  
ZONING BY-LAW AMENDMENT FILE Z.09.038  
CASERTANO DEVELOPMENT CORPORATION  
WARD 4 - VICINITY OF JANE STREET AND RUTHERFORD ROAD**

The Committee of the reconvened into open session at 5:00 p.m. with all Members present.

20                      **COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
FEBRUARY 25, 2014**

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

1.      **PROPERTY MATTER  
PROPOSED KIPLING AVENUE PUBLIC PARK  
WARD 1**

(acquisition or disposition of land)
  
2.      **PROPERTY MATTER  
SONOMA HEIGHTS COMMUNITY PARK BUFFER LANDS  
SOUTH WEST CORNER OF MAJOR MACKENZIE DRIVE AND ISLINGTON AVENUE  
WARD 2**

(acquisition or disposition of land)

---

The meeting adjourned at 5:57 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair