CITY OF VAUGHAN

REPORT NO. 12 OF THE

COMMITTEE OF THE WHOLE

For consideration by the Council of the City of Vaughan on March 24, 2015

The Committee of the Whole met at 1:06 p.m., on March 3, 2015.

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

The following items were dealt with:

1

AGE FRIENDLY COMMUNITY PLANNING GRANT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Executive Director, Office of the City Manager, dated March 3, 2015:

Recommendation

The Executive Director, Office of the City Manager, in consultation with the Director of Recreation and Culture, and Director of Financial Planning and Analytics, recommends:

- 1. That Council authorize the submission of an Age Friendly Community Planning Grant application to the Ontario Seniors' Secretariat, in support of the City's forthcoming Older Adult Strategy; and,
- 2. That the City Clerk be requested to forward this resolution to the Ontario Seniors' Secretariat by the March 31, 2015 deadline in support of the application.

2

ASSUMPTION – UPPER THORNHILL ESTATES PHASE 1 SUBDIVISION PLAN OF SUBDIVISION 65M-3916 (19T-03V16) WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, dated March 3, 2015:

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services recommend:

- 1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3916; and
- 2. That the Municipal Services Letter of Credit be reduced to \$20,000 to guarantee the rectification of the noted deficiencies in streetscaping, fencing and servicing works. The Municipal Services Letter of Credit will be released after City staff has re-inspected these works and are satisfied that there are no outstanding deficiencies.
- 3

ASSUMPTION – NORTH BATHURST PHASE 2A SUBDIVISION PLAN OF SUBDIVISION 65M-4201 (19T-95044) WARD 4, VICINITY OF BATHURST STREET AND RUTHERFORD ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, dated March 3, 2015:

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services recommend:

- 1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4201, and the Municipal Services Letter of Credit be released.
- 4

SITE DEVELOPMENT FILE DA.14.067 FRANLINE INVESTMENTS LIMITED WARD 4 - VICINITY OF JANE STREET AND LANGSTAFF ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated March 3, 2015, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.14.067 (Franline Investments Limited) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 5,846 m² rear building addition to an existing 4,792 m² industrial warehouse building with accessory office, as shown on Attachments #3 to #5, subject to the following conditions:

- a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Planning Department shall approve the final site plan, building elevation plan and landscape plan;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plan and stormwater management report; and,
 - iii) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exception to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee.

SITE DEVELOPMENT FILE DA.13.113 MAJOR MACKENZIE PROPERTY LIMITED WARD 1 - VICINITY OF JANE STREET AND MAJOR MACKENZIE DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated March 3, 2015, be approved, subject to the following in accordance with Communication C2, from the Commissioner of Planning, dated March 2, 2015:
 - 1. That Attachment #3 of the Report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning dated March 3, 2015, with respect to Site Development File DA.13.113 (Major Mackenzie Property Limited) be deleted, and replaced with the revised site plan shown as Revised Attachment #3 attached hereto to this Communication;
- 2) That Communication C4 from Mr. Rui Mirto, Kale Crescent, Maple, dated March 3, 2015, be received; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

- 1 THAT Site Development File DA.13.113 (Major Mackenzie Property Limited) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with a new one-storey, 626 m² bank (TD Bank), a one-storey, 204 m² addition to Building "F" (Shopper's Drug Mart), and a one-storey, 27 m² addition to Building "C" (multi-unit commercial), as shown on Attachments #3 to #7, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevation plans and landscape plan;

- ii. the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plan and stormwater management report;
- iii. the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee; and,
- iv. the Owner shall satisfy all requirements of the York Region Transportation and Community Planning Department.

PROPOSED DEMOLITION OF PART IV DESIGNATED BUILDING GEORGE MUNSHAW HOUSE WARD 4 - VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of March 24, 2015; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Urban Design and Cultural Heritage recommend:

- 1. THAT the proposed demolition of the George Munshaw House, Designated Part IV under the Ontario Heritage Act through By-law 403-87, BE REFUSED.
- 2. THAT staff be directed to continue to work with the applicant to incorporate the George Munshaw House into the approved Plan of Subdivision 19T-03V13.
- 7

6

SIGN VARIANCE APPLICATION FILE NO: SV.14-010 OWNER: CORRENTE FERRUCIO LOCATION: 167 CHRISLEA ROAD LOT 25, PLAN 65M-2589 WARD 3

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated March 3, 2015:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.14-010, Corrente Ferruccio, be APPROVED, and that notwithstanding the number of tenants in the building, no more than two tenants' signs shall be permitted on the façade facing Highway 400.

9

SIGN VARIANCE APPLICATION FILE NO: SV.15-001 OWNER: DMI PROPERTY MANAGEMENT INC. LOCATION: 311 CITYVIEW BLVD., UNIT 1 & 2 BLOCK 268, PLAN 65M-3898 WARD 3

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated March 3, 2015:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.15-001, DMI Property Management Inc., be APPROVED.

PROCLAMATION AND FLAG RAISING REQUEST WORLD AUTISM AWARENESS DAY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated March 3, 2015:

Recommendation

The City Clerk recommends:

- 1. That April 2, 2015 be proclaimed as "World Autism Awareness Day";
- 2. That the City of Vaughan participate in Autism Ontario's "Raise the Flag" campaign; and
- 3. That the proclamation be posted on the City's website and published on the City Page Online.
- 10

PROCLAMATION REQUEST EPILEPSY AWARENESS MONTH

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated March 3, 2015:

Recommendation

The City Clerk recommends:

- 1. That March 2015 be proclaimed as "Epilepsy Awareness Month"; and March 26th as "Purple Day", and
- 2. That the proclamation be posted on the City's website and published on the City Page Online.

SITE DEVELOPMENT FILE DA.13.040 SIL-DOM HOLDINGS LTD. WARD 1 - VICINITY OF JANE STREET AND BRANDON GATE DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated March 3, 2015; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.13.040 (SIL-DOM Holdings Ltd.) BE APPROVED, to permit the installation of a 6.25 m high extension to the existing 18.75 m high monopole telecommunication tower, by WIND Mobile for a total height of 25 m (Attachments #3 to #6) located on the subject lands shown on Attachments #1 and #2, to facilitate co-location with Bell Mobility Inc. and a future additional carrier.

12 ZONING BY-LAW AMENDMENT FILE Z.05.003 DRAFT PLAN OF SUBDIVISION FILE 19T-05V01 694917 ONTARIO LIMITED WARD 2 - VICINITY OF LANGSTAFF ROAD AND REGIONAL ROAD 50

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated March 3, 2015:

Recommendation

- 1. THAT Zoning By-law Amendment File Z.05.003 (694917 Ontario Limited) BE APPROVED, specifically to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone to EM2(H) General Employment Area Zone with the Holding Symbol "(H)" and C7(H) Service Commercial Zone with the Holding Symbol "(H)" in the manner shown on Attachment #4.
- 2. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned EM2(H) General Employment Area Zone and C7(H) Service Commercial Zone until public road access and site servicing are demonstrated to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.
- 3. THAT Draft Plan of Subdivision File 19T-05V03 (694917 Ontario Limited) as shown on Attachment #4, BE APPROVED, as red-lined revised, to facilitate a proposed employment Draft Plan of Subdivision consisting of 4 blocks for General Employment use, one Service Commercial block, and a new block red-lined as Block 11 for a future public road right-of-way, subject to the Conditions of Draft Approval set out in Attachment #1 to this report.

STREET NAME APPROVAL APPROVED PLAN OF SUBDIVISION FILE 19T-13V007 VAUGHAN HEALTHCARE CENTRE PRECINCT, CITY OF VAUGHAN WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND JANE STREET

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated March 3, 2015:

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning in consultation with the Director of Capital Delivery and Asset Management recommend:

1. THAT the following street names for the proposed streets in approved Plan of Subdivision File 19T-13V007 (City of Vaughan) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	PROPOSED NAME
Street "I"	Amusement Drive

14

ZONING BY-LAW AMENDMENT FILE Z.14.022 DRAFT PLAN OF SUBDIVISION FILE 19T-14V005 DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V006 SITE DEVELOPMENT FILE DA.14.044 ANDRIN BATHURST HOMES LIMITED WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD

Coaster Wav

The Committee of the Whole recommends:

Street "J"

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated March 3, 2015, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

- THAT Zoning By-law Amendment File Z.14.022 (Andrin Bathurst Homes Limited) BE APPROVED, specifically to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #3 and #4 from RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RA3(H) Apartment Residential Zone Three with the Holding Symbol "(H)" and OS2 Open Space Park Zone, subject to Exception 9(1261), to RT1 Residential Townhouse Zone in the manner shown on Attachment #8, together with the site-specific zoning exceptions identified in Table 1 of this report.
- 2. THAT Draft Plan of Subdivision File 19T-14V005 (Andrin Bathurst Homes Limited) BE APPROVED, to facilitate the creation of five blocks (development block and reserves and road widenings) under a single registered M-Plan, in the manner shown on Attachment #5, subject to the Conditions of Draft Approval in Attachment #1.

3. THAT the subdivision agreement for Draft Plan of Subdivision File 19T-14V005 (Andrin Bathurst Homes Limited) shall contain the following clause:

"The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment."

- THAT Draft Plan of Condominium (Common Element) File 19CDM-14V006 (Andrin Bathurst Homes Limited) BE APPROVED, to permit 5 private condominium common element roads, 26 visitor parking spaces, a 436 m² parkette, and walkways, in the manner shown on Attachment #6, subject to the Conditions of Draft Approval in Attachment #2.
- 5. THAT Site Development File DA.14.044 (Andrin Bathurst Homes Limited) BE APPROVED, to facilitate the development of 117 townhouse dwelling units (freehold) served by 5 private condominium common element roads, 26 visitor parking spaces, a 436 m² parkette, and walkways, as shown on Attachments #8 to #15 inclusive, subject to the following conditions:
 - a) Prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Draft Plan of Subdivision (File 19T-14V005) shall be registered;
 - ii) the Vaughan Planning Department shall approve the final site plan, building elevation drawings and landscape plan;
 - iii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plan, stormwater management report and functional servicing report;
 - iv) the Owner shall satisfy all requirements of the York Region Transportation and Community Planning Department including entering into a Site Plan Agreement with York Region; and,
 - v) the Owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-end Agreement.
- 6. THAT Draft Plan of Subdivision File 19T-14V005 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 117 residential units (358 persons equivalent).

15 ANIMAL CONTROL SERVICES CONTRACT – BRADFORD WEST GWILLIMBURY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim Commissioner of Legal & Administrative Services/City Solicitor and the Director of By-law & Compliance, dated March 3, 2015:

Recommendation

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

- 1. That the existing Animal Control Services Agreement with the Town of Bradford West Gwillimbury be extended for a further one (1) year period, beginning April 1, 2015 with one (1) additional one (1) year renewal provision on the same terms and conditions as set out in the current Services Agreement dated April 1, 2014;
- 2. That the Mayor and City Clerk be authorized to sign the necessary agreements for continuance of the Animal Control Services Agreement with the Town of Bradford West Gwillimbury.

APPOINTMENT OF BUILDING OFFICIALS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Building Standards, dated March 3, 2015:

Recommendation

16

The Commissioner of Planning and the Director of Building Standards recommend:

1. THAT the attached By-law appointing a Chief Building Official, Deputy Building Officials and Inspectors for the enforcement of the Building Code be approved and forwarded to the next Council meeting for enactment.

17 REQUEST FOR ADDITIONAL FUNDING FOR AN INCREASE TO THE CONTRACT - T14-008 TALL GRASS TRAIL STORM SEWER OUTLET REPAIR - WARD 2

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Environmental Services, dated March 3, 2015:

Recommendation

The Commissioner of Public Works and the Director of Environmental Services, in consultation with the Commissioner of Finance and City Treasurer and the Director of Purchasing, recommend:

1. That the contract amount for T14-008 be increased by \$20,270.27, to a total value of \$121,980.27, plus applicable taxes, to address the increases in contract construction costs, and be funded from funds available in Capital Project PW-2021-08.

18 OAK RIDGES MORAINE CONSERVATION PLAN REVIEW

The Committee of the Whole recommends:

1) That the recommendation contained in the following resolution submitted by Regional Councillor Di Biase, dated March 3, 2015, be approved; and

- 2) That the following be approved in accordance with Communication C1, from the Commissioner of Planning, dated February 27, 2015:
 - 1. That representatives from York Region be requested to provide an update on the status of the York Region Municipal Comprehensive (Official Plan) Review to the Committee of the Whole (Working Session) meeting on May 12, 2015; and
 - 2. That staff report on the timing and parameters of the Provincial Plan review upon its announcement including the formalization of the City's comments on the affected Plans.

Member's Resolution

Submitted by Regional Councillor Michael Di Biase.

Whereas, The Oak Ridges Moraine Conservation Plan ("The Plan") is legislatively scheduled for a review in 2015; and

Whereas, the following is an excerpt of the Oak Ridges Moraine Conservation Act ("the Act") regarding the review process for The Plan ("The Review") :

Establishment of Plan

3. (1) The Minister may, by regulation, establish the Oak Ridges Moraine Conservation Plan for all or part of the Oak Ridges Moraine Area. 2001, c. 31, s. 3 (1).

Review

(3) The Minister shall ensure that a review of the Plan is carried out at the same time the review of the Greenbelt Plan is carried out under the Greenbelt Act, 2005 to determine whether the Plan should be revised. 2005, c. 1, s. 26 (1).

Natural core areas and natural linkage areas

(4) A review under subsection (3) shall not consider removing land from the natural core areas or the natural linkage areas. 2001, c. 31, s. 3 (4).

Consultation and public participation

(5) During a review under subsection (3), the Minister shall,

consult with any affected ministries and public bodies;

consult with the council of each municipality or with each municipal planning authority that has jurisdiction in the Oak Ridges Moraine Area; and

ensure that the public is given an opportunity to participate in the review. 2001, c. 31, s.3 (5).

Whereas, the section above states lands that are not "natural core areas" or "natural linkage areas" are available to be considered for changes to suit the needs of the affected municipalities; and

Whereas; the Province's Amendment No 2 (2013) to the Growth Plan for the Greater Golden Horseshoe indicates a need to provide for more lands for growth within York Region than was originally planned; and

Whereas, The Provincial Policy Statement as well as the Growth Plan, has mandated that lands be developed in the closest proximity to current infrastructure and transit as possible in order to reduce the footprint on the environment; and

Whereas, the recent GTA West Corridor has frozen a significant amount of not only urban lands, but potential white belt lands needed to accommodate growth projections; and

Whereas it is the intention of Vaughan Council to be proactive in that Review process as opposed to reactive.

Therefore, Council resolves the following:

Council directs staff to prepare a report for Council consideration in accordance with the Review sections of the Act. Such report to include considerations of the recitals above. The report to be presented to Committee of the Whole by June 2, 2015

19 <u>2015 EARTH DAY TREE PLANTING</u>

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager and the Manager of Environmental Sustainability, dated March 3, 2015:

Recommendation

The Interim City Manager and the Manager of Environmental Sustainability in consultation with the Director of Transportation Services and Parks & Forestry Operations recommend:

- 1. That the City of Vaughan partner with local area Scotiabank branches in a tree planting event on April 22, 2015 to celebrate Earth Day;
- 2. That staff in Corporate Communications be directed to support this event;
- 3. That staff report back on the Earth Day Tree Planting through the *Green Directions Vaughan* annual update.

20 <u>2015 VAUGHAN 20-MINUTE MAKEOVER CAMPAIGN</u>

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager and the Manager of Environmental Sustainability, dated March 3, 2015:

Recommendation

The Interim City Manager and the Manager of Environmental Sustainability recommend:

- 1. That the 20-Minute Makeover event be held to celebrate Vaughan's participation in Pitch in Canada Week and commitment to environmental stewardship in honour of Earth Day (April 22, 2015).
- 2. That one media launch event is held at a specified school with the Mayor and Regional Councillors in attendance. The following school has been identified as the media launch host:
 - Ward 3: Fossil Hill Public School
- 3. That a smaller-scale launch event be held at a school in each City Ward with the appropriate Ward Councillor in attendance. The following schools have been identified as smaller scale launch hosts:

REPORT NO. 12 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MARCH 24, 2015

- Ward 1: Mackenzie Glen Public School
- Ward 2: St. Clements Catholic Elementary School
- Ward 4: Nellie McClung Public School
- Ward 5: Rosedale Heights Public School
- 4. That Corporate Communications provide support in promoting the launch events.

21

22

OPEN STREETS INITIATIVE ANALYSIS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager and Manager of Environmental Sustainability, dated March 3, 2015:

Recommendation

The Interim City Manager and Manager of Environmental Sustainability in consultation with the Director of Recreation and Culture, City Clerk and Commissioner of Planning recommend:

- 1. That the City of Vaughan recruit a citizen led Vaughan Open Streets Working Group to assist with developing a project plan to host an Open Streets Vaughan event in the summer of 2016; and
- 2. That staff identify the resources required to support the Vaughan Open Streets initiative and report back to Council as may be appropriate.
- OFFICIAL PLAN AMENDMENT FILE OP.12.006 ZONING BY-LAW AMENDMENT FILE Z.12.015 SITE DEVELOPMENT FILE DA.12.037 2165496 ONTARIO INC. WARD 2 - VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated March 3, 2015, be approved subject to the following in accordance with Communication C6, from the Commissioner of Planning, dated March 3, 2015:
 - 1. THAT Attachment #3 of the Report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning dated March 3, 2015, with respect to Official Plan Amendment File OP.12.006, Zoning By-law Amendment File Z.12.015 and Site Development File DA.12.037 (2165496 Ontario Inc.) be deleted, and replaced with the revised site plan shown as Revised Attachment #3 attached hereto to this Communication;
 - 2. THAT the Proposed Zoning Exception e) respecting the Maximum Building Height in Table 1 of the staff report be amended to delete reference to 11.7 m and correctly indicate a maximum building height of 11.3 m for Block 1 and 11.1 m for Blocks 2 and 3; and
 - 3. THAT the Recommended Zoning Exception b) respecting the Minimum Interior Side Yard between Blocks 2 and 3 in Table 2 of the staff report not apply; and that the required 1.5 m (proposed 1.55 m or 3.1 m total) shall apply;

- 2) That the deputation of Ms. Joanne Federici, Hartman Avenue, Woodbridge, and Communication C3, dated March 3, 2015, be received; and
- 3) That Communication C5, from Ms. Tita Anania, Hartman Avenue, Woodbridge, dated March 3, 2015, be received.

Recommendation

- THAT Official Plan Amendment File OP.12.006 (2165496 Ontario Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2 (Woodbridge Centre Secondary Plan) on the subject lands shown on Attachments #1 and #2, specifically to increase the maximum permitted Floor Space Index (FSI) from 0.5 FSI to 0.86 FSI within the "Low-Rise Residential (2)" designation.
- 2. THAT Zoning By-law Amendment File Z.12.015 (2165496 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #1 and #2, specifically to rezone the subject lands from R2 Residential Zone (single detached dwellings) to RM2 Multiple Residential Zone (block townhouse dwellings) and that the implementing zoning by-law shall:
 - a) permit the site-specific zoning exceptions identified in Table 1 of this report; and,
 - b) include the recommended site-specific zoning standards identified in Table 2 of this report.
- 3. THAT Site Development File DA.12.037 (2165496 Ontario Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with 12 block townhouse dwelling units (freehold) within 3 townhouse blocks on a private common element condominium road with 3 visitor parking spaces and a walkway, as shown on Attachments #3 to #6 subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the site plan shall be amended to:
 - 1. relocate the proposed community mailbox from the south side of the main driveway to the east side of the proposed visitors parking area as shown on Attachment #3; and,
 - 2. relocate the proposed walkway located on the north side of Block 1, slightly further north to abut the driveway curb;
 - ii) the south building elevations of Blocks 1 and 3 (Units 5 and 12 respectively) shall be amended to include fritted glass on all windows;
 - iii) the landscape and site plans shall include a 2.4 m high privacy fence constructed with western red-cedar in accordance with City standards;
 - iv) the landscape plan be amended to include minimum 2.5 m high spruce and deciduous trees along the south lot line, to the satisfaction of the Vaughan Planning Department, Urban Design and Cultural Heritage Section;

- v) the Owner shall submit a materials board to the satisfaction of the Vaughan Planning Department, Urban Design and Cultural Heritage Section;
- vi) the Owner shall provide a final detailed tree preservation plan that considers the grading and proposed servicing of the subject lands to the satisfaction of the Vaughan Planning Department, Urban Design and Cultural Heritage Section;
- vii) the final site plan, building elevations, landscape plan and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
- viii) the final site grading and servicing plans, stormwater management report, functional servicing report, and Environmental Noise Assessment shall be approved by the Vaughan Development Engineering and Infrastructure Planning Services Department;
- ix) the Owner shall satisfy all requirements of the York Region Transportation and Community Planning Department;
- b) that the implementing Site Plan Agreement include the following provisions:
 - that the Owner and future Condominium Corporation shall agree to grant an access easement over the proposed condominium road in favour of the landowners to the north and south when these lands develop, and that the requirement to grant the easement be included in the Condominium Agreement, Condominium Declaration and all Offers of Purchase and Sale or Lease to ensure that the Condominium Corporation and all future Owners are aware of this requirement;
 - ii) that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the subject lands prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's "Cash-In-Lieu of Parkland Policy". The Owner shall submit an appraisal of the subject lands, in accordance with Section 42, of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
 - iii) that a temporary plywood fence shall be erected along the perimeter of the subject lands to mitigate noise, dust and visual impact from the surrounding residential properties for the duration of construction;
 - iv) should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department's Urban Design and Cultural Heritage Section shall be notified immediately;
 - In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the Vaughan Development Planning Department's Urban Design and Cultural Heritage Section, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services;

- vi) that a clause be included in the Purchase and Sale Agreement for Units #5 and #12 and in the Condominium Agreement and Declaration advising all future purchasers of these units that all south facing windows shall remain as fritted glass and that the privacy screens on the rear balconies shall remain in place and in good repair; and
- vii) that any necessary warning clauses or clauses related to noise be included related to the findings of the noise study.
- 4. THAT Vaughan Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System.

"IT IS HEREBY RESOLVED THAT Site Development File DA.13.016 be allocated sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System for a total of 12 residential townhouse units (41 persons equivalent) subject to the execution of the Site Plan Agreement to the satisfaction of the City."

SPEED LIMIT REDUCTION LA ROCCA AVENUE FROM VIA CAMPANILE TO WESTON ROAD, AND DAVOS ROAD FROM PINE VALLEY DRIVE TO WESTON ROAD – BLOCK 39 <u>WARD 3</u>

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Transportation Services, Parks and Forestry, dated March 3, 2015:

Recommendation

23

The Commissioner of Public Works and the Director of Transportation Services, Parks and Forestry Operations recommend:

- 1. That By-law 284 94 Schedule "E" Part 1, the Speed Limit By-law, be amended with the following speed limit reductions:
 - speed limit be reduced from 50 km/h to 40 km/h on La Rocca Avenue, from Via Campanile to Weston Road.
 - speed limit be reduced from 50 km/h to 40 km/h on Davos Road, from Pine Valley Drive to Weston Road.

24 CODE OF ETHICAL CONDUCT FOR MEMBERS OF COUNCIL

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Regional Councillor Rosati, dated March 3, 2015:

Member's Resolution

Submitted by Regional Councillor Gino Rosati

Whereas, The Code of Ethical Conduct for Members of Council has been in effect since November 2, 2009;

Whereas, A review should be done at this time;

Whereas, The Integrity Commissioner recommended such a review in her annual review in June 2014;

Whereas, There is a correlation between the Code and the Expense Policy for Members of Council

It is therefore recommended:

1. That the Task Force to Review the Expense Policy for Members of Council be amended to also include a review of the Code of Ethical Conduct for Members of Council.

25

OTHER MATTERS CONSIDERED BY THE COMMITTEE

25.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad Hoc Committee report be received:

1. Heritage Vaughan meeting of January 21, 2015 (Report No. 1)

The meeting adjourned at 1:59 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair