

***For consideration by the Council  
of the City of Vaughan  
on April 23, 2013***

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

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**4) That the following deputations be received:**

- 1. Ms. Rita Salini, Islington Avenue, Woodbridge;**
- 2. Ms. Beatrice Angela Vendramini, Timber Lane, Woodbridge; and**
- 3. Mr. Aldo Vendramini, Timber Lane, Woodbridge.**

Council, at its meeting of February 19, 2013, adopted the following recommendation (Item 2, CW Report No. 5):

Committee of the Whole recommendation of February 5, 2013:

- 1) That the following be approved in accordance with Communication C4, from the Commissioner of Planning, dated February 1, 2013:
  1. That this Communication, be received; and
  2. That Vaughan Council defer consideration of Zoning By-law Amendment File Z.11.027 and Site Development File DA.11.074 (Islington Palisades Ltd.) to the Committee of the Whole meeting of April 9, 2013.”; and
- 2) That the deputation of Ms. Angie Vendramini, Timber Lane, Woodbridge, be received.

Council, at its meeting of January 29, 2013, adopted the following recommendation (Item 7, CW Report No. 1):

Committee of the Whole recommendation of January 15, 2013:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Committee of the Whole meeting of February 5, 2013, to permit the applicant, City Staff, deputants, and other interested parties sufficient time to resolve outstanding issues;
- 2) That the following deputations be received:
  1. Ms. Tanya Schultz, Timber Lane, Woodbridge;
  2. Ms. Sophia Salini, Islington Avenue, Woodbridge; and
  3. Ms. Clara Astolfo, Vaughanwood Ratepayers Association, Francis Street, Woodbridge;
- 3) That Communication C5 from ‘Concerned Residents’, dated January 14, 2013, be received; and
- 4) That the coloured elevation drawings submitted by the applicant be received.

Recommendation of the Commissioner of Planning, dated January 15, 2013

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the Ontario Municipal Board be advised that the City of Vaughan Council ENDORSES Zoning By-law Amendment File Z.11.027 (Islington Palisades Ltd.), specifically to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from RR Rural Residential Zone, subject to Exception 9(44), to RA1 Apartment Residential Zone with

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

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the Holding Symbol "(H)" and with the site-specific zoning exceptions identified in Table 1 of this report and subject to the following condition:

- i) That the Ontario Municipal Board withhold its Order respecting Zoning By-law Amendment File Z.11.027 until Site Development File DA.11.074 is final approved to the satisfaction of the City of Vaughan.
2. THAT the Ontario Municipal Board be advised that the City of Vaughan Council ENDORSES Site Development File DA.11.074 (Islington Palisades Ltd.), to permit the development of the subject lands with a 3-4 storey Apartment Building with a total of 89 units as shown on Attachments #3 to #7, and with a common kitchen, dining room and activity room to be marketed to seniors as rental units, subject to the following conditions:
- a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department, and include the revisions identified in the Site Plan Review section of the staff report;
    - ii) the final site grading and servicing plan, parking analysis and storm water management report shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
    - iii) the Owner shall enter into an engineering Development Agreement and any other agreement as required with the City of Vaughan to provide for the necessary municipal services for the proposed development;
    - iv) all requirements of the Region of York Transportation and Community Planning Department shall be satisfied; and,
    - v) all requirements of the Toronto and Region Conservation Authority shall be satisfied.
3. THAT the Holding Symbol "(H)" shall not be removed from the subject lands until such time that the Vaughan Development/Transportation Engineering Department is satisfied with the Phase 1 and Phase 2 Environmental Site Assessments, and if required, the Owner has provided documented proof of the registration of the Record of Site Condition which has been acknowledged by the Ministry of Environment (MOE).
4. 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% 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 Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
5. THAT City Staff be directed to attend the Ontario Municipal Board Hearing in support of this recommendation.



**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Director of Legal Services, recommends that:

1. This report be received for information.

**3**

**PROCLAMATION AND FLAG RAISING REQUEST  
CANCER AWARENESS WEEK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 9, 2013:**

**Recommendation**

The City Clerk recommends:

- 1) That April 22 – 29, 2013 be proclaimed as “Cancer Awareness Week”;
- 2) That the “Vaughan in Motion” flag be raised at Vaughan City Hall in the month of April for a period no longer than one week in accordance with the Flag Raising/Half Masting Policy; and
- 3) That the proclamation be posted on the City’s website and published on the City Page Online.

**4**

**PROCLAMATION REQUEST  
DAFFODIL MONTH**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 9, 2013:**

**Recommendation**

The City Clerk recommends:

- 1) That April 2013 be proclaimed as “Daffodil Month” in the City of Vaughan; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

**5**

**PROCLAMATION REQUEST  
GIRLS RIGHTS WEEK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 9, 2013:**

**Recommendation**

The City Clerk recommends:

- 1) That April 29 - May 3, 2013 be proclaimed as “Girls Rights Week” in the City of Vaughan; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

**6**

**PROCLAMATION AND FLAG RAISING REQUEST  
MS AWARENESS MONTH**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 9, 2013:**

**Recommendation**

The City Clerk recommends:

- 1) That May 2013 be proclaimed as “MS Awareness Month” in the City of Vaughan;
- 2) That the MS flag be raised at Vaughan City Hall in the month of May for a period no longer than one week in accordance with the Flag Raising/Half Masting Policy; and
- 3) That the proclamation be posted on the City’s website and published on the City Page Online.

**7**

**PROCLAMATION AND FLAG RAISING REQUEST  
FILIPINO DAY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 9, 2013:**

**Recommendation**

The City Clerk in consultation with the Director of Recreation and Culture recommends:

- 1) That Sunday, June 9, 2013 be proclaimed “Filipino Day” to commemorate the 115<sup>th</sup> anniversary of Philippine Independence;
- 2) That the Philippine Flag be raised on Sunday, June 9, 2013, at 10 a.m. for the balance of that day at Vaughan City Hall;
- 3) That the proclamation be posted on the City’s website and published on the City Page Online;
- 4) That a facility permit be issued for Sunday, June 9, 2013 to the Filipino Canadian Association of Vaughan to use the City Hall Multi-Purpose Room and Courtyard for a reception and entertainment in accordance with the City’s Proclamation Policy subject to the payment of appropriate fees for overtime staffing costs.

**8**

**SCHOOL CROSSING GUARD  
ANNUAL REVIEW  
ALL WARDS**

**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 Commissioner of Strategic and Corporate Services, dated April 9, 2013:**

**Recommendation**

The Commissioner of Engineering and Public Works, and the Commissioner of Strategic and Corporate Services, recommend:

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

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1. That the Annual Review of the School Crossing Guard Program be deferred until spring 2015;
2. That staff promote the Active Routes are the Way to Go program targeted at creating safer, healthier conditions for students, staff and families, and reducing traffic congestion near schools; and
3. That staff be authorized to administer the Council approved School Crossing Guard Policy and Procedure.

**9**

**AWARD OF TENDER T13-039  
2013 ROAD RESURFACING/REHABILITATION – PHASE 3  
WARD 5**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated April 9, 2013:**

**Recommendation**

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

1. That Tender T13-039, 2013 Road Resurfacing/Rehabilitation – Phase 3, be awarded to Coco Paving Inc. in the amount of \$2,055,957.86, plus applicable taxes;
2. That a contingency allowance in the amount of \$210,000.00, plus applicable taxes be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract;
3. That the amounts of the above recommendations, illustrated within this report, be funded by Capital Budget Project No. EN-1873-13, including all contingency allowances, treasury administration fees and applicable taxes; and
4. That the Mayor and City Clerk be authorized to sign the appropriate documents.

**10**

**AWARD OF TENDER T13-041  
PIONEER PARK – WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated April 9, 2013:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Purchasing Services, recommends:

- 1) That Tender T13-041 for Pioneer Park be brought forward to Council, on April 23rd, 2013 for authorization of award.

**11**

**AWARD OF TENDER T13-115  
SUPPLY AND PLANTING OF TREES – SPRING 2013**

**The Committee of the Whole recommends:**

- 1) That the following be approved in accordance with Communication C1, from the Commissioner of Community Services, dated April 9, 2013:**
  - 1. That Item 11 on the Agenda – Award of Tender T13-115 for the Supply and Planting of Trees – Spring 2013 be withdrawn and brought back to a future Committee of the Whole Meeting in order that the tender be reissued.**

**Recommendation**

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

- 1. That Tender T13-115 for the Supply and Planting of Trees throughout the City of Vaughan's public lands for the spring of 2013 be brought forward to Council on April 23, 2013 for authorization of award.**

**12**

**ASSUMPTION – THORNHILL CITY CENTRE PHASE 1  
19T-91018 / 65M-3709  
WARD 5 – VICINITY OF CENTRE STREET AND BATHURST STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated April 9, 2013, be approved; and**
- 2) That the deputation of Ms. Gila Martow, Coldwater Court, Thornhill, be received.**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

- 1. THAT Council enact the necessary by-law assuming the municipal services on Disera Drive in the Plan of Subdivision 65M-3709, and that the Municipal Services Letter of Credit be reduced accordingly.**

**13**

**SERVICING CAPACITY STATUS UPDATE  
CITY-WIDE**

**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 Commissioner of Planning, dated April 9, 2013:**

**Recommendation**

The Commissioner of Engineering and Public Works and the Commissioner of Planning recommend:

- 1. THAT this report be received and a copy be forwarded to the Region of York.**



14

**THORNHILL CENTRE STREET  
AREA LAND USE PLAN MODIFICATIONS  
CITY OF VAUGHAN OFFICIAL PLAN 2010-VOLUME 2,  
SECTION 12.10  
FILE: 26.10  
WARD 5**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 9, 2013, be approved subject to the following:
  1. That between Vaughan Blvd. and Concord Road, the heights of the buildings be allowed from 2.5 to 4 storeys and that all maps/diagrams and written commentary be amended to reflect this modification.
- 2) That the following deputations Communication be received:
  1. Ms. Nikoletta Saltelli, Carl Tennen Street, Thornhill;
  2. Ms. Gila Martow, Coldwater Court, Thornhill;
  3. Mr. David Shulman, Parsons Place, Thornhill;
  4. Ms. Jane McFarlane, Weston Consulting Group, Millway Avenue, Vaughan;
  5. Mr. Robert Miller, Rueter Scargall Bennett LLP, Yonge Street, Toronto, and Communication C15, dated April 8, 2013;
- 3) That the following Communications be received:

C16 Mr. Christopher Tanzola, McCarthy Tetrault LLP, Toronto, dated April 8, 2013;  
C17 Mr. Joel D. Farber, Fogler, Rubinoff LLP, King Street West, Toronto, dated April 9, 2013;  
C19 Mr. Mario G. Racco, Brownridge Ratepayers Association, Checker Court, Thornhill, dated April 8, 2013;  
C20 Mr. Ryan Guetter, Weston Consulting Group Inc., Millway Avenue, Vaughan, dated April 9, 2013;  
C21 Ms. Sandra K. Patano, Weston Consulting Group Inc., Millway Avenue, Vaughan, dated April 9, 2013;

**Recommendation**

The Commissioner of Planning recommends:

1. That the policies for the subject lands contained in Section 12.10 of Volume 2 of the City of Vaughan Official Plan 2010 (VOP 2010), adopted September 7, 2010 be modified in accordance with the policies and schedules contained in Attachment 9 of this report;
2. That all section references to the Vaughan Official Plan 2010 (Volume 1) be revised to be consistent with Volume 1, as a result of the modifications approved by Council on September 27, 2010, March 20, 2012 and April 17, 2012 and as recommended for approval by the Ontario Municipal Board by Region of York Council on June 28, 2012;
3. That this report and Council minutes be forwarded to the Ontario Municipal Board and the Region of York as the City of Vaughan's recommended modifications to Section 12.10, Volume 2 of the VOP 2010, and that the Ontario Municipal Board and Region be requested to consider the modifications to the noted section accordingly, as part of the process leading to its approval;

- 15** **CONCORD GO CENTRE SECONDARY PLAN**  
**DIRECTION TO PROCEED WITH STUDY AREA EXPANSION AND ADDITIONAL FUNDING**  
**FILE 26.3**  
**WARDS 4 & 5**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 9, 2013, be approved; and
- 2) That the deputation of Dr. Paulo Correa, Rockview Gardens, Vaughan, and Communication C22, from Ms. Elise Croll, Metrolinx, dated March 27, 2013, be received, and that staff take into consideration the comments of the deputant.

1. The study area for the Concord GO Centre Secondary Plan be expanded to include the area illustrated on Attachment No. 2;
2. The budget for Capital Project PL-9024-11 (Concord GO Centre) be increased by \$40,000.00 and funded \$36,000.00 (90%) from City-Wide Development Charges (CWDC) – Management Studies and \$4,000.00 (10%) from the 2013 Policy Planning Operating Budget;
3. A contract Change Order be executed with the lead consultant planningAlliance, to extend the existing contract to include the additional tasks identified in the Scope of Work set out below, in the amount of \$40,000.00;
4. The inclusion of this matter on a Public Committee or Council agenda with respect to increasing the Capital Budget identified as “Concord GO Centre Secondary Plan - Direction to Proceed with Study Area Expansion and Additional Funding”, is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002.

16

**OFFICIAL PLAN AMENDMENT FILE OP.11.013  
ZONING BY-LAW AMENDMENT FILE Z.11.044  
SITE DEVELOPMENT FILE DA.12.079  
FCHT HOLDINGS (ONTARIO) CORPORATION  
WARD 4 – NORTHWEST OF BATHURST STREET AND RUTHERFORD ROAD**

The Committee of the Whole recommends:

- 1) That this matter be deferred to the Council meeting of April 23, 2013, to allow the parties to see if they can come to an accommodation in lieu of the costs and risks of an OMB hearing and that staff explore the idea of a mediator to resolve the issues;
- 2) That the following deputations and Communication be received:
  1. Mr. Ron Richards, R. G. Richards & Associates, Sladeview Road, Mississauga;
  2. Mr. Mark Jacobson, Dufferin Street, Maple;
  3. Ms. Tracy Shatz, George Kirby Street, Maple;
  - 3 Ms Janis Silvestri, and Communication C3, dated April 4, 2013;
- 3) That the following Communications be received:
  - C2 Mr. David Simans, George Kirby Street, Vaughan, dated April 3, 2013;
  - C4 Ms. Catherine Prupes, Marc Santi Blvd., Maple, dated April 3, 2013;
  - C5 Mr. Vladislav Bistrov and Ms. Marina Stolper, George Kirby Street, Maple, dated April 3, 2013;
  - C6 Mr. Zev Zak, George Kirby Street, Vaughan, dated April 3, 2013;
  - C7 Leonora and Vladimir Chek, Marc Santi Blvd., Maple, dated April 3, 2013;
  - C8 Mr. Fadi Hasani, George Kirby Street, Maple, dated April 3, 2013;
  - C9 Mr. Aynsley L. Anderson, Elstons Barristers & Solicitors, First Street, Collingwood, dated April 5, 2013;
  - C11 Mr. Dmitri Glaoubakh, George Kirby Street, Maple, dated April 3, 2013;
  - C12 Mr. Yakov Milner, George Kirby Street, Maple, dated April 3, 2013;
  - C14 Mr. Ronit Goldsmith, Marc Santi Blvd., Maple, dated April 8, 2013; and
  - C18 Mr. Igor Kilman, Marc Santi Blvd., Maple, dated April 8, 2013; and
- 4) That the coloured elevation drawings submitted by the applicant be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.11.013 (FCHT Holdings (Ontario) Corporation) BE APPROVED, specifically to amend OPA #600, as amended by site-specific OPA #689, as follows:
  - a) to redesignate the portion of the subject lands shown as Part "A" (0.58 ha) on Attachments #2 and #3, from "Medium Density Residential/Commercial" with a "Neighbourhood Commercial" overlay to "High Density Residential/Commercial", and to increase the maximum permitted density in the "High Density Residential/Commercial" designation (Part "A") together with the lands identified as Part "B" (limit of the underground parking area associated with the proposed residential/commercial apartment building and commercial Building "3" with a combined lot area of 1.285 ha from 150 units per hectare (maximum 193 units) to 195 units per hectare (maximum 250 units);

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

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- b) to permit parking for the proposed residential apartment/commercial building on Part "A and the commercial building on Part "B" to be located on or below "Parts "A" and "B" shown on Attachments #2 and #3; and,
  - c) to amend the maximum permitted gross leasable area (GLA) for the balance of the Subject Lands (excluding Part "A") as shown on Attachments #2 and #3 from 26,800 m<sup>2</sup> to 22,124 m<sup>2</sup>.
- 2. THAT Zoning By-law Amendment File Z.11.044 (FCHT Holdings (Ontario) Corporation) BE APPROVED, to amend Zoning By-law 1-88, specifically to:
  - a) rezone Part "A" as shown on Attachments #2 and #3 from C4 Neighbourhood Commercial Zone, subject to Exception 9(1217) to C4(H) Neighbourhood Commercial Zone with the Holding Symbol "(H)";
  - b) permit a maximum gross floor area devoted to ground floor commercial uses on Part "A" of the subject lands as shown on Attachments #2 and #3, to a maximum of 500 m<sup>2</sup> and restricted to the following uses:
    - Bank or Financial Institution;
    - Business or Professional Office;
    - Eating Establishment;
    - Eating Establishment, Convenience;
    - Eating Establishment, Take-out;
    - Personal Service Shop;
    - Pharmacy;
    - Retail Store;
    - Service or Repair Shop, limited to the repair of small household appliances and a dry cleaners; and,
  - c) permit the site-specific zoning exceptions identified in Table 2 of this report.
- 3. THAT the Holding Symbol "(H)" shall not be removed from the portion of the subject lands identified as Part "A" on Attachment #2 and #3 and zoned C4(H) Neighbourhood Commercial Zone until the following conditions are addressed, to the satisfaction of the City:
  - a) Vaughan Council shall identify and allocate the water supply and sewage servicing capacity to the subject lands; and,
  - b) the Owner shall carry out the Environmental Site Assessment clearance to completion, up to and including the satisfactory registration of the Record of Site Condition (RSC), the proof of which requires two (2) documents, a hard copy of the RSC signed by a qualified person and the Acknowledgement Form from the Ministry of Environment (MOE). Any Environmental Site Assessment (ESA) report(s) relied upon for the filing of the RSC shall be to the satisfaction of the City.
- 4. THAT Site Development File DA.12.079 (FCHT Holdings (Ontario) Corporation) BE APPROVED, to:
  - a) permit the development of a 12-storey, mixed-use residential/commercial apartment building (future condominium) consisting of 250 residential units and 500 m<sup>2</sup> of ground floor commercial uses as shown on Attachments #5 to #8 inclusive and Attachment #11; and,

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

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- b) permit building elevation changes to the previously approved commercial Building “3”, as shown on Attachment #9; and,
- c) that the development of both the residential apartment and commercial buildings be subject to the following conditions:
  - i) that prior to the execution of the Site Plan Letter of Undertaking:
    - 1. the final site plan, building elevations, landscape plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
    - 2. the final site grading and servicing plans, stormwater management report, functional servicing report, traffic assessment study, and noise feasibility study shall be approved by the Vaughan Development/Transportation Engineering Department;
    - 3. the Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-End Agreement;
    - 4. the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
  - ii) the Site Plan Letter of Undertaking shall include the following provisions:
    - 1. for residential high-density development, 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. 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; and,
    - 2. the Owner shall implement a Transportation Demand Management (TDM) Program to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York, and provide a Letter(s) of Credit to secure the TDM requirements.

17

**OFFICIAL PLAN AMENDMENT FILE OP.12.013  
ZONING BY-LAW AMENDMENT FILE Z.12.031  
DRAFT PLAN OF SUBDIVISION FILE 19T-12V006  
NONNODESTO INCOME INC.  
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 Planning, dated April 9, 2013:

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

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**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.12.013 (Nonnodesto Income Inc.) BE APPROVED, specifically to amend OPA #600, as amended by site-specific OPA #638, as follows:
  - i) redesignate 1.95 ha of the subject lands, identified as Part "A" on Attachment #3, from "High Density Residential/Commercial" to "Low Density Residential" to facilitate the development of 34 lots for single detached dwelling units, in the manner shown on Attachment #4; and,
  - ii) maintain the current "High Density Residential/Commercial" designation on Part "B" (0.88 ha) of the subject lands, as identified on Attachment #3, which permits as-of-right apartment dwelling units at a maximum density of 250 units/ha, Floor Space Index (FSI) of 2.95, and a maximum building height of 12 storeys.
2. THAT Zoning By-law Amendment File Z.12.013 (Nonnodesto Income Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to:
  - i) rezone 1.95 ha of the subject lands identified as Part "A" on Attachment #3, from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and subject to Exception 9(1261) to RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" (single detached dwelling units on minimum 12 m frontage lots), RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)" (single detached dwelling units on minimum 9 m frontage lots) and OS2 Open Space Park Zone (landscaped buffer), in the manner shown on Attachment #4; and,
  - ii) maintain the existing RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" subject to Exception 9(1261) on Part "B" of the subject lands, as identified on Attachment #3, which permits as-of-right site-specific zoning exceptions.
3. THAT the Holding Symbol (H) shall not be removed from Parts "A" and "B", as shown on Attachment #3 and zoned RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" and RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)" as shown on Attachment #4, until the following conditions are addressed, to the satisfaction of the City:
  - c) Vaughan Council shall identify and allocate water supply and sewage servicing capacity to the subject lands.
4. THAT Draft Plan of Subdivision File 19T-12V006 (Nonnodesto Income Inc.) BE APPROVED, to facilitate a plan of subdivision for 34 lots for single detached dwellings as shown on Attachment #4, subject to the conditions of approval set out in Attachment #1.
5. THAT the subdivision agreement for Draft Plan of Subdivision File 19T-12V006 (Nonnodesto Income Inc.) shall contain a provision requiring the Owner to 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.

18

**OFFICIAL PLAN AMENDMENT FILE OP.03.007  
ZONING BY-LAW AMENDMENT FILE Z.08.037  
DRAFT PLAN OF SUBDIVISION FILE 19T-08V06  
1422174 ONTARIO LTD. - LEA VIVOT IN-TRUST  
WARD 1 - VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated April 9, 2013:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.03.007 (1422174 Ontario Ltd. - Lea Vivot In-Trust.) BE APPROVED, specifically to amend OPA #601 (Kleinburg-Nashville Community Plan), for the subject lands shown on Attachments #2 and #3, in accordance with the designations shown on Attachment #5, as follows:
  - a) redesignate Lots 1 to 40 inclusive from "Future Residential - Humber North Extension" and "Valley and Stream Corridor" to "Residential Area - Humber North Extension" to permit 40 detached dwelling units with minimum lot frontages of 18m and minimum lot areas between 684 m<sup>2</sup> and 774 m<sup>2</sup>;
  - b) redesignate Block 41 from "Future Residential - Humber North Extension" and "Valley and Stream Corridor" to "Residential Area - Humber North Extension" to permit one (1) residential block for up to a maximum of four (4) detached dwelling units, and an artist's studio and accessory uses (i.e., private functions/events and teaching) on an area totaling 0.67 ha;
  - c) redesignate Block 42 from "Future Residential - Humber North Extension" to "Open Space" to permit a 30 m wide linear park totaling an area of 1.04 ha;
  - d) redesignate Block 43 from "Future Residential - Humber North Extension" to "Open Space" to permit a 24 m wide landscape buffer area and acoustical barrier/berming totaling an area of 0.44 ha;
  - e) redesignate Block XX (1.04 ha) from "Valley and Stream Corridor" to "Open Space" to facilitate a 6 m wide right-of-way access to Block 44 for the Toronto and Region Conservation Authority, and overland flow route for stormwater management purposes for the City; and,
  - f) maintain the "Valley and Stream Corridor" designation on Block 45 for the 12.11ha private open space, and on Block 46 for the 14.32ha valley and stream corridor lands.
2. THAT the implementing Official Plan Amendment include the following:
  - a) permit an average density of between 5 to 7.779 units per ha for the subject lands shown on Attachment #5, when combined with the lands designated "Residential Area - Humber North Extension Area" and "Residential Area - Humber North Extension Area "A"", within the Humber North Extension Area (West Side of Regional Road 27) shown on Attachment #7;
  - b) require that the community edge buffer along Regional Road 27 shall be a minimum width of 24 m, which shall include naturalized landscaping and an acoustical barrier/berming to the satisfaction of the City of Vaughan, and the community edge buffer shall not form part of the parkland dedication and shall be dedicated to the City free of all costs and encumbrances, to the satisfaction of the City;

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

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- c) require that sustainable community objectives be implemented through neighbourhood designs that support cycling and walking, ensures neighbourhood connectivity to the broader community, and provides transit opportunities, water and energy efficiencies, energy alternatives, and green building design and site development;
  - d) a site-specific policy for Block 42 to facilitate a 5 m wide ecological buffer in temporary private ownership, to be dedicated to the Toronto Region and Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA;
  - e) a site-specific policy for Block 45 to permit the following uses in temporary private ownership, to be dedicated to the Toronto Region and Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA:
    - i) the installation and maintenance of artistic pieces for the purposes of a private not-for-profit sculpture garden and trail, and accessory uses (i.e., private functions/events and teaching);
    - ii) informal grassed trails;
    - iii) the maintenance of one (1) existing 16 m<sup>2</sup> cabin/artist's studio for artistic purposes;
    - iv) the upkeep and maintenance of up to four (4) horses on a temporary basis between the months of April to November;
    - v) the maintenance of one (1) in-run shed on a temporary basis between the months of April to November; and,
    - vi) the installation and maintenance of a fenced horse paddock area; and,
  - f) an amendment to Table "A" Kleinburg-Nashville Community Plan Population Estimates to indicate a population of 541 instead of 389 for the Humber North Residential Area (shown on Table "A" as "Future Residential 2B - West of Regional Road 27 - Fully Serviced) representing a population increase of 152 people, and a total population of 1,111 people within the Phase 2B Future Residential Humber North Extension Area.
3. THAT should the implementing Official Plan Amendment for File OP.03.007 (1422174 Ontario Ltd. - Lea Vivot In-Trust.) be approved by York Region (approval authority), that the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board be further modified as follows:
- a) "Residential Area - Humber North Extension" to be shown as "Low-Rise Residential" and permit detached houses, and detached houses and an artist's studio and accessory uses in a residential block;
  - b) "Open Space" to be shown as "Low-Rise Residential" to facilitate a 24 m wide landscape buffer area and acoustical barrier/berming;
  - c) "Open Space" to be shown as "Parks" to facilitate a 30 m wide linear park on 1.04 ha;



**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

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- d) "Valley and Stream Corridor" (Block 44) to be shown as "Natural Areas" to facilitate a 5 m wide ecological buffer, in temporary private ownership, to be dedicated to the Toronto Region and Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA;
  - e) "Valley and Stream Corridor" (Block 45) to be shown as "Natural Areas" to permit the following uses, in temporary private ownership, to be dedicated to the Toronto Region and Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA:
    - i) the installation and maintenance of artistic pieces for the purposes of a private not-for-profit sculpture garden and trail, and accessory uses (i.e., private functions/events and teaching);
    - ii) informal grassed trails;
    - iii) the maintenance of one (1) existing 16 m<sup>2</sup> studio for artistic purposes;
    - iv) the upkeep and maintenance of up to four (4) horses on a temporary basis between the months of April to November;
    - v) the maintenance of one (1) in-run shed on a temporary basis between the months of April to November; and,
    - vi) the installation and maintenance of a fenced horse paddock area;
  - f) "Open Space to be shown as "Infrastructure and Utilities" to facilitate a 6 m wide right-of-way access to the Private Open Space and as an overland flow route for stormwater management purposes; and,
  - g) "Valley and Stream Corridor" to be shown as "Natural Area" to maintain the valleylands and stream corridor, and private open space areas.
4. THAT Zoning By-law Amendment File Z.08.037 (1422174 Ontario Ltd. - Lea Vivot In-Trust.) 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 and OS3 Open Space Commercial Zone to the following zone categories in the manner shown on Attachment #11, and with the following exceptions identified below and in Table 1 and Attachment #13:
- a) rezone Lots 1 to 8 inclusive, to R1 Residential Zone to facilitate 8 lots with a minimum lot frontage of 18 m, a minimum lot area of 774 m<sup>2</sup> and a minimum lot depth of 43 m for detached dwelling units;
  - b) rezone Lots 9 to 16 inclusive, to R1 Residential Zone to facilitate 8 lots with a minimum lot frontage of 18 m, a minimum lot area of 684 m<sup>2</sup> and a minimum lot depth of 38 m for detached dwelling units, and permit a temporary parking area on Lot 16 for the Model Homes Sales Centre for the Humber North Extension Area on the west side of Regional Road 27 for Plan of Subdivision Files 19T-03V02, 19T-08V04, 19T-08V05 and 19T-08V06;
  - c) rezone Lots 17 to 32 inclusive, to R1 Residential Zone to facilitate 16 lots with a minimum lot frontage of 18 m, a minimum lot area of 756 m<sup>2</sup> and a minimum lot depth of 42 m for detached dwelling units, and permit the existing detached dwelling unit across Lots 19 and 20;

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

---

- d) rezone Lots 33 to 40 inclusive, to R1 Residential Zone to facilitate 8 lots with a minimum lot frontage of 18 m, a minimum lot area of 684 m<sup>2</sup> and a minimum lot depth of 38 m for detached dwelling units, and permit model homes on Lots 33, 34, 36 and 37, and permit a temporary driveway access from Regional Road 27 across Lot 35, subject to approval of York Region, for the Model Homes Sales Centre for the Humber North Extension Area on the west side of Regional Road 27 for Plans of Subdivision 19T-03V02, 19T-08V04, 19T-08V05 and 19T-08V06;
- e) rezone Block 41 to R1 Residential Zone for a residential block to permit the following uses:
  - i) detached dwelling units, not to exceed a maximum of four (4) units;
  - ii) an artist's studio and accessory uses (i.e., private functions/events, teaching); and,
  - iii) that the implementing zoning by-law require that all development on Block 41 be subject to Site Plan Approval.

The zoning by-law, together with a restrictive covenant to be registered on title, shall prohibit the erection of any pool, deck or any other building or structure, at-grade, below grade or above grade, or outside of the delineated building envelopes as shown on Attachment #13;

- f) rezone Block 42 to OS2 Open Space Park Zone to facilitate a 30 m wide linear park on 1.04 ha;
- g) rezone Block 43 to OS2 Open Space Park Zone to facilitate a 24 m wide landscape buffer with an acoustical berm, the lands of which, shall not be included as part of any parkland dedication;
- h) rezone Block 44 to OS1 Open Space Conservation Zone to facilitate a 5 m wide ecological buffer in temporary private ownership to be dedicated to the Toronto Region and Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA, and where filling, grading and/or tree removal, with the exception of dead or diseased hazard trees shall not be permitted, without the prior written consent of the Toronto and Region Conservation Authority and where landscaping shall remain in a natural state;
- i) rezone Block 45 to OS1 Open Space Conservation Zone to permit the following additional uses, in temporary private ownership to be dedicated to the Toronto Region and Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA and in accordance with the following definitions:
  - i) the installation and maintenance of artistic pieces for the purposes of a private not-for-profit sculpture garden and trail and accessory uses (i.e., private functions/events, teaching);
  - ii) grassed trails, which are to remain informal and are not to be upgraded or formalized through the placement of fill, gravel, paving or other similar material, other than a trail or path which may be maintained as part of the Sculpture Trail, to the satisfaction of the Toronto and Region Conservation Authority;

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

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- iii) the maintenance of one (1) existing artist's studio for artistic purposes, that cannot be enlarged, upgraded, replaced with a large more intensive structure, serviced with water, electricity or sanitary septic systems or used for any purpose other than artistic endeavours, without the prior written consent of the Toronto and Region Conservation Authority;
- iv) the upkeep and maintenance of up to four (4) horses on a seasonal basis between the months of April to November;
- v) the maintenance of one (1) in-run shed, to be used on a seasonal basis between the months of April to November;
- vi) the installation and maintenance of a fenced horse paddock area; and,
- vii) the definitions, for the purposes of this by-law, for the proposed uses on Block 45:
  - 1) Artist's Studio: is defined as the existing unserviced structure, approximately 4 m x 4 m (16 m<sup>2</sup>) in size and located within Block 45 in the Humber River valley, which is utilized by the Owner for personal artistic inspiration and endeavours;
  - 2) In-run Shed: is defined as a structure having walls on three (3) sides and the fourth side being open with a roof, constructed of wood or other material and no larger than 13.7 m x 9.1 m and shall only be used on a seasonal basis (from the months of April to November); and,
  - 3) Fence: is defined as a post and rail or page wire barrier to enclose a field, made of wood or other material that effectively confines the horses to the said enclosed field.

Filling, grading and/or tree removal, with the exception of dead or diseased hazard trees shall not be permitted without the prior written consent of the Toronto and Region Conservation Authority and landscaping shall remain in a natural state;

- j) rezone Block XX to OS1 Open Space Conservation Zone to facilitate a 6 m wide right-of-way for access to the private open space for the Toronto and Region Conservation Authority and an overland flow route for stormwater management purposes for the City;
  - k) rezone Block 46 to OS1 Open Space Conservation Zone to maintain the existing valleylands and stream corridor; and,
  - l) include any necessary site-specific zoning exceptions required to implement the approved Draft Plan of Subdivision.
5. THAT Draft Plan of Subdivision 19T-08V06 (1422174 Ontario Ltd. - Lea Vivot In-Trust.), revised to May 16, 2012, and shown on Attachment #12, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
6. THAT the Notice of Approval for Plan of Subdivision File 19T-08V06 (1422174 Ontario Ltd. - Lea Vivot In-Trust.) not be issued until such time as the implementing Official Plan Amendment is in full force and effect.

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

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7. THAT for the purpose of notice, the implementing subdivision agreement for Draft Plan of Subdivision File 19T-08V06 (1422174 Ontario Ltd. - Lea Vivot In-Trust.) shall contain the following provisions:
- a) parkland shall be dedicated 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 that the Owner shall enter into a Developer's Group Agreement to convey Lots 11 and 12 in Plan of Subdivision File 19T-03V02 and Part of Lot 32, Lots 33 to 38 inclusive, and the south Part of Lot 39 in Plan of Subdivision 19T-08V04 shown on Attachment #4, or other lands to the satisfaction of the City, to be developed as open space and conveyed to the City as parkland, free of all costs and encumbrances, to the satisfaction of the City, should the linear park identified in Draft Plan of Subdivision File 19T-08V06 not be conveyed to the City within two (2) years of the December 1, 2011 draft approval of Draft Plan of Subdivision Files 19T-03V02, 19T-08V04 and 19T-08V05); or,
  - b) parkland shall be dedicated (linear park of 1.04 ha) and cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands be paid, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy" should the linear park identified in Draft Plan of Subdivision 19T-08V06 be conveyed to the City within two (2) years (December 1, 2011) of the approval of Draft Plan of Subdivision Files 19T-03V02, 19T-08V04 and 19T-08V05. The Owner shall submit an approved 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.
8. THAT prior to final approval of Draft Plan of Subdivision File 19T-08V06, the Subdivision Owner shall be part of the Developer's Group Agreement to convey lands to be developed as open space and conveyed to the City as parkland or as a linear park, free of all costs and encumbrances, to the satisfaction of the City.
9. THAT Council adopt the following resolution with respect to the allocation of water and sewage servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Plan of Subdivision 19T-08V06 (1422174 Ontario Ltd. - Lea Vivot In-Trust), be allocated sewage capacity from the Kleinburg Servicing Scheme and water supply from the York Water Supply System for a total of 44 detached residential dwelling units."

19

**ZONING BY-LAW AMENDMENT FILE Z.12.014  
DRAFT PLAN OF SUBDIVISION FILE 19T-12V004  
SITE DEVELOPMENT FILE DA.12.060  
WOODBIDGE CROSSING LTD.  
WARD 2 - VICINITY OF KIPLING AVENUE AND PORTER AVENUE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 9, 2013, be approved;
- 2) That staff be requested to review the east elevations of the proposed townhouses to ensure compatibility with the proposed sidewalk;

- 3) That staff consider the objective of activating the public square in their review of the application; and
- 4) That the coloured elevation drawings submitted by the applicant be received.

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment File Z.12.014 (Woodbridge Crossing Ltd.) BE APPROVED, specifically to amend Zoning By-law 1-88, to:
  - a) rezone the subject lands shown on Attachments #2 and #3 from M2 General Industrial Zone and M3 Transportation Industrial Zone to RM2(H) Multiple Residential Zone with the Holding Symbol "(H)", OS2 Open Space Park Zone and A Agricultural Zone, in the manner shown on Attachment #4;
  - b) that the Holding Symbol "(H)" shall not be removed from the subject lands until servicing for the subject lands has been identified and allocated by Vaughan Council; and,
  - c) permit the site-specific zoning exceptions identified in Table 1 of this report.
- 2. THAT Draft Plan of Subdivision File 19T-12V004 (Woodbridge Crossing Ltd.), as shown on Attachment #5, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1 to this report.
- 3. THAT Site Development File DA.12.060 (Woodbridge Crossing Ltd.) BE APPROVED, to facilitate the residential development of the subject lands shown on Attachments #2 and #3 with 53 freehold townhouse units including public square blocks, a pedestrian trail block in private ownership (subject to a public easement), and a private buffer block and private visitor parking areas as shown on Attachments #4, and #6 to #8, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Agreement:
    - i) the final site plan and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department;
    - ii) the final landscape plan and landscape cost estimate, including the detailed design of the public square blocks shall be approved to the satisfaction of the Vaughan Development Planning and Parks Development Departments;
    - iii) the final site grading, servicing, stormwater management and lighting plans shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
    - iv) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department;
    - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
    - vi) the Owner shall convey an easement in favour of the City of Vaughan over Block 2 (Pedestrian Trail);

- vii) the Owner shall arrange with the adjacent property Owner to the west (Canuck Properties) to convey an easement over a portion of the future Porter Avenue West as shown on Attachment #4; the easement shall be of sufficient size and configuration to facilitate two way traffic movements from the west limit of the existing private driveway to the future Porter Avenue West and shall be to the satisfaction of the City of Vaughan;
- viii) the Owner shall satisfy all requirements of CP Railway; and,
- ix) the Draft Plan of Subdivision 19T-12V004 shall be registered;
- b) that the Site Plan Agreement include the following conditions:
  - i) Prior to the issuance of a Building Permit, the Owner shall provide to Vaughan, by way of the dedication of parkland being Blocks 3 and 4 as shown on Attachment #5 and pay by way of certified cheque cash-in-lieu of parkland for the balance totalling 5% or 1 ha per 300 units of the value of the subject lands, 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; and,
  - ii) The Condominium Corporation shall maintain ownership of Block 6 (the berm and noise fence), and Block 2 (Pedestrian Trail) with the necessary easement(s) over Block 2 granted in favour of the City of Vaughan.

20

**SITE DEVELOPMENT FILE DA.12.073**

**DR. EVAN KOGON**

**WARD 5 - VICINITY OF CENTRE STREET AND CARL TENNEN STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated April 9, 2013:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.073 (Dr. Evan Kogon) BE APPROVED, to permit a Home Occupation for an Office of a Regulated Health Professional (chiropractic medical services) on the subject lands shown on Attachments #1 and #2, occupying 67.4 m<sup>2</sup> of the basement of the existing 273 m<sup>2</sup> (excluding the basement and garage) two-storey detached dwelling as shown on Attachments #3 and #4, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final Site Plan and Sign Design Plan shall be approved by the Vaughan Development Planning Department;
    - ii) the final Lot Drainage Control Plan shall be approved by the Vaughan Development/Transportation Engineering Department; and,
    - iii) a Minor Variance Application for a reduction in the minimum required number of parking spaces from 5 to 3 spaces and that the home occupation

**The Committee of the Whole recommends:**

- ## Recommendation

1. THAT Site Development File DA.12.093 (Domenic Fiorini Holdings Ltd.) BE APPROVED, for the installation of a 29.9 m high shrouded tri-pole telecommunication tower and associated radio equipment cabinets (Attachments #3 to #5 inclusive) on the subject lands shown on Attachments #1 and #2.

## Recommendation

**23                         ZONING BY-LAW AMENDMENT FILE Z.12.013**  
**W. MARTIN, S. HOWIESON AND R. STEVENS (31 WIGSTON PLACE)**  
**J. LAGRANDEUR AND G. WIGSTON (33 WIGSTON PLACE)**  
**WARD 5 - VICINITY OF BATHURST STREET AND HIGHWAY #407**

## Recommendation

1. THAT this report BE RECEIVED as information.

**24 ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88  
ZONING BY-LAWS 24-2012 AND 99-2012  
RAVINES OF ISLINGTON HOLDINGS LTD.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated April 9, 2013:

**Recommendation**

The Commissioner Planning recommends:

1. THAT an Administrative Correction to Zoning By-law 1-88, BE APPROVED, specifically to amend Exception 9(1366) by deleting Schedule "E-1494" to By-law 99-2012 and substituting a new Schedule "E-1494" that shows 3 visitor parking spaces in the manner shown on Attachment #4.

**25 PROCLAMATION REQUEST  
NATIONAL DAY OF MOURNING**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 9, 2013:

**Recommendation**

The City Clerk recommends:

- 1) That April 28<sup>th</sup>, 2013 be proclaimed as a "National Day of Mourning" for workers killed or injured on the job";
- 2) That the proclamation be posted on the City's website and published on the City Page Online; and
- 3) That the City of Vaughan flags be lowered to half-mast throughout this day.

**26 SOCIAL MEDIA UPDATE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Corporate Communications, dated April 9, 2013:

**Recommendation**

The Director of Corporate Communications, in consultation with Executive Director, Office of the City Manager, recommends:

THAT the following report be received for information.

**27 INTERNATIONAL BUSINESS DEVELOPMENT PROGRAM – BUSINESS MISSION TO  
ISRAEL 2013**

The Committee of the Whole recommends that this matter be deferred to the Council meeting of April 23, 2013.



**Recommendation**

The Director of Economic Development in consultation with the Executive Director, Office of the City Manager recommends;

1. THAT this report be received; and
2. THAT Council identifies which Members of Council will participate in the business mission to Israel; and
3. THAT the business mission has participation of two staff.

**28                    YORK REGION EMPLOYMENT SURVEY – CONFIDENTIALITY AGREEMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Economic Development, dated April 9, 2013:**

**Recommendation**

The Director of Economic Development in consultation with the Director of Legal Services, City Clerk, and Executive Director, City Manager's Office recommends:

1. THAT the City Clerk be authorized to execute a confidentiality agreement between the City of Vaughan and the Regional Municipality of York to protect the confidentiality of proprietary commercial information collected as part of the 2012 York Region Employment Survey; and
2. THAT the City Clerk be authorized to execute a Partnership Agreement between the City of Vaughan and the Regional Municipality of York for the provision of future York Region Employment Surveys.

**29                    WOODBIDGE VILLAGE FARMERS' MARKET: SEASON TWO UPDATE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Economic Development, dated April 9, 2013:**

**Recommendation**

The Director of Economic Development in consultation with the Director of Recreation of Culture, recommends:

1. THAT permission be granted to the Woodbridge Agricultural Society (WAS) to operate the Woodbridge Village Farmers' Market on the City's property (Woodbridge Pool and Memorial Arena Parking Lot) at no cost for its THIRD and FOURTH seasons of operation, that is 2013 and 2014; on Saturdays from 9 a.m. to 1 p.m. and that a storage unit be supplied to the Market, on the site at no additional cost.
2. THAT staff continue to work with the Woodbridge Village Farmers' Market and other associated stakeholders to promote, when feasible, the Woodbridge Village Farmers' Market through the City's website, social media accounts and other relevant publications and mediums.
3. THAT the Woodbridge Village Farmers' Market provide to the City on an as-requested basis, booth space at no cost; and

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

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4. THAT the information on the outcomes of the Farmers' Market second year of operation at the Woodbridge Pool and Memorial Arena parking lot be received.

**30      COMMUNICATING WITH OUR RESIDENTS - CIVIC ELECTRONIC (DYNAMIC) SIGNS**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Shefman, dated April 9, 2013:**

**Member's Resolution**

Submitted by Councillor Alan Shefman

***Whereas***, one of the most important and continuing issues as a municipality is to communicate with its residents, and;

***Whereas***, every means possible should be explored to utilize different means to communicate to residents, and;

***Whereas***, in an emergency situation, being able to communicate instantly with residents travelling in our community provides another means to provide important information, and;

***Whereas***, community groups are continually looking for new methods to make announcements about their events and programs.

***Therefore, be it resolved*** that staff report to Council with options on the logistics and costs of erecting a network of electronic (dynamic) information signs in the city and provide the report by June 28, 2013, and;

***That*** the report identifies funding models and then an ongoing process, to erect these signs beginning with those to be located at all community centres and then, at other key locations, and;

***That*** the report include a financial plan to fund this project beginning with the 2014 budget, and

***That*** consideration be given to establish a pilot project at one or more locations to test the utility of such a program prior to the full-blown implementation, and;

***That*** the report include a review of possible options for these signs that would address:

- a. The issue of aesthetics (design) – that these signs will be part of our urban design and need to not only convey the information, but also must add quality to our streetscapes;
- b. The variety of available technology to control the messages on the signs – including the ability for all signs to be controlled at a central location, the readability of the messages and the possible safety issues associated with such signs, and
- c. The availability of the signs for community access in relationship to the City's needs.

**31**

**SITE DEVELOPMENT FILE DA.11.051  
813229 ONTARIO LTD.**

**WARD 2 - VICINITY OF REGIONAL ROAD #27 AND MAJOR MACKENZIE DRIVE**

**The Committee of the Whole recommends:**

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

---

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 9, 2013, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the Ontario Municipal Board be advised that City of Vaughan Council ENDORSES the following:
  - a) Minor Variance Application A195/11 to permit the addition of a drive-through facility as an expansion of the existing legal non-conforming use (Convenience Eating Establishment), as shown on Attachments #3 to #5, together with the variances to Zoning By-law 1-88 identified in Table 1 of this report; and,
  - b) Site Development File DA.11.051 (813229 Ontario Ltd.) to permit a drive-through facility for the existing Convenience Eating Establishment building as shown on Attachments #3 to #5, subject to the following conditions being satisfied prior to the execution of the Site Plan Agreement:
    - i) the final site plan, landscape plan and landscape cost estimate, and building elevations including all signage shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plan, traffic operations review and stormwater management plan shall be approved by the Vaughan Development/Transportation Engineering Department;
    - iii) the final waste management plan and waste collection design standards submission shall be approved by the Vaughan Public Works Department;
    - iv) a sewage assessment report shall be submitted and approved by the Ministry of Environment;
    - vi) all requirements of the Region of York Transportation and Community Planning Department shall be satisfied;
    - vii) all requirements of the Toronto and Region Conservation Authority shall be satisfied; and,
    - viii) Minor Variance Application A195/11 shall be approved by the Ontario Municipal Board and be in full force and effect.
2. THAT City Staff be directed to attend the Ontario Municipal Board Hearing in support of the Site Development and Minor Variance applications.

32

**COCONUT'S RESTAURANT AND LOUNGE  
OUTDOOR EXHIBITION/SPECIAL EVENT  
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal & Administrative Services & City Solicitor and the City Clerk, dated April 9, 2013:

**REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, APRIL 23, 2013**

---

**Recommendation**

The Commissioner of Legal & Administrative Services & City Solicitor and the City Clerk, in consultation with the Manager of Licensing/Special Permits recommend:

1. That Outdoor Exhibition By-law No. 373-2004 be amended to provide for the following:
  - a. That outdoor exhibition permits not be issued, or be revoked, in circumstances where the Chief of Police or his/her designate raises concerns or advises against the issuance of the permit on the basis of policing concerns not resolvable by the appointment of paid duty officers at the applicant's expense, as a result of:
    - i. the nature of the event;
    - ii. the anticipated or actual attendance;
    - iii. the impact that the event might have on the delivery of police services in the community; and/or
    - iv. the history of the event and its organizers;
  - b. That permits may be revoked for the purposes of public safety or lack of compliance with the conditions of any permits that may have been issued.
  - c. That the application form be revised to include the requirement to provide additional information as may be requested by the City and or the York Regional Police in order to determine the appropriateness of the issuance of any permit, including advertising copy, information pertaining to the governance structure of the promoter, security plans, the names and qualifications of event staff, and information about any bands and entertainers for any background checks or security clearance.

**33                    TELECOMMUNICATION PLANNED LICENSE CONDITION - MODIFICATION**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Regional Councillor Schulte and Councillor DeFrancesca, dated April 9, 2013:**

**Member's Resolution**

Submitted by Regional Councillor Deb Schulte and Councillor Rosanna DeFrancesca

**Whereas**, in Industry Canada's rules for municipal consultation on new antenna sites (CPC-2-0-03 which came into force in 2009) had previously enabled local Land Use Authorities (such as the City of Vaughan) to indicate preferences for new single use towers versus sharing of co-located wireless towers; and,

**Whereas**, on March 21, 2013 Industry Canada has recently amended the license conditions for all radio-communication service providers (wireless carriers); and,

**Whereas**, one of these new license conditions has the effect of removing the ability for the City of Vaughan to indicate its preference by prohibiting wireless carriers from entering into or renewing agreements (including agreements with municipalities) that exclude other operators from using an antenna Site; and,

**Whereas**, the new license condition creates a conflict with the discretion provided to the local land use authorities such as the City of Vaughan in Industry Canada CPC-2-0-03;

***It is therefore recommended that***

- Industry Canada modify its planned license condition for Mandatory Tower Sharing by radio-communication service providers. The condition should be modified to read: the Licensee must not enter into or renew agreements that exclude other operators from using a Site, unless a new single carrier structure is preferred by land-use authorities.
- That a copy of this resolution be sent to the Federation of Canadian Municipalities.

**34                      CEREMONIAL PRESENTATION – CITY OF VAUGHAN RECREATION & CULTURE  
DEPARTMENT IN RECOGNITION OF THEIR RECEIPT OF TWO  
FESTIVAL AND EVENTS ONTARIO (FEO) ACHIEVEMENT AWARDS**

A presentation was made to the Recreation and Culture Department by Mayor Bevilacqua and Members of Council in recognition of their receipt of two Festival and Events Ontario (FEO) Achievement Awards

**35                                      DEPUTATION – MR. MIKE DOYLE  
WITH RESPECT TO CREATING A REGIONAL FIRE SERVICE**

- 1) That the deputation of Mr. Mike Doyle be received; and
- 2) That the following be approved:

Whereas Council of the City of Vaughan deems it a high priority to provide efficient and effective fire and emergency response capability;

Whereas there currently is a Region-wide mutual aid agreement to provide fire, rescue and emergency response assistance upon request;

Whereas automatic aid (first response) provides immediate reciprocal fire, rescue and emergency response support to neighbouring municipalities;

Whereas Council deems it appropriate to investigate the effectiveness and feasibility of the implementation of automatic aid to improve emergency response capability and safety; and

Whereas implementation of automatic aid can be facilitated through execution of automatic aid agreements with the City of Markham and the Town of Richmond Hill in York Region.

Now Therefore the Council of the City of Vaughan resolves:

That the City of Vaughan conduct a pilot project for a two year period to implement automatic aid, being reciprocal fire, rescue, and emergency response support, with the City of Markham and the Town of Richmond Hill in response to emergencies;

That the Acting Fire Chief be authorized to enter into discussions regarding automatic aid agreements between the City of Vaughan and the City of Markham and the town of Richmond Hill to facilitate the pilot project, to consult with the Vaughan Professional Firefighters Association representatives, and to report to a future Council;

That this resolution be circulated immediately to the City of Markham and Town of Richmond Hill for their consideration; and

That this resolution be circulated to the other municipalities in York Region for information.

36

**OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**36.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS**

The Committee of the Whole recommends:

That the following Ad Hoc Committee reports be received:

1. Task Force on the City's Role in Festivals and Community Events meeting of February 27, 2013 (Report No. 2)
2. Heritage Vaughan meeting of February 20, 2013 (Report No. 1)
3. Telecommunication Facility Siting Protocol Task Force meeting of February 13, 2013 (Report No. 1)
4. Task Force on Residential Condominiums meeting of February 14, 2013 (Report No. 1)
5. Task Force on Residential Condominiums meeting of March 7, 2013 (Report No. 2)
6. Telecommunication Facility Siting Protocol Task Force meeting of March 6, 2013 (Report No. 2)

**36.2 RECESS INTO CLOSED SESSION**

The Committee of the Whole recessed into Closed Session at 4:30 p.m. for the purpose of receiving legal advice with respect to Item 16, OFFICIAL PLAN AMENDMENT FILE OP.11.013, ZONING BY-LAW AMENDMENT FILE Z.11.044, SITE DEVELOPMENT FILE DA.12.079, FCHT HOLDINGS (ONTARIO) CORPORATION, WARD 4 – NORTHWEST OF BATHURST STREET AND RUTHERFORD ROAD.

The Committee of the Whole reconvened into open session at 4:40 p.m. with all Members present.

37

**COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
APRIL 9, 2013**

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

1. ONTARIO MUNICIPAL BOARD HEARING  
OPA 653 – FILE OP.05.020 AND ZBL FILE Z.07.029  
TESMAR HOLDINGS INC.  
NORTHEAST CORNER OF JANE ST AND RIVEROCK GATE – WARD 4  
  
(litigation or potential litigation)
2. ONTARIO MUNICIPAL BOARD HEARING  
OFFICIAL PLAN AMENDMENT FILE OP.12.003  
ZONING BY-LAW AMENDMENT FILE Z.12.008  
JOHN DUCA  
5289 AND 5309 HIGHWAY 7

**SOUTHWEST SIDE OF HIGHWAY 7 AND KIPLING AVENUE – WARD 2**

(litigation or potential litigation)

- 3. PROPERTY MATTER  
PORTION OF CLOSED LANGSTAFF ROAD AND KIPLING AVENUE  
SALE OF CITY LANDS ABUTTING GATE HOUSE COURT PROPERTIES  
WARD 2**

(acquisition or disposition of land)

- 4. FORMER EMPLOYEE MATTER**

(litigation or potential litigation)

- 5. FIRE INTEREST ARBITRATION AWARD**

(labour relations or employee negotiations)

*Councillor Yeung Racco declared an interest with respect to Committee of the Whole (Closed Session), Item 1, ONTARIO MUNICIPAL BOARD HEARING, OPA 653 – FILE OP.05.020 AND ZBL FILE Z.07.029, TESMAR HOLDINGS INC., NORTHEAST CORNER OF JANE ST AND RIVEROCK GATE, WARD 4, as her daughter is employed for a related company and did not take part in the discussion or vote on the foregoing matter.*

**38**

**DEPUTATION – MR. ABE SASSON  
WITH RESPECT TO A PROPERTY ON ERICA ROAD**

**That Confidential Communication C10, from the Commissioners of Legal and Administrative Services and City Solicitor, and Planning, dated April 5, 2013, be received.**

*The request for deputation was withdrawn.*

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The meeting adjourned at 6:08 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair