

**CITY OF VAUGHAN**  
**REPORT NO. 17 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on April 21, 2015*

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The Committee of the Whole met at 1:05 p.m., on April 14, 2015.

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

The following items were dealt with:

**1                   NATURAL HERITAGE NETWORK INVENTORY AND IMPROVEMENTS,  
                          STUDY COMPLETION AND RECOMMENDATIONS  
                          AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010  
                                  FILE #25.5.4  
                                  WARDS 1 TO 5**

**The Committee of the Whole recommends:**

- 1)       That the report along with all communications, deputations, and the related presentation be referred to staff for further review and brought back to a June 2015 meeting of the Committee of the Whole for consideration;**
- 2)       That Communication C15, from the Commissioner of Planning, dated April 13, 2015, be received;**
- 3)       That the following deputations and Communications be received:**
  - 1.       Mr. Kevin Hanit, Queensbridge Drive, Concord;**
  - 2.       Mr. Joel Ginsberg, Wigston Place, Vaughan;**
  - 3.       Ms. Katarzyna Sliwa, Davies Howe Partners, Spadina Avenue, Toronto and Communications C10, C16 and C17, dated April 13, 2015;**
  - 4.       Mr. Mark McConville, Humphries Planning Group, Chrislea Road, Vaughan, and Communication C11, dated April 10, 2015;**
  - 5.       Mr. Stephen Roberts, Bentoak Crescent, Vaughan;**
  - 6.       Ms. Susan Sigrist, York Region Environmental Alliance; Matterhorn Road, Vaughan; and**
  - 7.       Ms. Deb Schulte, Mira Vista Place, Woodbridge; and**

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

- C7 Mr. Alan Young, Weston Consulting, Millway Avenue, Vaughan, dated June 16, 2014;**
- C8 Mr. Alan Young, Weston Consulting, Millway Avenue, Vaughan, dated April 12, 2015;**
- C9 Mr. Nick Pasquino, Sonya Place, Woodbridge, dated April 13, 2015;**
- C14 Ms. Martha Bell, dated April 13, 2015;**
- C18 Mr. Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, dated April 13, 2015;**
- C19 Mr. Cam Milani, dated April 13, 2015;**
- C21 Mr. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, dated April 13, 2015;**
- C22 Ms. Caterina Facciolo, Brattys Barristers and Solicitors, Keele Street, Vaughan, dated April 14, 2015;**
- C25 Mr. Tim Jessop, Weston Consulting, Millway Avenue, Vaughan, dated April 14, 2015;**
- C26 Ms. Jane McFarlane, Weston Consulting, Millway Avenue, Vaughan, dated April 14, 2015;**
- C27 Ms. Danielle Chin, BILD, Upjohn Road, North York, dated April 14, 2015;**
- C28 Mr. Quinto M. Annibale, Loopstra Nixon, Queens Plate Drive, Toronto, dated April 13, 2015; and**
- C31 Presentation Material entitled “Natural Heritage Network Study”, dated April 14, 2015.**

**Recommendation**

The Commissioner of Planning in consultation with the Acting Director of Policy Planning recommends:

1. THAT the final report, “Phase 2-4 Natural Heritage Network Study, City of Vaughan”, forming Attachment 1 to this report as prepared by North-South Environmental Inc., BE APPROVED;
2. THAT the recommended amendments to Chapter 3 and Schedule 2 “Natural Heritage Network” to the Vaughan Official Plan Volume 1 (VOP 2010), set out in Attachment 4, be endorsed and that the resulting amendment be brought forward for adoption by Council, subject to final staff review, for approval by York Region and the Ontario Municipal Board (OMB), as required;
3. THAT staff continue to update the Natural Heritage Network database through the ongoing addition of information to characterize habitat type and habitat quality, to inform progress in meeting ecosystem targets, in tracking modifications resulting from the development application review process, and in doing so seek out partnerships in the municipal, agency, non-government and academic sectors to participate in maintaining and enhancing the database;
4. THAT staff report to Council regarding the development of a management, restoration and land stewardship program to identify potential ecological restoration and stewardship projects, in consultation with appropriate City departments and partner agencies to identify implementation options and funding strategies on a project by project basis; and
5. THAT staff, in consultation with stakeholders, develop a habitat compensation protocol based on the habitat compensation principles in this report as a supporting tool to implement the policies of the VOP 2010 regarding the Natural Heritage Network and that the resulting draft protocol be brought forward for Council consideration.

*Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son is employed by a legal firm that represents landowners within the study area, and did not take part in the discussion or vote on the matter.*

**2**

**SITE DEVELOPMENT FILE DA.14.042  
LUCIA CORNO AND MICHAEL CORNO  
WARD 1 - VICINITY OF WESTON ROAD AND KIRBY ROAD**

**The Committee of the Whole recommends:**

- 1) That consideration of this matter be deferred to the Council meeting of April 21, 2015, and that staff provide a Communication to the Council meeting of April 21, 2015, with respect to the inclusion of a condition of site approval to permit the termination of the lease agreement or relocation of the tower to accommodate future development;**
- 2) That Communications C20 and C30, dated April 14, 2015, from Mr. Daniel Belli, Trinistar Corporation, M.A.M. Group Inc., Dufferin Street, Vaughan, be received; and**
- 3) That the coloured renderings 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.14.042 (Lucia Corno and Michael Corno) BE APPROVED, to permit the installation of a 45 m high flagpole telecommunication tower and associated radio equipment cabinet for Bell Mobility Inc. (Attachments #3 to #6) on the subject lands shown on Attachments #1 and #2.

**3**

**ZONING BY-LAW AMENDMENT FILE Z.14.034  
KAU & ASSOCIATES LIMITED PARTNERSHIP  
WARD 3 – VICINITY OF WESTON ROAD AND CHRISLEA ROAD**

**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 April 14, 2015:**

**Recommendation**

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

1. THAT Zoning By-law Amendment File Z.14.034 (Kau & Associates Limited Partnership) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from EM3 Retail Warehouse Employment Area Zone, subject to site-specific Exception 9(922) to C7 Service Commercial Zone with the site-specific zoning exceptions identified in Table 1 of this report.

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**ZONING BY-LAW AMENDMENT FILE Z.14.031  
DRAFT PLAN OF SUBDIVISION FILE 19T-14V007  
POETRY LIVING (THE VIEW) LIMITED  
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND POETRY 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 April 14, 2015, be approved;
- 2) That it be acknowledged that the Owner has satisfied its parkland dedication requirements pursuant to comprehensive arrangements between the Block 40 (South) Developers Group and the City, as approved by Council, and that therefore the Owner is not obligated to pay cash-in-lieu of the dedication of parkland for this development; and
- 3) That the following deputations and Communication be received:
  1. Mr. Daniel H. Steinberg, Davies Howe Partners, Spadina Road, Toronto, and Communication C4, dated April 10, 2015;
  2. Mr. Ray Bartolo, Hatton Garden Road, Woodbridge;
  3. Ms. Elizabeth Bartolo, Hatton Garden Road, Woodbridge; and
  4. Mr. Daniel Biafora, Hatton Garden Road, Woodbridge.

**Recommendation**

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

1. THAT Zoning By-law Amendment File Z.14.031 (Poetry Living (The View) Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone subject to Exception 9(1172), and RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol "(H)" subject to Exception 9(1334) to RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four, in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-14V007 (Poetry Living (The View) Limited) as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT Vaughan 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 Draft Plan of Subdivision File 19T-14V007 (Poetry Living (The View) Limited) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 20 residential units (70 persons equivalent)."
4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V007 (Poetry Living (The View) Limited) include the following clause:

"The Owner shall pay to 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."

*Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son works for a company that may benefit from the outcome of the vote is employed by the legal firm that represents the applicant, and did not take part in the discussion or vote on the matter.*

**5**

**ZONING BY-LAW AMENDMENT FILE Z.14.040  
DRAFT PLAN OF SUBDIVISION FILE 19T-14V009  
BELMONT PROPERTIES (WESTON) INC.  
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND POETRY 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 April 14, 2015, be approved;**
- 2) That it be acknowledged that the Owner has satisfied its parkland dedication requirements pursuant to comprehensive arrangements between the Block 40 (South) Developers Group and the City, as approved by Council, and that therefore the Owner is not obligated to pay cash-in-lieu of the dedication of parkland for this development;**
- 3) That the deputation of Mr. Ray Bartolo, Hatton Garden Road, Woodbridge, be received; and**
- 4) That Communication C4, from Mr. Daniel H. Steinberg, Davies Howe Partners, Spadina Road, Toronto, dated April 10, 2015, be received.**

**Recommendation**

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

- 1. THAT Zoning By-law Amendment File Z.14.040 (Belmont Properties (Weston) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone subject to Exception 9(1172) to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, and RT1 Residential Townhouse Zone, in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.**
- 2. THAT Draft Plan of Subdivision File 19T-14V009 (Belmont Properties (Weston) Inc.) as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.**
- 3. THAT Vaughan 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 Draft Plan of Subdivision File 19T-14V009 (Belmont Properties (Weston) Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 41 residential units (136 persons equivalent)."**

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4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V009 (Belmont Properties (Weston) Inc.) shall include the following clause:

“The Owner shall pay to 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.”

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**ZONING BY-LAW AMENDMENT FILE Z.12.049  
DRAFT PLAN OF SUBDIVISION FILE 19T-05V10 (PHASE 2)  
KLEINDOR DEVELOPMENTS INC.**

**WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND YORK REGION ROAD 27**

**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 April 14, 2015:**

**Recommendation**

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

1. THAT Zoning By-law Amendment File Z.12.049 (Kleindor Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, OS1(H) Open Space Conservation Zone and OS2(H) Open Space Park Zone, all with the Holding Symbol “(H)”, subject to Exception 9(1313) to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD2(H) Residential Detached Zone Two with the addition of the Holding Symbol “(H)”, RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone subject to Exception 9(1313), in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the implementing Zoning By-law require that prior to the removal of the Holding Symbol “(H)” from Lots 92 and 98 that the following condition shall be addressed:
  - i) That the Owner extend Timber Creek Boulevard to the future re-aligned Major Mackenzie Drive to the satisfaction of York Region.
3. THAT Draft Plan of Subdivision File 19T-05V10 (Phase 2) (Kleindor Developments Inc.), as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
4. THAT Vaughan 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 Draft Plan of Subdivision File 19T-05V10 (Phase 2) (Kleindor Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 185 residential units.”



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- 5) **That the Communication C29 from Ms. Carrie Liddy, dated April 14, 2015, be received.**

**Recommendation**

The Integrity Commissioner recommends:

1. That the Integrity Commissioner's Report concerning Complaint #0114 be submitted as a Communication to this item following the receipt of a reply from the respondent's legal counsel to a request for comments on the investigation findings.

**9 SINGLE SOURCE REQUEST 2014 – FORESTRY CHIPPER TRUCK WITH 70' BOOM  
ALL WARDS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works, dated April 14, 2015:**

**Recommendation**

The Commissioner of Public Works, in consultation with the Director of Transportation Services, Parks and Forestry Operations, Director of Purchasing, and the Director of Financial Planning & Analytics recommends:

1. That the acquisition of an additional 2014 Forestry Chipper truck with 70' boom be single sourced by the following vendor:
  - Allan Fyfe Equipment Ltd.

**10 SELECTION OF ENGINEERING CONSULTANT FOR DESIGN AND CONSTRUCTION  
ADMINISTRATION SERVICES FOR THE WILLIS ROAD BRIDGE AND NORT JOHNSTON  
PEDESTRIAN BRIDGE REHABILITATION – RFP15-002  
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 Capital Delivery and Asset Management, dated April 14, 2015:**

**Recommendation**

The Commissioner of Public Works and the Director of Capital Delivery and Asset Management, in consultation with the Director of Financial Planning and Analytics and the Director of Purchasing Services recommend:

1. That RFP15-002 to provide design and construction administration services for Part 'A' – Willis Road Bridge, and Part 'B' – Nort Johnston Pedestrian Bridge be awarded to Planmac Engineering Inc. in the amount of \$129,340.00 plus applicable taxes;
2. That a contingency allowance in the amount of \$10,500.00 for Part 'A' and \$8,700.00 for Part 'B', plus applicable taxes be approved within which the Commissioner of Public Works, or his designate is authorized to approve amendments to this contract;
3. That the amounts of the above recommendations, illustrated within this report, including all contingency allowances and applicable taxes be funded from Capital Projects EN-1993-14 (Part 'A') and EN-1994-14 (Part 'B'); and
4. That the Mayor and City Clerk be authorized to sign the appropriate documents.

**11        SELECTION OF ENGINEERING CONSULTANT FOR THE CLASS ENVIRONMENTAL  
ASSESSMENT STUDY AND PRELIMINARY DESIGN FOR THE KING-VAUGHAN ROAD  
BRIDGE REPLACEMENT – RFP15-070  
             WARD 1**

**The Committee of the Whole recommends:**

- 1)        That the recommendation contained in the following report of the Commissioner of Public Works and the Director of Capital Delivery and Asset Management, dated April 14, 2015, be approved; and**
- 2)        That the deputation of Mr. Stephen Roberts, Bentoak Crescent, Vaughan, be received.**

**Recommendation**

The Commissioner of Public Works and the Director of Capital Delivery and Asset Management, in consultation with the Director of Financial Planning and Analytics and the Director of Purchasing Services recommend:

1. That RFP15-070 to provide the class environmental assessment study and preliminary design for the King-Vaughan Road Bridge Replacement be awarded to Amec Foster Wheeler Environment & Infrastructure in the amount of \$194,771.00 plus applicable taxes;
2. That a contingency allowance in the amount of \$30,000.00 plus applicable taxes be approved within which the Commissioner of Public Works, or his designate is authorized to approve amendments to this contract;
3. That the amounts of the above recommendations, illustrated within this report, including all contingency allowances, administration recovery and applicable taxes be funded from Capital Project EN-1889-13 Bridge Replacement Environmental Assessment & Preliminary Design – King-Vaughan Road Bridge; and
4. That the Mayor and City Clerk be authorized to sign the appropriate documents.

**12                                ASSUMPTION OF MUNICIPAL SERVICES  
SERVICING AGREEMENT – GIRONA FINANCIAL GROUP INC.  
             WARD 3 - VICINITY OF HIGHWAY 400 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 April 14, 2015:**

**Recommendation**

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Director of Environmental Services, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Servicing Agreement with the Girona Financial Group Inc. and that the Municipal Services Letter of Credit be released.

**13                    PARTIAL ASSUMPTION – BLOCK 11 SPINE MUNICIPAL SERVICES  
                              BLOCK 11 DEVELOPERS GROUP  
                              WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND BATHURST STREET**

**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 April 14, 2015:**

**Recommendation**

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Director of Environmental Services and the Director of Transportation Services and Parks & Forestry Operations, recommend:

1. That Council enact the necessary by-law assuming the municipal services specifically listed on Attachment No.2 that have been constructed pursuant to the Block 11 Spine Servicing Agreement, dated August 11, 2006; and
2. That the value of the Municipal Services Letter of Credit posted with the city pursuant to the Block 11 Spine Services Agreement be adjusted to reflect the remaining works and obligations according to the terms of the Spine Services Agreement.

**14    DRINKING WATER QUALITY MANAGEMENT SYSTEM AND TOP MANAGEMENT REVIEW**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager, the Commissioner of Public Works, the Director of Environmental Services, the Director of Capital Delivery and Asset Management, and the Director of Development Engineering and Infrastructure Planning, dated April 14, 2015:**

**Recommendation**

The Interim City Manager, the Commissioner of Public Works, the Director of Environmental Services, the Director of Capital Delivery and Asset Management, and the Director of Development Engineering and Infrastructure Planning, which for the purposes of the City's Drinking Water Quality Management System are collectively referred to as "Corporate Top Management", recommend:

1. That the following report be received for information.

**15                    PROCLAMATION - 2015 NATIONAL PUBLIC WORKS WEEK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works, the Director of Environmental Services, Director of Transportation Services and Parks and Forestry Operations, Director of Capital Delivery and Asset Management and Director of Development Engineering and Infrastructure Planning Services, dated April 14, 2015:**

**Recommendation**

The Commissioner of Public Works, the Director of Environmental Services, Director of Transportation Services and Parks and Forestry Operations, Director of Capital Delivery and Asset Management and Director of Development Engineering and Infrastructure Planning Services, recommend:

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1. That Council proclaim the period of May 17 - 23, 2015, as "Public Works Week" in the City of Vaughan, and adopt the following resolution:

*WHEREAS Public Works services provided in our community are an integral part of our citizen's everyday lives; and*

*WHEREAS the support of an understanding and informed citizenry is vital to the efficient operation of Public Works services; and,*

*WHEREAS the health, safety and comfort of this community greatly depends on these facilities and services; and*

*WHEREAS the quality and effectiveness of these facilities, as well as their planning, design, construction, and maintenance is vitally dependant upon the efforts and skill of Public Works officials and staff; and*

*WHEREAS the efficiency of qualified and dedicated personnel who staff the Public Works Commission is influenced by people's attitude and understanding of the importance of the work they perform,*

*NOW THEREFORE BE IT RESOLVED THAT Council proclaim the week of May 17 - 23, 2015, as "Public Works Week" in the City of Vaughan, and request that all citizens and elected officials recognize the contributions which Public Works make every day to their health, safety, comfort, and quality of life in the community.*

16

**ASSUMPTION – MAPLE VIEW FARMS PHASE 2 SUBDIVISION  
PLAN OF SUBDIVISION 65M-3623 (19T-97V01)  
WARD 1, VICINITY OF HIGHWAY 400 AND MAJOR MACKENZIE DRIVE**

**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 April 14, 2015:**

**Recommendation**

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Director of Environmental Services, the Director of Transportation Services and Parks & Forestry Operation and the Interim Commissioner of Legal and Administrative Services/City Solicitor, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3623; and
2. That the cash deposit held by the City in connection with Plan of Subdivision 65M-3623 be released to Grand Valley Developments (Maple) Inc. less the amount of \$165,000 to be retained by the City for the stormwater management pond cleanout.

**17**

**AWARD OF REQUEST FOR PROPOSAL 15-064  
SELECTION OF CONSULTANT FOR NORTH VAUGHAN AND NEW COMMUNITIES  
TRANSPORTATION MASTER PLAN (NVNCTMP)  
WARD 1, 3, 4 – NORTH OF MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works, the Commissioner of Planning and the Director of Development Engineering and Infrastructure Planning Services, dated April 14, 2015:

**Recommendation**

The Commissioner of Public Works, the Commissioner of Planning and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Director of Transportation Services and Parks & Forestry Operations, the Director of Purchasing Services, the Acting Director of Policy Planning and the Director of Financial Planning & Analytics, recommend:

1. That HDR Corporation, the successful consultant, be retained to provide the necessary transportation planning, engineering and project management services to complete the North Vaughan and New Communities Transportation Master Plan at an estimated cost of \$309,758.00 plus applicable taxes and administration recovery with funding from approved Capital Project DE-7156-15;
2. That a 15% contingency allowance of \$46,464.00 for the North Vaughan and New Communities Transportation Master Plan study be approved, within which the Commissioner of Public Works or his designate is authorized to approve amendments to the Contract with HDR Corporation; and
3. That the Mayor and Clerk be authorized to sign the necessary agreements and documents in connection with the study and the approved Capital Project DE-7156-15 New Community Areas Transportation Study (Block 27 and 41).

**18 2014 CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA CHARITY  
GOLF CLASSIC EXECUTIVE SUMMARY AND REPORT OF NET PROCEEDS RAISED**

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 April 14, 2015:

**Recommendation**

The Executive Director, Office of the City Manager, in consultation with the Director of Recreation and Culture and the Director of Development Finance & Investments, recommends:

1. That this report be received for information.

**19**

**REQUEST FOR NOISE EXEMPTION - MICHELS CANADA CO.  
ENBRIDGE GAS PIPELINE  
WARDS 4 & 5**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim Commissioner of Legal and Administrative Services / City Solicitor and the Director of By-law & Compliance, dated April 14, 2015:**

**Recommendation**

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

1. That MICHELS Canada Co. be granted a long term noise exemption, in accordance with the City's Noise By-law 96-2006, for the purposes of upgrading and expansion/installation of Enbridge Gas pipeline from Keele/CNR Station to Yonge Street (extending along the hydro corridor and parallel to Hwy 407);
2. That the long term noise exemption be approved from April 21, 2015 through to April 30, 2016;
3. That this request for noise exemption be granted with the following conditions:
  - a) That construction communication notices be sent to surrounding residents and business owners within a 60 metre radius, in keeping with City standards, advising them of the impending work;
  - b) That the construction communication notices to residents and business owners include contact information for MICHELS Canada Co.;
  - c) That measures are taken to minimize idling of construction vehicles, avoid unnecessary revving of engines / use of airbrakes and to maintain equipment in good working order (including muffling devices and noise attenuation where appropriate) to minimize noise impacts.
  - d) That no construction take place on Sundays or Statutory Holidays.

**20**

**COMMUNITY GARDEN INITIATIVE – VAUGHAN CITY HALL**

**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 April 14, 2015:**

**Recommendation**

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

1. That the City of Vaughan partner with the Seeds for Change, York Region Food Network and Petits Chefs Academy to undertake a two year, community garden project at Vaughan City Hall; and
2. That Council authorize the execution of an agreement with the above organizations to facilitate the project.

**21**

**AWARD OF TENDER T15-057  
MAPLE RESERVOIR PARK 9V9 SOCCER FIELD CONVERSION, FENCING AND SPORTS  
FIELD LIGHTING  
WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Parks Development, dated April 14, 2015:**

**Recommendation**

The Commissioner of Planning and the Director of Parks Development, in consultation with the Director of Purchasing Services, Director of Financial Planning & Analytics and Director Transportation Services, Parks & Forestry Operations, recommends:

1. That Tender T15-057, Maple Reservoir Park 9V9 Soccer Field Conversion, Fencing and Sports Field Lighting, be awarded to Latitude 67 Ltd. in the amount of \$339,724.40;
2. That provisional items 6, 7 and 8 also be awarded in the amount of \$20,920;
3. That a contingency allowance in the amount of \$53,500.00, be approved within which the Director of Parks Development or designate is authorized to approve amendments to the contract;
4. That the amounts of the above recommendations illustrated with the report, including all contingency allowance and administration recovery be funded from Capital Projects PK-6265-14, PK-6481-14 and PK-6490-14; and
5. That the Mayor and City Clerk be authorized to sign the appropriate documents.

**22**

**PROCLAMATION REQUEST  
PUBLIC – RAIL SAFETY WEEK**

**The Committee of the Whole recommends:**

- 1) **That this Council not proclaim Rail Safety Week as while we are very supportive and concerned about this issue and while we acknowledge and support the excellent work being done by Operation Lifesaver, it is not possible to proclaim a rail safety week in light of the lack of adequate requirements by the Federal Government to control dangerous goods travelling through the City of Vaughan and other municipalities in Canada;**
- 2) **That staff prepare a media release reflecting this recommendation; and**
- 3) **That the following report of the City Clerk, dated April 14, 2015, be received.**

**Recommendation**

The City Clerk recommends:

1. That April 27 to May 3, 2015 be proclaimed as “Public – Rail Safety Week”; and
2. That the proclamation be posted on the City’s website and published on the City Page Online.

23

**SIGN VARIANCE APPLICATION**  
**FILE NO: SV.15-002**  
**OWNER: HISTORY HILL GROUP**  
**LOCATION: 9200 WESTON ROAD, BLDG. A, UNIT 31**  
**BLOCK 173, PLAN 65M-3359**  
**WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated April 14, 2015:

**Recommendation**

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.15-002, History Hill Group, be APPROVED.

24

**APPOINTMENTS TO THE PIERRE BERTON TRIBUTE TASK FORCE**

The Committee of the Whole recommends:

- 1) That the following Members of Council be appointed to the Task Force:

Regional Councillor Ferri  
Councillor Iafrate  
Regional Councillor Rosati

- 2) That citizen members identified in Confidential Attachment 1 be appointed to the Task Force; and
- 3) That the following report of the City Clerk, dated April 14, 2015, be received.

**Recommendation**

The City Clerk recommends:

1. That Council appoint three (3) Council Members to the Pierre Berton Tribute Task Force; and
2. That Council give consideration to the applications received for appointing citizen members to the Pierre Berton Tribute Task Force (Confidential Attachment 1).

25

**PROPERTY TAX SALE REGISTRATION – ALL WARDS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & City Treasurer and the Director of Financial Services & Deputy Treasurer, dated April 14, 2015:

**Recommendation**

The Commissioner of Finance & City Treasurer and the Director of Financial Services & Deputy Treasurer in consultation with the Manager of Property Tax & Assessment recommends:

1. That Council receive this report for information purposes.

26

**AMENDMENT TO THE  
2015 SCHEDULE OF MEETINGS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 14, 2015:

**Recommendation**

The City Clerk recommends:

1. That the 2015 Schedule of Meetings be amended as follows:
  - 1) That the Council meeting scheduled on Wednesday, June 24, 2015, at 11:00 a.m. be rescheduled to Tuesday, June 23, 2015, at 11:00 a.m.;
  - 2) That the Council meeting scheduled on Tuesday, September 15, 2015 at 1:00 p.m. be rescheduled to Wednesday, September 16, 2015, at 1:00 p.m.; and
  - 3) That the Priorities and Key Initiatives Committee meeting scheduled on Wednesday, September 16, 2015, at 9:30 a.m., be cancelled and rescheduled in the future, if required.

27

**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 14, 2015:

**Recommendation**

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

1. That Sunday, June 7, 2015 be proclaimed "Filipino Day" to commemorate the 117<sup>th</sup> anniversary of Philippine Independence;
2. That the Philippine Flag be raised on Sunday, June 7, 2015, 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; and
4. That a facility permit be issued for Sunday, June 7, 2015 to the Filipino Canadian Association of Vaughan to use the Multi-Purpose Room, Garden 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 and Facility User Group Insurance costs if required.

**28      TENDER T15-069 - RENOVATIONS AND EXPANSION OF FIRE STATION #75 (WARD 3)**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager, the Director of Building and Facilities and the Chief of Vaughan Fire and Rescue Services (VFRS), dated April 14, 2015:**

**Recommendation**

The Interim City Manager, the Director of Building and Facilities and the Chief of Vaughan Fire and Rescue Services (VFRS), in consultation with the Director of Financial Planning and Analytics, the Director of Purchasing Services and the Manager of Building Construction, recommend:

1. That the award recommendation report for T15-069, Renovations and Expansion of Fire Station #75, be brought forward to Council on April 21, 2015.

**29                              WOODBIDGE VILLAGE FARMERS' MARKET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Economic Development, dated April 14, 2015:**

**Recommendation**

The Director of Economic Development in consultation with the Director of Recreation and 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 fifth and sixth seasons of operations, that is 2015 and 2016; on Saturdays from 9 a.m. to 1 p.m. and that a storage unit be supplied to the Market, on site at no additional cost;
2. THAT staff continue to work with the Woodbridge Village Farmers' Market and other associated stakeholders to promote, where feasible, the Woodbridge Village Farmers' Market through the City's website, social media and other relevant publications and mediums; and
3. THAT the Woodbridge Village Farmers' Market provide to the City on an as-requested basis, booth space at no cost.

**30      REVISIONS TO THE CITY OF VAUGHAN PARKING BY-LAW, #1-96, AS AMENDED**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim Commissioner of Legal and Administrative Services/City Solicitor and the Director of By-law & Compliance, dated April 14, 2015:**

**Recommendation**

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

1. That the Parking By-law #1-96, as amended, be further amended in accordance with the recommendations contained within this Report, to include:
  - a) Amendments to the definition section of the by-law, s.2(1);

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- b) Introduction of provisions to prohibit parking on unpaved areas of the City's boulevards, s.4(6); and
  - c) Amendment of provisions to prohibit parking within a specified distance to a "Private Roadway" (as defined) s.4(7).
2. That any related sections of the by-law be amended accordingly.

**31**

**FIREWORKS DISPLAY PERMITS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 14, 2015:**

**Recommendation**

The City Clerk in consultation with the Manager of Special Projects, Licensing and Permits, Director of By-Law and Compliance and the Deputy Fire Chief recommends:

- 1. That Display Firework permits issued for 2015 contain a time restriction prohibiting fireworks discharge after 10:00 p.m. except for Canada Day and Victoria Day when detonation will be permitted until 11:00 p.m.

**32**

**AWARD AMENDMENT FOR RFP11-241 CONSULTING SERVICES FOR JANE STREET  
SIDEWALK AND STREETLIGHTING FROM STEELES AVENUE TO RUTHERFORD ROAD  
WARD 4**

**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 Capital Delivery and Asset Management, dated April 14, 2015:**

**Recommendation**

The Commissioner of Public Works and the Director of Capital Delivery and Asset Management, in consultation with the Director of Purchasing Services and the Director of Financial Planning and Analytics recommend:

- 1. That the award amount for Morrison Hershfield Limited to provide engineering services for the design of the sidewalk and streetlighting on Jane Street as detailed in the Terms of Reference of RFP11-241 in the amount of \$89,893 plus applicable taxes be increased by \$7,425 in order to complete the assignment; and
- 2. That the award increase plus applicable HST and administration recovery be funded from the Approved Capital Project EN-1865-11 – Highway 407 Station Jane Street Sidewalk and Streetlighting.

33

**ZONING BY-LAW AMENDMENT FILE Z.13.021  
PHILIP DIFONZO  
WARD 1 - VICINITY OF HUNTINGTON ROAD AND KING-VAUGHAN ROAD**

**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 April 14, 2015:**

**Recommendation**

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

1. THAT Zoning By-law Amendment File Z.13.021 (Philip DiFonzo) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the portion of the subject lands identified as the "Proposed Lot" on Attachment #3 from RR Rural Residential Zone to RR(H) Rural Residential Zone with the addition of the Holding Symbol "(H)", together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the implementing Zoning By-law require that prior to the removal of the Holding Symbol "(H)" on the lands identified as "Proposed Lot", the following conditions shall be addressed:
  - i) the Owner shall successfully obtain approval of a Site Development Application from Vaughan Council for development on the proposed lot and the Owner shall submit a noise report, functional servicing report for the septic system, and a restoration/tree planting plan, which includes the replacement of one tree for each protected tree that is removed to facilitate development, and any other required studies through the site plan application; and,
  - ii) the Owner shall successfully obtain approval of a Consent Application to facilitate the severance of the subject lands into 2 parcels from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of the Committee.

34

**STAFF ATTENDANCE FOR PUBLIC MEETING (WARD 1)**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following resolution submitted by Regional Councillor Ferri, dated April 14, 2015, be approved, subject to replacing the words "Regional Councillor" with "Regional Councillors" in the recommendation.

**Member's Resolution**

Submitted by Regional Councillor Mario Ferri.

***Whereas**, some residents of Rimwood Estates have expressed an interest in connecting to the water and wastewater services available for the area; and*

***Whereas**, these residents of Rimwood Estates are not available to attend a meeting during regular business hours; and*

***Whereas**, staff expertise is required to explain the system and its financing; and*

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*Whereas, this issue has been in existence for over 8 years and the residents are seeking a resolution.*

*It is therefore recommended that appropriate staff be directed to work with the Ward 1 Councillor and the Regional Councillor to convene and attend a meeting of interested parties, where the details regarding these services can be identified, the process can be explained and any questions answered.*

35

**MEETING RECREATION FACILITY DEMAND**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated April 14, 2015:**

**Member's Resolution**

Submitted by Councillor Tony Carella.

**Whereas**, accommodating the needs of community groups looking to use municipal recreational facilities is a perennial issue, given the growth in Vaughan's population and, concurrently, in the demand for such facilities; and

**Whereas**, answers to this problem range from the expensive---building more such facilities, to the non-responsive---doing nothing while the demand continues to grow; and

**Whereas**, increasing the operating hours of such facilities may provide a solution that is both efficient and cost-effective;

***It is therefore recommended:***

***That*** appropriate staff be directed to prepare and recommend for consideration by Council at its meeting of April 21, 2015, a plan for a pilot test to run during the current calendar year, said test respecting the extension of the operating hours of selected outdoor fields identified as suitable by staff, with the intent of determining the impact of the extension of such hours on the demand and operating implications for such facilities.

***That*** staff have regard to the following considerations as they proceed:

1. The proximity of such outdoor facilities to existing or future residential areas.
2. The general age-range of user groups likely to use such facilities, if available at other than current operational hours; and
3. Any permits issued to the community groups using the parks provide for the use to extend to the approved time.

36

**CO-ORDINATED REVIEW OF PROVINCIAL PLANS**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Racco, dated April 14, 2015:

**Member's Resolution**

Submitted by Councillor Sandra Yeung Racco.

**Whereas**, The Greenbelt Plan is currently under review in 2015 ("The Review"); and

**Whereas**, inconsistencies in terminology and use permissions exist between the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan in relation to retirement homes; and

**Whereas**, retirement homes are permitted in the Countryside designation of the Oak Ridges Moraine Conservation Plan while such uses are prohibited in the Greenbelt Plan Protected Countryside designation; and

**Whereas**, through proper design low impact uses such as (but not limited to) retrofitted homes for retirement home purposes could potentially be located in less sensitive areas of the Greenbelt Plan; and

**Whereas**, it is the intention of Vaughan Council to be proactive in the Coordinated Plan Review process as opposed to reactive;

**It therefore recommended that** staff be directed to write to the Province prior to the deadline for comments to request them to consider opportunities to harmonize the Greenbelt Plan and Oak Ridges Moraine Conservation Plan definitions and permitted uses so that greater flexibility can be provided for applicants to pursue retirement homes in less sensitive areas of the Greenbelt Plan as appropriate.

37

**ZONING BY-LAW AMENDMENT FILE Z.11.006**

**SITE DEVELOPMENT FILE DA.13.050**

**165 PINEGROVE INVESTMENTS INC.**

**WARD 2 - VICINITY OF ISLINGTON AVENUE AND PINE GROVE 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 April 14, 2015, be approved;
- 2) That prior to the issuance of occupancy permits, the improvements to the existing Pine Grove pumping station shall have been completed to the satisfaction of the Development Engineering and Infrastructure Planning Services Department which will consider by means of a third party peer review (by a firm mutually agreed to by staff and the applicant), whether a fibre glass storage tank is in fact cost-effective, feasible and appropriate, as it should be given that the City is responsible for 25% of the costs;
- 3) That Confidential Communication C1, from the Commissioner of Legal & Administrative Services, dated April 2, 2015, be received; and

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

- 1. Mr. Adam Brown, Sherman Brown Dryer Karol, representing the applicant;**
- 2. Mr. Eric Ward, Pine Grove Road, Woodbridge; and**
- 3. Ms. Mary Pataki, Pine Grove Road, Woodbridge.**

**Recommendation**

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

1. a) THAT Zoning By-law Amendment File Z.11.006 (165 Pinegrove Investments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone, R3 Residential Zone, EM1 Prestige Employment Area Zone, OS1 Open Space Conservation Zone and A Agricultural Zone to RM2(H) Multiple Residential Zone with the Holding Symbol "(H)", OS2 Open Space Park Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, to permit a development consisting of a maximum of 103, 4-storey (12.5 m) stacked townhouse units and 1 residential dwelling unit in the existing heritage dwelling (229 Pine Grove Road - Fred Hicks House) as shown on Attachments #3 to #6, together with the site-specific zoning exceptions identified in Table 1 of this report.
  - b) THAT the Holding Symbol "(H)" shall remain on the subject lands until such time as:
    - i) The Vaughan Development Engineering and Infrastructure Planning Services Department has approved the Remedial Action Plan (RAP) and is in receipt of a Record of Site Condition (RSC) filed with the Ministry of Environment and Climate Change's (MOECC) Environmental Site Registry; and,
    - ii) The Owner has entered into a development agreement with the City respecting the necessary improvements to the existing Pine Grove wastewater pumping station to the satisfaction of the City.
  - c) THAT the implementing Zoning By-law restrict the use of lands zoned RM2 Multiple Residential Zone and located east of the flood plain limit to berming, landscaping and a portion of the access driveway for the north parcel (Blocks "A" and "B") of the subject lands. No structures including gazebos, decks, etc. shall be permitted within the Regulatory Flood Limit.
2. THAT prior to the enactment of the implementing Zoning By-law:
  - a) The Ontario Municipal Board (OMB) shall have issued a Decision Order regarding the approved settlement for 165 Pine Grove Investments Inc. appeal to Vaughan Official Plan 2010 for the subject lands; and,
  - b) The Owner shall execute to the City of Vaughan a Letter of Undertaking committing the Owner to enter into a Heritage Conservation Easement Agreement for the protection and long-term maintenance of the John Hicks House, in the form and content to the satisfaction of the Commissioner of Planning and the Toronto and Region Conservation Authority (TRCA) and registered on title; together with security in the in form of a Letter of Credit or certified cheque to the City of Vaughan in an amount calculated at \$100.00 per square foot of the John Hicks House (heritage structure at 229 Pine Grove Road), to secure its the safe relocation and conservation.

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3. THAT prior to the initiation of grading and prior to the registration of the Site Plan Agreement, the Owner shall submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing Report, prepared by Cole Engineering, dated January 2015. This report shall include:
- plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
  - stormwater management techniques which may be required to control minor or major flows;
  - appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, and to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
  - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's (*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*) Regulation;
  - overall grading plans for the subject lands; and,
  - supplementary measures including additional source and conveyance measures to enhance infiltration and reduce run-off volumes.
4. THAT the final site plan be red-lined/revised in order to meet the requirements of the TRCA, if necessary.
5. THAT Site Development File DA.13.050 (165 Pinegrove Investments Inc.) BE APPROVED, to permit the development of 103, 4-storey stacked townhouse units and the retention of the existing heritage structure (Fred Hicks House) for 1 residential dwelling unit, served by two private condominium roads and 142 parking spaces as shown on Attachments #3 to #6, subject to the following conditions:
- a) Prior to the execution of the Site Plan Agreement:
- i) The Vaughan Planning Department shall approve the final site plan, building elevations, and landscape plans;
  - ii) The Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plan, underground parking plan, stormwater management report, functional servicing report and floodplain analysis, photometric lighting plan, and the engineering reports submitted in support of the development;
  - iii) The Owner shall enter into a Development Agreement, to satisfy all conditions, financial or otherwise, of the City of Vaughan with regard to such matters the municipality may consider necessary including payment of development levies, the provision of roads and municipal services, landscaping, fencing, cost sharing, and the design and construction of the necessary improvements to the Pine Grove Sanitary Pumping Station and appurtenances. This Agreement shall be registered on title against the lands

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- to which it applies and be to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department. Prior to Site Plan approval, the Development Agreement shall be registered with the City and the construction drawings approved;
- iv) The Owner shall obtain all necessary approvals from the TRCA and Region of York;
- v) The Vaughan Environmental Services Department shall approve the final waste management plan and waste collection design standards;
- vi) The heritage structure (Fred Hicks House) shall be protected, conserved, relocated and maintained on-site and the City and the Owner shall negotiate and execute a Heritage Conservation Easement Agreement for the protection and long term maintenance of the Fred Hicks House that will be registered on title, to the satisfaction of the Manager of Urban Design and Cultural Heritage;
- vii) The Owner shall submit to the Vaughan Planning Department, Urban Design and Cultural Heritage Section, a Heritage Conservation Plan, including a complete set of architectural and landscape design drawings for the Fred Hicks House and the surrounding property, prepared by a qualified heritage professional all to the satisfaction of the Manager of Urban Design and Cultural Heritage;
- viii) The Owner shall submit a Commemoration Plan prepared by a qualified heritage professional, addressing the history of the hamlet of Pine Grove, the Fred Hicks House and the Hayhoe Mill silos to the satisfaction of the Manager of Urban Design and Cultural Heritage;
- ix) The Owner shall submit to the City of Vaughan, a security in the form of a Letter of Credit in the amount calculated at \$100.00 per square foot of the Fred Hicks House for its safe relocation and conservation. The Letter of Credit shall reference the Heritage Conservation Easement Agreement as discussed in this report. Prior to the release of the Letter of Credit, the Owner shall:
- fulfil the requirements of the relocation of the Fred Hicks House on a secure foundation and the proposed work in accordance with the approved Heritage Conservation Plan and obtain a Heritage Permit to the satisfaction of the Manager of Urban Design and Cultural Heritage;
  - connect the relocated heritage structure to municipal services;
  - verify that the relocated heritage structure meets the standards of occupancy as confirmed by the Chief Building Official; and,
  - submit final as-built photographs of the heritage structure and surrounding lands to the satisfaction of the Manager of Urban Design and Cultural Heritage;
- x) For the lands municipally known as 180 Pine Grove Road (located outside of the development limit) as shown on Attachment #3, the Owner shall satisfy the following archaeological conditions of approval:

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- The Owner shall at their expense carry out an archaeological assessment and mitigate through preservation or resource removal and documentation all adverse impacts to any significant archaeological resources found;
  - No demolition, grading or other soil disturbances shall take place prior to the approval authority confirming that all archaeological resource concerns have met resource conservation requirements;
  - The lands shall be assessed by a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990); and any significant sites found will be properly mitigated (avoided or excavated), prior to the initiation of construction, servicing, landscaping or other land disturbances;
  - The consultant archaeologist will submit 1:10,000 scale mapping that clearly outlines the limits of the property subject to assessment and the locations of any new archaeological site locations; and a copy of the relevant assessment report(s) all to the Vaughan Development Planning Department, Urban Design and Cultural Heritage Section, in accordance with the Ministry of Tourism, Culture and Sport *Standards and Guidelines for Consultant Archaeologists, 2011*;
  - The Owner shall consult with the First Nations communities for the archaeological assessments that meet certain criteria, including but not limited to all Stage 3 to Stage 4 assessments. More information regarding consultation with First Nations communities can be found in the living document *Engaging Aboriginal Communities in Archaeology, 2010* available on the Ministry of Tourism, Culture and Sport website;
  - Areas deemed to have no remaining archaeological integrity by a licensed consultant archaeologist will be excluded from the zone of archaeological potential;
- xi) The Owner shall successfully obtain a permit from the TRCA under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) for the following:
- cut/fill grading works and topsoil stripping works, in order to conform to the hydraulic modeling submitted by Cole Engineering (Flood Plain Analysis Report, dated July 2014);
  - the proposed bank wall removal and remediation along the edge of the Humber River; and,
  - final site grading/development and restoration to facilitate the construction of the proposed development and related infrastructure;
- xii) The Owner shall submit documentation executed by a Professional Engineer confirming that works to conduct the cut/fill grading works (referenced above) have been completed and comply with modeling from Cole Engineering. This includes the submission of an as-completed grading

drawing and revised detailed modeling confirming the reduction in the Regulatory Flood Plain on the subject lands;

- xiii) The Owner shall provide a detailed hydraulic analysis, which is conducted to TRCA standards and includes the preparation of topographic mapping following the completion of proposed cut/fill grading works, to the satisfaction of the TRCA;
- xiv) The Owner shall submit documentation from a qualified geotechnical/structure engineer, indicating that the reconstruction of the valley slope wall on the southern parcel has been completed in accordance with the proposed plans from Cole Engineering and is stable and sound;
- xv) The Owner shall submit a detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA's Erosion and Sediment Control Guidelines for Urban Construction;
- xvi) The Owner shall submit restoration planting plans for both the bank wall removal/remediation works and grading work, consisting of native and non-invasive species and which complies with TRCA Planting Guidelines; and,
- xvii) The Traffic Impact Study (TIS) and Transportation Demand Management (TDM) plan shall be finalized to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.

6. THAT the Site Plan Agreement shall include the following provisions:

- a) 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;
- b) The heritage structure (the Fred Hicks House) shall be protected and maintained pursuant to the Heritage Conservation Easement Agreement, on-site and the Owner/Condominium Corporation shall agree to maintain the heritage structure according to the Heritage Conservation Easement Agreement;
- c) That prior to occupancy, the Owner shall submit an Emergency Response/Management Plan to the TRCA and to the City of Vaughan for review and approval;
- d) Prior to occupancy, the Owner shall implement all possible measures to mitigate the risk associated with flooding and provide approved emergency plans and procedures for the future residents/occupants to the satisfaction of the TRCA and City of Vaughan;
- e) In areas where there is no identified archaeological potential, the following standard clauses apply for lands being disturbed for development/construction, as required by the Ministry of Tourism, Culture and Sport:
  - i) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of

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Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Section shall be notified immediately;

- ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services;
- iii) Prior to Building Permit application, the Owner shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the subject lands, until such time as protective measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Tourism, Culture and Sport (Archaeology Unit) and the City of Vaughan;
- f) Owner shall submit restoration planting plans for the areas disturbed as part of the proposed cut/fill grading works and which complies with TRCA Planting Guidelines;
- g) That all openings to the relocated Fred Hicks House and the underground parking structures including ramps, walk-outs and/or ventilation openings will be floodproofed (raised above) to the Regulatory Storm Flood Plain elevation plus freeboard, as determined by the TRCA;
- h) The Owner shall submit documentation from a qualified structural engineer, indicating that the foundation walls for the relocated Fred Hicks House are able to withstand the depths and velocities associated with the Regulatory Storm Flood Event;
- i) All electrical equipment for the heritage dwelling including fuse boxes/electrical panel shall be located above the Regulatory Flood Plain elevation;
- j) Restriction on amenity areas/structures such as decks, gazebos and other structures within the buffer from the Regulatory Flood Plain. Only at-grade patio pavers/stones shall be permitted;
- k) Restriction on fencing around the heritage dwelling within the buffer from the Regulatory Flood Plain, shall be approved by the TRCA;
- l) That the Open Space/Park lands outside of the new property limit be set aside for acquisition or dedication to either the TRCA or the City of Vaughan, free of all charges or encumbrances;
- m) A warning clause shall be included in all Agreements of Purchase and Sale or Lease, and in the Condominium Agreement and Condominium Declaration advising all future owners/tenants/lessees that the development will not be served by municipal garbage pick-up/recycling or snow plowing, and that such services will be privately administered by the Condominium Corporation;
- n) That the Purchase and Sale Agreement and Condominium Agreement and Declaration shall include a clause(s) advising all purchasers that:
  - the underground parking structure has been designed and located in such a manner as to account for the current location of the Regulatory Storm Flood

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Plain and that future expansion closer towards this hazard will not be permitted;

- that portions of the subject property are located within the Regulatory Storm Flood Plain and that lands may be inundated during a storm;
  - o) Prior to the issuance of a building permit, the improvements to the existing Pine Grove wastewater pumping station shall have been completed to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department;
  - p) The Owner shall agree in the site plan agreement to implement the approved Transportation Demand Management (TDM) plan to the satisfaction of the City; and,
  - q) No basement habitable space or below grade structure, other than a foundation structure required for support under the relocated heritage dwelling shall be permitted to the satisfaction of the TRCA.
7. THAT Vaughan Council shall adopt the following resolution with respect to the allocation of sewage and water supply capacity:

“IT IS HEREBY RESOLVED THAT Site Development File DA.13.050 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 98 residential units (300 persons equivalent), subject to completing the Pine Grove Pump Station upgrade works to the satisfaction of the City.”

**38                      GTA WEST CORRIDOR TRANSPORTATION ROUTE PLANNING AND  
                             ENVIRONMENTAL ASSESSMENT STUDY, STAGE 2  
                             MINISTRY OF TRANSPORTATION (ONTARIO)  
                             THE KLEINBURG AND AREA RATEPAYERS' ASSOCIATION COMMENTS  
   WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works, Commissioner of Planning, Director of Development Engineering and Infrastructure Planning Services and Acting Director of Policy Planning, dated April 14, 2015:**

**Recommendation**

The Commissioner of Public Works, Commissioner of Planning, Director of Development Engineering and Infrastructure Planning Services and Acting Director of Policy Planning, recommend:

1. That the correspondence from the Kleinburg and Area Ratepayers' Association (KARA) with respect to the GTA West Corridor Transportation Route Planning Environmental Assessment Study, dated March 2, 2015 (included as Attachment No. 1) together with this report be forwarded to the Ministry of Transportation and the GTA West Project Team for consideration in the Environmental Assessment study.

**39**

**AWARD OF TENDER T15-024  
CONSTRUCTION SERVICES FOR LAWFORD NEIGHBOURHOOD PARK (UV1-N26)  
WARD 3**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Parks Development, dated April 14, 2015:**

**Recommendation**

The Commissioner of Planning and the Director of Parks Development, in consultation with the Director of Purchasing Services, Director of Financial Planning & Analytics and Director Transportation Services, Parks & Forestry Operations, recommends:

1. That Tender T15-024, Construction Services for Lawford Neighbourhood Park (UV1-N26) be awarded to Melfer Construction Inc. in the amount of \$752,630.00; plus administrative recovery;
2. That provisional items 1 and 2 also be awarded in the amount of \$18,500.00;
3. That a contingency allowance in the amount of \$77,113.00, be approved within which the Director of Parks Development or designate is authorized to approve amendments to the contract;
4. That the amounts of the above recommendations illustrated with the report, including all contingency allowance and administration recovery be funded from Capital Project PK-6358-12; and
5. That the Mayor and City Clerk be authorized to sign the appropriate documents.

**40**

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

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 14, 2015:**

**Recommendation**

The City Clerk recommends:

1. That May 5, 2015 be proclaimed as “MS Awareness Day” in the City of Vaughan;
2. That the MS flag be raised on May 5, 2015 for the balance of the day at Vaughan City Hall; and
3. That the proclamation be posted on the City’s website and published on the City Page Online.

**41                      REQUEST TO SUPPORT RICHMOND HILL'S COURT CHALLENGE  
                             OF THE ONTARIO MUNICIPAL BOARD'S DECISION REGARDING  
                             PARKLAND DEDICATION POLICIES  
                             ALL WARDS**

**The Committee of the Whole recommends:**

- 1)        That the recommendation contained in the following report of the Interim Commissioner of Legal & Administrative Services/City Solicitor, dated April 14, 2015, be approved; and**
- 2)        That the deputation of Mr. Kevin Hanit, Queensbridge Drive, Concord, be received.**

**Recommendation**

The Interim Commissioner of Legal & Administrative Services/City Solicitor in consultation with the Commissioner of Planning recommends:

1. That Council direct the City Solicitor and staff to support the Town of Richmond Hill's challenge of the Ontario Municipal Board's decision under OMB File No. PL1101189 regarding parkland dedication policies by seeking leave to intervene in any court proceedings relating thereto.

*Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son is employed by a legal firm that represents landowners which may be impacted in the decision, and did not take part in the discussion or vote on the matter.*

**42                      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 14, 2015:**

**Recommendation**

The City Clerk recommends:

1. That May 4 – 8, 2015 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.

**43                      DEPUTATION – MS. DIANA LEE  
                             VAUGHAN BICYCLE USER GROUP (BUG)  
                             WITH RESPECT TO A CYCLING AND PEDESTRIAN ADVISORY TASK FORCE**

**The Committee of the Whole recommends:**

- 1)        That the deputation of Ms. Diana Lee, Vaughan Bicycle User Group (BUG), and Communications C2, dated March 9, 2015, and C12, presentation material, be received;**
- 2)        That a Cycling and Pedestrian Advisory Task Force be established to explore what can be done to promote, support and enhance cycling and pedestrian forms of transportation and movement;**

- 3) That the City Clerk be requested to prepare Terms of Reference for the Committee in consultation with the deputant and submit a report to Committee of the Whole in that regard; and
- 4) That the Task Force submit a findings report within one year after commencement.

44 **NEW BUSINESS- REQUEST FOR A REVIEW  
OF THE WASTE MANAGEMENT COLLECTION POLICY**

The Committee of the Whole recommends:

- 1) That in recognition of the increase in low rise townhouse condominium developments, that staff review the waste management collection policy with consideration given to expanding the policy to include eligibility for residential developments fronting on private streets and laneways;
- 2) That the findings of the Task Force on Residential Condominiums regarding waste collection be taken into consideration in the review; and
- 3) That staff report back to Committee of the Whole with the results of the review.

45 **OTHER MATTERS CONSIDERED BY THE COMMITTEE**

45.1 **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 March 11, 2015 (Report No. 2)

45.2 **RECESS INTO CLOSED SESSION**

The Committee of the Whole recessed into Closed Session at 4:23 p.m. for the purpose of receiving legal advice with respect to Item 8, CODE OF CONDUCT COMPLAINT #0114 INVESTIGATION REPORT IN RESPECT OF REGIONAL COUNCILLOR/DEPUTY MAYOR MICHAEL DI BIASE.

The Committee of the Whole reconvened into open session at 4:31 p.m. with the following Members present:

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

**45.3    RECONSIDERATION**

The Committee of the Whole passed a motion to reconsider the following item:

**Item 4    ZONING BY-LAW AMENDMENT FILE Z.14.031  
            DRAFT PLAN OF SUBDIVISION FILE 19T-14V007  
            POETRY LIVING (THE VIEW) LIMITED  
            WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND POETRY DRIVE**

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The meeting adjourned at 6:11 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair