

***For consideration by the Council
of the City of Vaughan
on May 16, 2017***

**REPORT NO. 17 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 16, 2017**

through this Capital Project be front ended by the landowners with reimbursement to be provided over an agreed to annual repayment schedule and upon further capital budget approval;

2. That the Deputy City Manager, Planning and Growth Management be authorized to award single source contracts greater than \$100,000 within the approved budget of Capital Project PL-9023-11 for the initial phase of work (Phase 1) to prepare land concepts and to refine the parameters of the more detailed Secondary Plan Transportation Study; and
3. That staff report back to Committee at the conclusion of the Phase 1 work with a refined work plan for undertaking the more detailed Secondary Plan and Transportation Study and the details pertaining to the financing of the study.

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**SITE DEVELOPMENT FILE DA.16.082
FEDERATION OF VENETO CLUBS OF ONTARIO
WARD 2 - VICINITY OF KIPLING AVENUE AND REGIONAL ROAD 7**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 2, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.16.082 (Federation of Veneto Clubs of Ontario) BE APPROVED; to permit the development of the subject lands shown on Attachments #1 and #2 with a new one-storey, 1,122.58 m² community living centre (Meta Centre), a 31 m high Bell Tower monument and on-site modifications as shown on Attachment #3 to #6, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building and tower elevations, landscape plan and landscape cost estimate;
 - ii) the Development Engineering and Infrastructure Planning Engineering Department shall approve the final site servicing and grading plans, stormwater management report, and functional servicing report; and
 - iii) the applicant shall submit a revised Stormwater Management Report and an Erosion and Sediment Control plan to the satisfaction of the Toronto and Region Conservation Authority.
 - b) the Site Plan Agreement include the following provisions and warning clauses:
 - i) All garbage shall be stored indoors until the day of pick-up;
 - ii) The subject lands shall be developed only for the purposes specified on the approved Site Plan (Attachment #3) attached to the Lease Agreement as Schedule 2 and that any uses or development of the subject lands beyond those specified or granted approval, shall require an amendment to the Site Plan Agreement through the submission of a subsequent Site Development Application for approval by the City, and the Minister of Infrastructure;

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- iii) All sound/noise generated by the Bell Tower shall be directed away from all residential properties, and shall be limited to 15 times throughout the year, between 10 am to 6 pm for a maximum duration of 1 (one) minute;
- iv) The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, the York Region District School Board and the York Catholic District School Board;
- v) The Owner shall agree that should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately; and
- vi) The Owner shall agree that in the event that human remains are encountered during construction activities they will immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner and Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.

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**ARCHITECTURAL DESIGN (CONTROL) GUIDELINES
AND APPROVAL OF CONTROL ARCHITECT
PINE HEIGHTS COMMUNITY BLOCK 40/47
FILE 14.71**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Manager of Urban Design and Cultural Heritage, dated May 2, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Manager of Urban Design and Cultural Heritage recommend:

- 1. THAT the Architectural Design Guidelines for the Pine Heights Community (Block 40/47), prepared by John G. Williams Architect Ltd., BE APPROVED; and
- 2. THAT John G. Williams Architect Ltd., BE APPROVED as the Control Architect for the Pine Heights Community.

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**ALL-WAY STOP CONTROL REVIEW VIA ROMANO BOULEVARD AND FITZMAURICE
DRIVE - WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations, dated May 2, 2017:

Recommendation

The Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations recommend:

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1. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law, to add an all-way stop control at the intersection of Via Romano Boulevard and Fitzmaurice Drive.

**5 TRAFFIC CONTROL AND MANAGEMENT SYSTEM UPGRADE: CLARK AVENUE
 WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations, dated May 2, 2017:

Recommendation

The Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations, in consultation with the Chief Financial Officer and City Treasurer, the Director of Procurement Services and the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That the City enter into a single source contract with Econolite Canada Ltd. for the supply and delivery of 14 traffic signal controllers to be used in the Clark Avenue Pilot Project and that the amount of \$212,000 plus applicable taxes be approved;
2. That a contingency allowance in the amount of \$21,200 plus applicable taxes be approved within which the Director of Transportation Services, Parks and Forestry Operations or his designate is authorized to approve amendments to the contract with Econolite Canada Ltd.;
3. That the amount of the contract with Econolite Canada Ltd., plus applicable taxes and contingency allowance be funded from the capital project CD-2011-15;
4. That the Mayor and City Clerk be authorized to sign the necessary documents; and
5. That the City Clerk be requested to forward a copy of this report to York Region.

6 ANIMAL-RELATED BUSINESS LICENSING

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, and Director, By-law & Compliance, Licensing & Permit Services, dated May 2, 2017:

Recommendation

The Deputy City Manager, Community Services, and Director, By-law & Compliance, Licensing & Permit Services, recommend:

1. That City Council amend the provisions in the Licensing By-law and the fees in the Fees and Charges By-law in accordance with Attachment A of this report; and
2. That City Council authorize staff to amend, in a form satisfactory to the City Solicitor, Consolidated Licensing By-law No. 315-2005 and Consolidated By-law No. 171-2013, and to take any other necessary actions to give effect to the recommendations herein.

Recommendation

1. That this report be received for information purposes.

8 APPOINTMENT OF BUILDING OFFICIALS

Recommendation

1. THAT a By-law substantially in form of Attachment 1 for enactment to reappoint a Chief Building Official, Deputy Building Officials and appoint Building Inspectors for the enforcement of the Building Code Act and the Building Code be approved.

**9 ASSUMPTION – CHURCHILL ESTATES SUBDIVISION
 PLAN OF SUBDIVISION 65M-4155 (19T-84029)
 WARD 1, VICINITY OF KING VAUGHAN ROAD AND KEELE STREET**

Recommendation

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4155; and
2. That the Municipal Services Letter of Credit for Plan 65M-4155 be reduced to \$55,000 to guarantee the completion of streetscape and landscape deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations and Development Planning Departments. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

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SIGN VARIANCE APPLICATION
FILE NO: SV.16-004
OWNER: THE GARDEN CENTRE INC.
LOCATION: 12001 ALBION VAUGHAN ROAD
LOT NO. 34, CONCESSION NO. 11
WARD 1

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to a future Committee of the Whole meeting to allow further discussion with staff; and
- 2) The deputation of Mr. Matt Alexander, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, be received.

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.16-004, The Garden Centre Inc., be REFUSED, as digital signs are not permitted in agricultural zones.

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PROCLAMATION REQUEST
SENIORS' MONTH

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 2, 2017:

Recommendation

The City Clerk recommends:

1. That June 2017 be proclaimed as Seniors' Month; and
2. That the proclamation be posted on the City's website and published on the City Page online.

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PROCLAMATION REQUEST
GREEK PONTIAN GENOCIDE REMEMBRANCE DAY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 2, 2017:

Recommendation

The City Clerk recommends:

1. That May 19, 2017 be proclaimed as Greek Pontian Genocide Remembrance Day; and
2. That the proclamation be posted on the City's website and published on the City Page online.

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**ZONING BY-LAW AMENDMENT FILE Z.16.053
SITE DEVELOPMENT FILE DA.16.111
ROYAL 7 DEVELOPMENTS LTD.
WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 2, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.16.053 (Royal 7 Developments Ltd.) BE APPROVED, to amend Zoning By-law 1-88 for the subject lands shown on Attachments #2 and #3, to facilitate the development of two 39-storey residential apartment (future condominium) buildings, as shown on Attachments #8 to #14, specifically to:
 - a) rezone the subject lands from C9 Corporate Centre Zone, C9(H) Corporate Centre Zone with the Holding Symbol "(H)" and OS2 Open Space Park Zone, as shown on Attachment #4, to C9 Corporate Centre Zone, C9(H) Corporate Centre Zone with the Holding Symbol "(H)" and OS2 Open Space Park Zone, in the manner shown on Attachment #6;
 - b) replace the existing Schedules "E-1376" and "E-1376-A" to site-specific Exception 9(1248) of Zoning By-law 1-88, shown on Attachments #4 and #5, with the proposed Schedules "E-1376" and "E-1376-A", in the manner shown on Attachment #6 and #7, respectively; and
 - c) permit the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT the request to permit a commercial parking lot in the OS2 Open Space Park Zone in a stratified arrangement (i.e. a parking garage underneath a public park) through Zoning By-law Amendment File Z.16.053 (Royal 7 Developments Ltd.) BE DEFERRED, until such time that a Site Development Application has been submitted that takes into consideration parking requirements, vehicular circulation, access, streetscape design, and the design of the Edgeley Pond and Park.
3. THAT the Owner be authorized to apply for a Minor Variance Application to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for Zoning By-law Amendment File Z.16.053 comes in to effect, to permit minor adjustments to the implementing Zoning By-law, pursuant to Section 29(2) of the *Smart Growth for Our Communities Act* (Bill 73).
4. THAT Site Development File DA.16.111 (Royal 7 Developments Ltd.) BE APPROVED, to permit the development of the subject lands shown on Attachments #2 and #3 with two 39-storey residential apartment (future condominium) buildings, located on a two to six-storey podium, with a total of 861 residential units and 867 m² of ground floor commercial area, as shown on Attachments #8 to #14, subject to the following conditions:
 - a) that prior to the execution of the implementing Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, colour renderings, landscape plans, landscape cost

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- estimate, and wayfinding / signage design. The building elevations shall demonstrate appropriate treatment and articulation of the built form to ensure activation of the public realm edges, including the interface with the private courtyard;
- ii) the Owner shall submit updated Wind Tunnel Model and Sun/Shadow Analysis Studies to the satisfaction of the Development Planning Department. These studies should include existing and planned buildings and demonstrate the incorporation of mitigation measures to ensure favourable micro-climactic conditions for people sitting, standing and walking within the public realm;
 - iii) the Owner shall satisfy the requirements for streetscape works identified in Attachment #1;
 - iv) the Owner shall provide a Phasing Plan and agree, acknowledge and secure for the timing of construction, streetscapes, private driveways and private amenity spaces, to the satisfaction of the City;
 - v) the Owner shall agree to design, secure for, and construct both street lighting and pedestrian scale lighting to the satisfaction of the City. The streetlight system shall use LED luminaire, pole type, and type of fixtures (or equivalent) in accordance with the City Standards and Specification and the City's Streetscape/Open Space Master Plan;
 - vi) The Owner shall submit an analysis of tree soil volumes demonstrating that each tree planted in a strata condition has met the minimum requirement of 16 m³ of soil per tree, or 30 m³ in a shared condition to encourage the growth of large caliper shade trees, to the satisfaction of the City;
 - vii) the Development Engineering and Infrastructure Planning Department shall approve the final site servicing plan, site grading plan, stormwater management plan, storm area drainage design, erosion and sediment control plan, environmental noise report, geotechnical/soils report, Transportation Demand Management (TDM) plan, street sections, photometric lighting plan, and parking level plans;
 - viii) Prior to the issuance of any Occupancy Permit for Tower 3 or Tower 4, the Owner shall complete construction of Maplecrete Road and the extension of Barnes Court to Maplecrete Road, including the partial removal of the cul-de-sac along the south side of Barnes Court, to the satisfaction of the City;
 - ix) the Owner shall enter into an Agreement of Purchase and Sale with the City on terms satisfactory to the City regarding the transfer of the surplus portions of the Barnes Court cul-de-sac, abutting the development to the north, to the Owner as shown on Attachment #8. The Owner cannot commence construction of the underground parking structure, within the surplus portion of the Barnes Court cul-de-sac, until such time as the lands are transferred to the Owner, and certain other matters including, but not limited to, the relocation and/or removal of any utilities located within such surplus portions, are completed to the satisfaction of the City;
 - x) The Owner shall design the interim Barnes Court road extension to Maplecrete Road to accommodate its future right-of way of 23 m, to the satisfaction of the City;

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- xii) the Owner shall provide construction phasing plans and a functional traffic report to clearly identify the interim solution during construction of Towers 3 and 4, with the closing of the existing Barnes Court cul-de-sac (southern portion), including temporary truck turning feasibility, with a Computer Aided Design and Drafting (CADD) based software;
 - xiii) the Owner shall convey to the City free of charge and encumbrances a 5 m by 5 m daylight triangle (Blocks 27 and 28 on Plan 65M-4490) at the south-east corner of the intersection of Barnes Court and Maplecrete Road extension;
 - xiv) the Owner shall submit to the City the final 3D digital model of the final development, which shall include the accurately geo-referenced digital data, as outlined in the Final VMC Submission Protocol, to the satisfaction of the Vaughan Development Planning Department. If the 3D digital model of the development has not been completed by the Owner and provided to the City prior to the execution of the Site Plan Agreement, the Owner shall provide a separate Letter of Credit in a format satisfactory to the City of Vaughan in the amount of \$15,000.00 to guarantee the completion of the model;
 - xv) the Owner shall satisfy all requirements of the Environmental Services, Waste Management Department;
 - xvi) the Owner shall satisfy all requirements of the Canadian National (CN) Railway;
 - xvii) the Owner shall satisfy all requirements of Canada Post;
 - xviii) the Owner shall satisfy all requirements of the TRCA; and,
 - xviii) the Owner shall satisfy all requirements of York Region.
 - b) the implementing Site Plan Agreement shall include the conditions of Site Plan Approval set out in Attachment #1.
5. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol, dated December 13, 2016:
- “IT IS HEREBY RESOLVED THAT Site Plan Development File DA.16.111 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 861 residential units (1,903 persons equivalent).”
6. THAT the City Clerk’s Office commence the necessary procedure to stop-up and close the southern portion of Barnes Court pursuant to the Municipal Act to facilitate the City sale of the surplus lands of the Barnes Court cul-de-sac to the Owner, at no cost to the City.

Regional Councillor Ferri declared an interest with respect to this matter as his son is a partner of the firm that represents the applicant, and did not take part in the discussion or vote on the matter.

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**DEPUTATION – MS. SHERNETT MARTIN
VAUGHAN AFRICAN CANADIAN ASSOCIATION (VACA)
WITH RESPECT TO A 4-COURT BASKETBALL FACILITY IN VAUGHAN AND
PERMANENT SPACE FOR VACA FOR SOCIAL PROGRAMS**

The Committee of the Whole recommends that the deputation of Ms. Shernett Martin, and Communication C1, be received and referred to staff.

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OTHER MATTERS CONSIDERED BY THE COMMITTEE

15.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad Hoc Committee reports be received:

1. Accessibility Advisory Committee meeting of March 28, 2017 (Report No. 2);
and
2. Canada 150 Celebration Task Force meeting of March 29, 2017 (Report No. 3).

15.2 RECESS AND RECONVENE

The Committee of the Whole recessed at 1:47 p.m. and reconvened at 3:03 p.m. with the following Members presents:

Councillor Rosanna DeFrancesca, Chair
Regional Councillor Michael Di Biase
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Councillor Sandra Yeung Racco
Councillor Alan Shefman

16

NEW BUSINESS – SECONDARY PLANS STRATEGY

The Committee of the Whole recommends:

- 1) That staff bring back a report to a future Committee of the Whole (Working Session) on considerations for a strategic approach to facilitate the development of secondary plans.

The foregoing matter was brought to the attention of the Committee by Councillor Shefman.

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The meeting adjourned at 3:45 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair