

**CITY OF VAUGHAN**  
**REPORT NO. 18 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on May 23, 2018*

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The Committee of the Whole met at 1:10 p.m., on Tuesday, May 8, 2018.

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

The following items were dealt with:

**5.1     MACKENZIE VAUGHAN HOSPITAL (MVH) UPDATE**

**The Committee of the Whole recommends:**

- 1)     That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated May 8, 2018, be approved; and**
- 2)     That C14, presentation material titled “*Mackenzie Health Update*”, be received.**

**Recommendations**

- 1.     That this report be received for information.**

**5.2     ZONING BY-LAW AMENDMENT FILE Z.16.006 ACE DEVELOPMENTS (2057 MAJOR MACKENZIE DRIVE) LTD. VICINITY OF MAJOR MACKENZIE DRIVE AND PETER RUPERT AVENUE**

**The Committee of the Whole recommends:**

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Revised

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated May 8, 2018, be approved;
- 2) That the applicant be requested to include an assessment of the slope leading to, and access onto, Major Mackenzie Drive as part of their studies in the site plan application process;
- 3) That the following deputations be received:
  1. Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant;
  2. Mr. Peter Badali, Eagle Hills Ratepayers' Association, Butterfield Crescent, Vaughan; and
  3. Mr. Martin O'Halloran, Lealinds Drive, Maple; and
- 4) That the following Communications be received:
  - C8. Mr. Paul M. DeMelo, Kagan Shastri LLP, Avenue Road, Toronto, dated May 8, 2018; and
  - C11. Mr. Sunil Ghai, dated May 8, 2018.

**Recommendations**

That the Local Planning Appeal Tribunal (the "LPAT") be advised that City of Vaughan Council ENDORSES the following recommendations:

1. THAT Zoning By-law Amendment File Z.16.006 (ACE Developments (2057 Major Mackenzie Drive) Ltd.) BE APPROVED IN PRINCIPLE, to amend Zoning By-law 1-88, specifically to rezone the Subject Lands shown on Attachments #1 and #2 from A Agricultural Zone to RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone, in the manner shown on Attachment #3.
2. THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands zoned RM2(H) Multiple Residential Zone with the Holding Symbol "(H)", as shown on Attachment #3, until Vaughan Council has identified and allocated water supply and sewage servicing capacity to the Subject Lands.
3. THAT should the LPAT approve Zoning By-law Amendment File Z.16.006, that the LPAT be requested to withhold its final Decision/Order regarding the implementing Zoning By-law until such time that the following matters are addressed to the satisfaction of the City and external commenting agencies, which

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may result in changes to the development proposal, including but not limited to, the number of units, building setbacks, site organization, and building height:

- a) The Owner shall submit a Site Development Application for the Subject Lands, which must be approved by Vaughan Council to address the following, but not limited to:
  - i) The Owner shall satisfy all requirements of Metrolinx, including but not limited to, the minimum required building setback to the Metrolinx right-of-way, the location and design (e.g. width and height) of the safety berm, the location of the underground parking structure, and an updated Noise and Vibration study addressing noise and vibration measures;
  - ii) The Owner shall explore the feasibility of relocating the existing heritage dwelling (the Joshua Oliver House) located on the Subject Lands, as shown on Attachment #3, closer to Petticoat Road in order to provide an appropriate transition with respect to building massing, setbacks, height, and create the opportunity for improved site organization. The final location of the heritage dwelling shall be to the satisfaction of the Development Planning Department;
  - iii) Should the review to relocate the Joshua Oliver House determine that the dwelling shall remain in situ, the Owner shall:
    - Update the tree preservation plan and landscape plan in order to preserve existing vegetation to the greatest extent possible as required by the Vaughan Official Plan 2010 ("VOP 2010"), and submit an Arborist Report prepared by a qualified arborist to demonstrate that the existing heritage tree can survive in the proposed development scenario, to the satisfaction of the Development Planning Department; and
    - Undertake an independent third-party Peer Review, at the expense of the Owner, of the Stability Study for the Joshua Oliver House, to the satisfaction of the City of Vaughan;
  - iv) The Owner shall submit an updated Traffic Impact Study that includes recommendations to improve the operation of the intersection of Peter Rupert Avenue and Lealinds Road/Freedom Trail, to the satisfaction of the Development Engineering Department;
  - v) The Owner shall submit a Conservation Plan and updated Cultural Heritage Impact Study for the existing heritage

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dwelling (the Joshua Oliver House) located on the Subject Lands, to the satisfaction of the Development Planning Department;

vi) The Owner shall satisfactorily address the compatibility and development criteria stipulated in Sections 2.2.5.13 f), 9.1.2.5, and 9.2.3.3 in VOP 2010, to the satisfaction of the Development Planning Department. The proposed development shall be designed to achieve an appropriate transition in scale to areas of lower intensity located east and south of the Subject Lands, specifically:

- the Owner shall ensure the building height for Block 4, as shown on Attachment #3, reflects an appropriate transition between the proposed development and the existing detached dwellings on Petticoat Road. The Owner is required to provide architectural building elevation drawings to confirm the building height of each block;
- the Owner shall increase the front yard setback for Blocks 3 and 4, as shown on Attachment #3, to provide consistent building setbacks with the existing established front yard setback of the adjacent detached dwellings on Petticoat Road; and

b) the Owner shall confirm the intended use of the Joshua Oliver House, which may result in additional zoning exceptions to the RM2 Multiple Residential Zone; and

c) The final implementing Zoning By-law shall be to the satisfaction of the City of Vaughan.

4. THAT the Owner continue to work with the adjacent property owner to the east to acquire Block 64 on Registered Plan 65M-4190, as shown on Attachments #2 and #3, as identified in Condition 21.3.18 of the Subdivision Agreement for Registered Plan 65M-4190.

5. THAT City of Vaughan staff and external legal counsel, as required, be directed to attend the LPAT Hearing in support of the Recommendations contained in this report regarding Zoning By-law Amendment File Z.16.006.

**5.3 SITE DEVELOPMENT FILE DA.17.119 LO CURTO DENISON SQUARE INC. VICINITY OF GIBRALTAR ROAD AND HIGHWAY 427**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018:**

**Recommendations**

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1. THAT Site Development File DA.17.119 (Lo Curto Denison Square Inc.) BE APPROVED, to permit the proposed employment building as shown on Attachments #3 to #5, subject to the following conditions:
  - a) Prior to the execution of the Site Plan Agreement:
    - i) the Development Planning Department shall approve the final site plan, landscape plan and details, landscape cost estimate, building elevations, and signage details;
    - ii) the Development Engineering Department shall approve the final site servicing and grading plan, erosion sediment control plan, Functional Servicing and Stormwater Management Report, and Parking Study;
    - iii) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
    - iv) the Owner shall satisfy all requirements of the Parks Development Department;
    - v) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee; and
    - vi) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario ("MTO") and successfully obtain approval of Building and Land Use Permit prior to the execution of the Site Plan Agreement.
  - b) that the Site Plan Agreement include the following clauses:
    - i) "Upon the execution of the Site Plan Agreement, the Owner agrees to convey a Blanket Easement in favour of the City to remain in place on the subject lands until the public trail/walkway is complete. The Blanket Easement shall remain on the subject lands until the following are completed to the satisfaction of the City: a reference plan showing the location of the public trail/walkway and associated structures, which shall be prepared by the City and deposited on title; the completed construction of the public/trail or walkway; and an easement for the public trail/walkway is registered on title. Upon completion of the items, the City shall register a Transfer, Release and Abandonment of the Blanket Easement."

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- ii) “No paving, parking, storage of materials, equipment or snow is permitted on the TransCanada pipeline right-of-way.”
- iii) “Written consent must be obtained from TransCanada Pipelines Limited prior to undertaking the following activities:
  - constructing or installing a facility across, on along or under a TransCanada Pipeline right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts and landscaping;
  - conducting a ground disturbance (excavation or digging) on TransCanada’s pipeline right-of-way or within 30 meters of centreline from TransCanada’s pipe (the “Prescribed Area”);
  - driving a vehicle, mobile equipment or machinery across a TransCanada pipeline right-of-way outside the travelled portion of a highway or public road; and
  - using any explosives within 300 meters of TransCanada’s pipeline right-of-way.”
- iv) “In addition to the written consent noted above, a locate request must be made to the local one-call notification centre (“One-Call Centre”) a minimum of three business days in advance of the construction, ground disturbance, or vehicle or mobile equipment crossing. The One-Call Centre will notify TransCanada to send a representative to mark the facilities, explain the significance of the markings and provide a copy of the locate report. TransCanada requests a minimum of five business days’ notice for any work involving explosives.”
- v) “During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the Owner(s) to prevent unauthorized access by heavy machinery. The fence erected must meet TransCanada’s specifications concerning type, height and location. The Owner is responsible for ensuring the proper maintenance of the temporary fencing for the duration of construction.”
- vi) “Landscaping of TransCanada’s right-of-way is to be approved in writing by TransCanada and completed in accordance with TransCanada’s Landscaping Guidelines:
  - TransCanada’s right-of-way is to be seeded with Canada #1 seed;

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- the Owner shall ensure there is a 5 m continuous access way in the right-of-way provided for TransCanada repair crews;
  - shrubs maturing at more than 1.5 m tall and trees including fruit, nut-bearing and Christmas tree farms shall not be permitted within the right-of-way;
  - shrubs maturing at less than 1.5 m tall shall maintain a separation of 5 m from the edge of the pipeline; and
  - a minimum of 5 m between all groups of trees/shrubs will be established. A group is defined as 3-5 trees/shrubs.”
- vii) “The original depth of cover over the pipeline within TransCanada’s right-of-way shall be restored after construction of the Owner’s Facility. This depth of cover over the pipeline shall not be compromised over the life of the Owner’s Facility due to rutting, erosion or other means.”
- viii) “The Owner’s Facility shall be constructed to ensure drainage is directed away from the TransCanada pipeline right-of-way so that erosion that would adversely affect the depth of cover over the pipeline does not occur.”
- ix) “In the event that TransCanada’s pipelines suffer contact damage or other damage as a result of the Owner’s operation, the Owner shall stop work immediately and notify TransCanada at once.”
- x) “The Owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the terms and conditions identified as ii) to ix) inclusive above.”
- xi) “Should archaeological resources be found on the property during construction activities, all work must cease and 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
- xii) “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 Government and Consumer Services.”

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**5.4 OFFICIAL PLAN AMENDMENT FILE OP.16.010 ZONING BY-LAW  
AMENDMENT FILE Z.16.039 GATEHOLLOW ESTATES INC. VICINITY  
OF ISLINGTON AVENUE AND NAPA VALLEY AVENUE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018, be approved;**
- 2) That the following be approved in accordance with Communication C5, Memorandum from the City Solicitor and the Chief Financial Officer & City Treasurer, dated May 3, 2018:**
  - 1. That the request from the Carrying Place Ratepayers' Association for financial grant from the City to fund its case in opposition to Gatehollow Estates Inc.'s development proposal before the LPAT be refused; and**
- 3) That the deputation by Mr. Tony Alati, Carrying Place Ratepayers' Association, Golden Gate Circle, Woodbridge, be received.**

**Recommendations**

- 1. THAT Official Plan and Zoning By-law Amendment Files OP.16.010 and Z.16.039 (Gatehollow Estates Inc.) to amend the policies of Vaughan Official Plan 2010 to redesignate the portion of the Subject Lands designated "Low-Rise Residential" to "Mid-Rise Residential", and to rezone the Subject Lands from A Agricultural Zone to RA3 Apartment Residential Zone and OS1 Open Space Conservation Zone, BE REFUSED.**
- 2. THAT City of Vaughan staff and external consultants, as required, be directed to attend the Local Planning Appeal Tribunal hearing in support of the recommendations contained in this report with regard to Official Plan and Zoning By-law Amendment Files OP.16.010 & Z.16.039.**

**5.5 SITE DEVELOPMENT FILE DA.17.002 COMBINED METAL  
INDUSTRIES INC. (GRUNDEL INVESTMENTS INC.) VICINITY OF  
KEELE STREET AND LANGSTAFF ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018, be approved;**
- 2) That the deputation by Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, be received; and**



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- 3) That the coloured elevations submitted by the applicant be received.**

**Recommendations**

1. THAT Site Development File DA.17.002 (Combined Metal Industries Inc. (Grundel Investments Inc.)) BE APPROVED, to permit a new one-storey, 16,694 m<sup>2</sup> employment building, as shown on Attachments #3 to #6, with a two-storey, 3,211 m<sup>2</sup> office component, a 7,757 m<sup>2</sup> covered and unenclosed open storage area, and 197 parking spaces on the Subject Lands shown on Attachments #1 and #2, 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 elevations, landscape plan, landscape cost estimate, and signage details;
    - ii) the Development Engineering Department shall approve the final site servicing, grading and stormwater management plan;
    - iii) the Owner shall satisfy all York Region requirements; and
    - iv) the Owner shall successfully obtain approval of Minor Variance Application A373/17 for the required site-specific zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee.
  - b) that prior to the issuance of a Building Permit:
    - i) the Owner shall pay to the City of Vaughan the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board, and the York Catholic District School Board;
    - ii) the Owner shall pay to the City of Vaughan by way of certified cheque, a Cash-In-Lieu of Parkland Dedication equivalent to 2% of the value of the Subject Lands, in accordance with Section 51 of the *Planning Act*; and
    - iii) the Owner shall satisfy all Canadian National Railway ("CN") requirements.

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**5.6     SITE DEVELOPMENT FILE DA.17.094 BETHPAGE PROPERTIES  
SOUTH INC. VICINITY OF REGIONAL ROAD 50 AND CAN-AR GATE**

**The Committee of the Whole recommends:**

- 1)     That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018, be approved; and**
- 2)     That the coloured elevation submitted by the applicant be received.**

**Recommendations**

- 1.     THAT Site Development File DA.17.094 (Bethpage Properties South Inc.) BE APPROVED SUBJECT TO the following conditions; to permit the development of 2 employment buildings as shown on Attachments #3 to #7:**
  - a) Prior to the execution of the Site Plan Letter of Undertaking:**
    - i) the Development Planning Department shall approve the final site plan, landscape plan and details, landscape cost estimate, building elevations and signage details;**
    - ii) the Development Engineering Department shall approve the final site plan servicing and grading plan, erosion sediment control plan, Functional Servicing and Stormwater Management Report;**
    - iii) the Owner shall satisfy all requirements of York Region;**
    - iv) the Owner shall satisfy all requirements of Peel Region; and**
    - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA).**
    - vi) The Owner shall successfully obtain approval of a Minor Variance application for the required site-specific exception to Zoning Bylaw 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment. The Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee.**

**5.7     SITE DEVELOPMENT FILE DA.17.112 300 GIBRALTAR LIMITED  
VICINITY OF REGIONAL ROAD 50 AND GIBRALTAR ROAD**

**The Committee of the Whole recommends:**

- 1)     That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018, be approved; and**

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- 2) That the coloured elevation submitted by the applicant be received.**

**Recommendations**

1. THAT Site Development File DA.17.112 (300 Gibraltar Limited) BE APPROVED, to permit a proposed one-storey employment building as shown on Attachments #3 to #5, subject to the following conditions:
  - a) Prior to the execution of the Site Plan Agreement:
    - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, illumination plan, and signage;
    - ii) the Development Engineering Department shall approve the final site grading and servicing plan, erosion and sediment control plan, Stormwater Management Report and Functional Servicing Brief;
    - iii) the Owners of the subject lands and the abutting lands to the west (150 Gibraltar Road) shall successfully obtain approval of a Consent Application for the required reciprocal access easements over the Subject Lands and the abutting property to the west for the shared driveway access, as identified in this report, from the Vaughan Committee of Adjustment ("Committee"), and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee; and
    - iv) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario;
  - b) that the Site Plan Agreement include the following clauses:
    - i) "Upon execution of the Site Plan Agreement, the Owner agrees to convey a Blanket Easement in favour of the City, to remain in place on the whole of subject lands until the public trail/walkway is complete. The Blanket Easement shall remain on the subject lands until the following are completed to the satisfaction of the City: a reference plan showing the location of the public trail/walkway and associated structures, shall be prepared by the City and deposited on title; the completed construction of the public trail or walkway; and an easement for the public trail/walkway shall be registered on title. Upon occurrence of these items, the City shall register a Transfer, Release and Abandonment of the Blanket Easement."

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- ii) "Written consent must be obtained from TransCanada PipeLines Limited prior to undertaking the following activities:
  - Constructing or installing a facility across, on, along or under a TransCanada pipeline right-of-way;
  - Conducting a ground disturbance (excavation or digging) on TransCanada's pipeline right-of-way or within 30 m of the centreline of TransCanada's pipe (the "Prescribed Area");
  - Driving a vehicle, mobile equipment or machinery across a TransCanada pipeline right-of-way outside the travelled portion of a highway or public road; and
  - Using any explosives within 300 m of TransCanada's pipeline right-of-way."
- iii) "In addition to the written consent noted above, a locate request must be made to the local one-call notification centre ("One-Call Centre") a minimum of three business days in advance of the construction, ground disturbance, or vehicle or mobile equipment crossing. The One-Call Centre will notify TransCanada to send a representative to mark the facilities, explain the significance of the markings and provide a copy of the locate report. TransCanada requests a minimum of five business days notice for any work involving explosives."
- iv) "During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the Owner(s) to prevent unauthorized access by heavy machinery. The fence erected must meet TransCanada's specifications concerning type, height and location. The Owner is responsible for ensuring the proper maintenance of the temporary fencing for the duration of construction."
- v) "Storage of materials and/or equipment on TransCanada's right-of-way is not permitted"
- vi) "Landscaping of TransCanada's right-of-way is to be approved in writing by TransCanada and completed in accordance with TransCanada's Landscaping Guidelines:
  - TransCanada's right-of-way is to be seeded with Canada #1 seed;
  - The Owner shall ensure a five (5) metre continuous access way in the right-of-way is provided for the TransCanada repair crews;

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- Shrubs maturing at more than five (5) feet tall and trees including fruit, nut-bearing and Christmas tree farms shall not be permitted within the right-of-way;
  - Shrubs maturing at less than five (5) feet tall shall maintain a separation of five (5) metres from the edge of the pipeline; and
  - A minimum of five (5) metres between all groups of trees/shrubs will be established. A group is defined as 3 to 5 trees/shrubs.”
- vii) “The Original depth of cover over the pipelines within TransCanada’s right-of-way shall be restored after construction of the Owner’s Facility. This depth of cover over the pipelines shall not be compromised over the life of the facility due to rutting, erosion or other means.”
- viii) The Owner’s Facility shall be constructed to ensure drainage is directed away from the TransCanada pipeline right-of-way so that erosion that would adversely affect the depth of cover over the pipeline does not occur.”
- ix) “In the event that TransCanada’s pipelines suffer contact damage or other damage as a result of operation, the Owner or contractor shall stop work immediately and notify TransCanada at once.”
- x) “The Owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the terms and conditions from TransCanada PipeLines Limited, identified as clauses ii) to ix) inclusive above.”
- xi) “Should archaeological resources be found on the property during construction activities, all work must cease and 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
- xii) “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 Region Police Department, the Regional Coroner, and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”

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**5.8 STATUS REPORT ON KEY CITY PLANNING INITIATIVES: GROWTH MANAGEMENT STRATEGY UPDATE, OFFICIAL PLAN REVIEW, AND ZONING BY-LAW REVIEW**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018, be approved; and
- 2) That the following presentations and Communications be received:
  1. Mr. Paul Freeman, Chief Planner, York Region, and C17, presentation material titled *“Regional Municipal Comprehensive Review”*; and
  2. Mr. Kyle Fearon, Planner, Policy Planning, City of Vaughan, and C18, presentation material titled: *“The Official Plan Review & Updating the City’s Growth Management Strategy”*.

**Recommendations**

1. THAT the report, “Status Report on Key City Planning Initiatives: Growth Management Strategy Update, Official Plan Review and Zoning By-law Review” BE RECEIVED;
2. THAT staff continue to advance the program elements, scope of work, and timelines required to support the City’s Growth Management Strategy Update, Official Plan Review and Master Plan updates, taking into consideration the direction resulting from the 2017 Provincial Coordinated Land Use Planning Review, the GTA West Corridor EA review and the emerging policy inputs from York Region’s Municipal Comprehensive Review/Official Plan Review (2041);
3. THAT staff continue to engage with York Region as it conducts its Municipal Comprehensive Review/Official Plan Review, in advance of the updated Regional plan’s projected adoption in 2020, for the purposes of providing comments on the City’s priorities and input into matters that require local municipal consultation;
4. THAT staff proceed in accordance with the tentative timelines identified in Attachment 1 and provide further updates on the budget implications as a result of the changes to the Provincial Plans through the 2019 Capital Budget Process; and
5. THAT the presentations of City and Regional staff BE RECEIVED.

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**5.9 PEDESTRIAN AND BICYCLE MASTER PLAN UPDATE PROGRESS  
REPORT AND ONTARIO MUNICIPAL COMMUTER CYCLING  
PROGRAM FUNDING UPDATE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018:**

**Recommendations**

1. THAT staff continue to advance the Clark Avenue cycling facility project and commit to delivery by December 30, 2020 as per the Transfer Payment Agreement (TPA) through the Ontario Municipal Commuter Cycling.
2. THAT staff continue to identify cycling projects that may be advanced should more Ontario Municipal Commuter Cycling Program funding become available in 2018, 2019 and 2020.

**5.10 CENTRAL LAKE ONTARIO, TORONTO REGION AND CREDIT  
VALLEY SOURCE PROTECTION PLAN AND TORONTO AND REGION  
ASSESSMENT REPORT - PROPOSED POLICY AMENDMENTS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018:**

**Recommendations**

1. THAT the Central Lake Ontario, Toronto Region and Credit Valley Source Protection Plan and Toronto and Region Assessment Report BE RECEIVED; and
2. THAT the proposed policy amendments, identified in this report, to the Central Lake Ontario, Toronto Region and Credit Valley Source Protection Plan and Toronto and Region Assessment Report BE ENDORSED.

**5.11 FINANCIAL, OPERATIONAL AND MAINTENANCE IMPACTS OF  
TORONTO AND REGION CONSERVATION AUTHORITY LANDS  
UNDER MANAGEMENT AGREEMENTS WITH THE CITY OF  
VAUGHAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works and Deputy City Manager, Planning and Growth Management, dated May 8, 2018:**

**Recommendations**

1. That staff be authorized to work with the Toronto and Region Conservation Authority staff to consolidate all current land

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management agreements into a comprehensive land management agreement

2. That staff be directed to develop a framework for adding lands to the comprehensive land management agreement through the development approval process.
3. That a copy of this report be sent to the Toronto and Region Conservation Authority.

### **5.12 APPOINTMENT OF BUILDING OFFICIALS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018:**

#### **Recommendations**

1. That a By-law substantially in the form of Attachment 1 to appoint a Chief Building Official, Deputy Chief Building Officials and to delegate Council authority to appoint inspectors to the Chief Building Official, for the enforcement of the Building Code Act, 1992, and the Building Code be enacted.

### **5.13 FINAL REPORT ON THE TESTING STAGE OF THE SUSTAINABILITY PERFORMANCE METRICS PROGRAM FILE NO. 22.24.3**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018:**

#### **Recommendations**

1. THAT the results of the testing stage and recommended improvements to the City of Vaughan's Sustainability Performance Metrics Program, including its integration into the development application review process, BE RECEIVED;
2. THAT the Sustainability Performance Metrics Threshold Scores for Block Plan, Draft Plan of Subdivision and Site Plan development applications, included in Table 1 of this report, BE ENDORSED;
3. THAT the Implementation and Monitoring Strategy for the Sustainability Performance Metrics Program, BE ENDORSED; and
4. THAT staff be directed to review and update the Sustainability Performance Metrics Program periodically to address any new best management practices.



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**5.14 VAUGHAN FIRE AND RESCUE SERVICE 2017 ANNUAL REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services and the Fire Chief, dated May 8, 2018:**

**Recommendations**

1. That this report be received for information only.

**5.15 LICENSE EXTENSION FOR MAXEY VALLEY BOCCIOFILA CLUB INC. AND VAUGHAN SOCCER CLUB INC.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated May 8, 2018:**

**Recommendations**

1. That the necessary by-laws be enacted to authorize amending and extending agreements to amend and extend the following licenses for the use of City facilities on a month-to-month basis, under the same terms and conditions:
  - a. License Agreement dated August 14, 2008 with Maxey Valley Bocciofila Club Inc. ("MVBC") for the exclusive use of Storage Room R102 located in Maxey Park at 181 Willis Road;
  - b. License Agreement dated December 10, 2013 with Vaughan Soccer Club Inc. ("VSC") for the exclusive use of the Develin House located at 11151 Keele Street with a revised maintenance fee of \$1,393.81 plus HST per month.
2. That the Mayor and City Clerk be authorized to execute all documentation required to complete the transactions.

**5.16 TECHNICAL AMENDMENTS TO PARKING BY-LAW RESPECTING FIRE ROUTE AND FIRE DEPARTMENT CONNECTION SIGNAGE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated May 8, 2018:**

**Recommendation**

1. That City Council amend the City's Parking By-law No. 1-96, as amended, in line with the specific changes provided in Attachment 1, subject to final wording and in a format satisfactory to the City Solicitor, Legal Services.

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**5.17 TECHNICAL AMENDMENTS RESPECTING TAXICAB OWNERSHIP  
AND OTHER MINOR MATTERS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated May 8, 2018:**

**Recommendations**

1. That City Council amend the City's consolidated Licensing By-law No. 315-2005 in line with the specific changes provided in Attachment 1, subject to final wording and in a format satisfactory to the City Solicitor, Legal Services; and
2. That staff be authorized to undertake any other actions or amend any other by-laws, as required, to give effect to the recommendations of this report.

**5.18 TESMAR HOLDINGS INC. ALLOCATION OF SERVICING CAPACITY  
DEVELOPMENT FILE DA.14.037**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated May 8, 2018:**

**Recommendations**

1. THAT Development Application File Number DA.14.037 be ALLOCATED servicing capacity from the York Sewage / Water Supply System for a total of 559 residential units (1,235 persons equivalent).

**5.19 ALL-WAY STOP CONTROL REVIEW HAWKER ROAD AND  
MOUNTCHARLES CRESCENT/BLESSED TRINITY CATHOLIC  
ELEMENTARY SCHOOL ACCESS (SOUTH)**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated May 8, 2018:**

**Recommendations**

1. That Council approve implementing an all-way stop control at the intersection of Hawker Road and Mountcharles Crescent/Blessed Trinity Catholic Elementary School Access (south intersection);
2. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic Bylaw, to add an all-way stop control at the intersection of Hawker Road and Mountcharles Crescent/Blessed Trinity Catholic Elementary School Access (south intersection); and

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3. That the City Clerk forward a copy of this report to the York Regional Police and the York Region Catholic District School board.

**5.20 PROCLAMATION AND FLAG RAISING REQUEST - FILIPINO DAY  
2018**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 8, 2018:**

**Recommendations**

1. That June 10, 2018 be proclaimed as Filipino Day in the City of Vaughan;
2. That the Filipino flag be raised on June 10, 2018 at City Hall for the balance of the day; and
3. That the proclamation be posted on the City's website and the City Page Online.

**5.21 PROCLAMATION AND FLAG RAISING REQUEST - FRANCO-  
ONTARIAN DAY 2018**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 8, 2018:**

**Recommendations**

1. That September 25, 2018 be proclaimed as Franco-Ontarian Day in the City of Vaughan;
2. That the Franco-Ontarian flag be raised at Vaughan City Hall on September 25, 2018 for the balance of the day; and
3. That the proclamation be posted on the City's website and the City Page Online.

**5.22 EARLY TERMINATION OF PRE-CONSTRUCTION CONDOMINIUM  
PROJECTS**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the City Solicitor dated May 8, 2018, be approved;
- 2) That the following deputations be received:
  1. Ms. Cecilia Yung, Fraser Street, Thornhill;
  2. Mr. Adriano Volpentesta, America Avenue, Maple;
  3. Mr. Francis Appiah; and
  4. Ms. Ina Cici, Ron Attwell Street, Toronto; and

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- 3) That Communication C7, from Ms. Carmela, dated May 8, 2018, be received.

**Recommendations**

1. That this report be received for information.

**5.23 COMMUNITY IMPACT REVIEW OF BOARD OF TRADE GOLF  
COURSE DEVELOPMENT PROPOSAL**

The Committee of the Whole recommends:

- 1) That recommendations 1 and 3 contained in the following resolution provided by Councillor Carella dated May 8, 2018, be approved:

*Whereas, applications to develop large parcels of infill lands across the City of Vaughan may have adverse effects on the public interest, a review of City planning policies in light of the potential for such large-scale projects is in order; and*

*Whereas, policies in the Vaughan Official Plan 2010 (VOP 2010) regarding large-scale infill in existing community areas do not contemplate large scale infill projects, a review of policies to determine whether amendments should be made to address such proposals in future, in order to have the appropriate policy context in place to properly consider such applications; and*

*Whereas, applications that constitute large-scale infill within any well-established and stable residential community may be defined, as is typical in Vaughan, by valley-tableland settings and open spaces, which may be appropriate for designation as a cultural heritage landscape with resulting amendments to the VOP 2010; and*

*Whereas, greater consideration of the impact of large-scale infill developments on natural heritage systems and features is required to determine whether the current VOP 2010 policies should be amended to address the implications of large-scale infill development adjacent to natural heritage systems; and*

*Whereas, it is a matter of provincial interest that land use planning policies and decisions advance the orderly development of safe and healthy communities in every part of Vaughan, and therefore potential impacts of any large-scale infill development on existing community health, well-being and safety should be considered; and*

*Whereas, deputants heard on this matter today have identified other significant issues, such as, first nations imprints,*

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conservation stewardship, mental health impacts, that deserve consideration for further studies; and

*Whereas*, a review of large infill projects as constituted herein merits the broadest possible title, such that what is described above, shall be designated the community impact review.

**\*It is therefore recommended:**

- ~~1. That staff be directed to undertake such studies and retain such consultants as are necessary to address the above City-wide land use planning concerns and prepare any recommended amendments to the City's land use planning policies in respect of infill developments; and~~
- ~~3. That the necessary funding source be identified.~~
- ~~\*2) That should an application for these lands be submitted before the studies are completed, staff immediately report to Council;~~
- 3) That the confidential recommendation of the Committee of the Whole (Closed Session) meeting of May 8, 2018, be approved;
- 4) That the member's resolution submitted by Councillor Carella, dated May 8, 2018, be received;
- 5) That the following Deputations and Communications be received:
  1. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
  2. Ms. Josie Fedele, West Woodbridge Homeowners Association Inc., Albany Drive, Woodbridge;
  3. Mr. Tony Lorini, Greater Woodbridge Ratepayers Association, Ayton Crescent, Woodbridge;
  4. Dr. Laura Federico, Keep Vaughan Green, Waymar Heights Boulevard, Woodbridge;
  5. Ms. Daniela Costantini, Keep Vaughan Green, Kilmuir Gate, Woodbridge;
  6. Mr. Andre Willi, Keep Vaughan Green, Ampezzo Avenue, Vaughan;
  7. Ms. Paola Crocetti, Keep Vaughan Green, Kilmuir Gate, Woodbridge;

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\* Amended at the Council meeting of June 19, 2018 under Minute No. 92.

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8. Mr. Jamie Maynard, Woodbridge Village Ratepayers Association, William Street, Woodbridge;
  9. Mr. Hatem Abouelnile, Keep Vaughan Green, Kilmuir Gate, Vaughan;
  10. Ms. Pina Sacco, Village of Woodbridge Ratepayers Association, Amos Maynard Circle, Woodbridge;
  11. Mr. Furio Liberatore, Princess Isabella Court, Maple;
  12. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge; C12, deputation material, and C13 Petition, both submitted at the meeting;
  13. Mr. David Donnelly, Donnelly Law LLP, Keep Vaughan Green, Carlaw Avenue, Toronto, and Communication C9, dated May 8, 2018;
  14. Mr. Bob Moroz, Keep Vaughan Green, Kilmuir Gate, Vaughan;
  15. Mr. Adriano Volpentesta, America Avenue, Maple;
  16. Mr. Mario Dinardo, Appian Way, Woodbridge; and
  17. Ms. Michaela Barbieri, Campania Court, Vaughan; and
- 6) That the following Communications be received:
- C1. Presidents of Keep Vaughan Green, Village of Woodbridge Ratepayers Association and West Woodbridge Homeowners Association, dated April 18, 2018;
  - C2. Memorandum from the Deputy City Manager, Planning and Growth Management, Director of Development Planning and City Solicitor, dated April 27, 2018;
  - C3. Steven Del Duca, MPP Vaughan, Rutherford Road, Woodbridge, dated May 1, 2018;
  - C6. Confidential Memorandum from the City Solicitor, dated May 7, 2018; and
  - C10. Memorandum from the Director of Development Planning, dated May 8, 2018.

**Member's Resolution**

Submitted by Councillor Tony Carella

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**Whereas**, Clubhouse Properties Inc. has submitted to the City of Vaughan a proposal to amend the Vaughan Official Plan 2010 with respect to the property known municipally as 20 Lloyd Street (the Board of Trade Golf Course), to re-designate portions of the lands from “Private Open Space” to “Low Rise Residential”, “Infrastructure and Utilities”, “Parks”, and “Natural Areas”, to permit a (1) low-rise residential development (of approximately 660 units on 100 acres, or an average of 6.6 units per acre); (2) continued operation of a golf course and associated uses, and (3) public parks; and

**Whereas**, the proposal is located in an area where the surrounding lands have featured low-rise residential units for upwards of thirty-five years and more; and

**Whereas**, there has been significant community concern expressed identifying potential impacts of a development of this size and scope on the existing stable residential fabric of the community;

**Whereas**, the development review process provides for community input and response; and

**Whereas**, the application is in the early stage of review;

***It is therefore recommended:***

1. That staff provide a preliminary report on the status of the application and the reports submitted in support of the application;
2. That the preliminary report identify the community concerns and whether they have been considered in the reports submitted in support of the application;
3. That staff identify any community concerns that have not been addressed and that these concerns be referred to the applicant for comment and response;
4. That peer reviews coordinated by the City be undertaken in accordance with Section 10.1.3.5 of Vaughan Official Plan 2010, where necessary, to assist in the analysis of the studies submitted in support of the application, at the expense of the applicant;
5. That based on the outcome of the staff and agency and peer review process along with input from the public, the City initiate a Community Impact Review prepared by a party or parties qualified to do so, in accordance with a scope of work to the satisfaction of the Deputy City Manager Planning and Growth Management; and that Council allocate the necessary budget based on the approved scope of work;
6. That the Review focus on issues related to soft services such as community facilities, potential impacts on quality of life and the

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means of achieving a compatible integration of the new and old development;

7. That the Review will not specifically address hard services (water, sewers and stormwater management) and traffic and transportation as they will be considered in other required reports. However, such matters may be considered as inputs where they play a role affecting community amenity and quality of life;
8. That the party or parties charged with conducting the Review will solicit, receive, and consider any and all information, comments, and concerns as provided in writing by anyone having an interest in this matter, such communications to be conveyed to those conducting the study (1) by surface mail or courier to the attention of the City of Vaughan Development Planning Department, 2141 Major Mackenzie Drive, Vaughan ON L6T 1A1 or (2) by electronic mail to [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca) and in either case marked "Re: Board of Trade Development "Community Impact Review" no later than a date as may be specified by the Development Planning Department; and
9. That the results of the Review be incorporated into the Development Planning Department's technical report on this and any other applications

### 5.24 **REVIEW OF CITY OF VAUGHAN RESPONSE TO APRIL 14 – 15, 2018 WINTER STORM**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Shefman, dated May 8, 2018:**

#### **Member's Resolution**

Submitted by Councillor Alan Shefman.

**Whereas**, the City of Vaughan and other GTA municipalities received a late winter storm on the weekend of April 14-15, 2018; and

**Whereas**, the staff plan to respond to the forecasted conditions relied on multiple applications of salt and rainfall to reduce the buildup of ice and snow;

**Whereas**, the actual conditions during April 14 and 15 were different from the forecast and as the storm subsided on April 16 there was a significant buildup of ice and snow on City roads and sidewalks making driving and walking conditions challenging; and

**Whereas**, staff, who continued to assess the conditions and monitor road and sidewalk conditions during and following the winter storm made the decision to begin plowing on April 17; and



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**Whereas**, by that time, many residents were contacting Councillors' and other City offices to express their concerns and anger about what was perceived as either no or little response to the conditions; and

**Whereas**, climate change is resulting in more unusual, severe, unpredictable and unexpected weather events; and

**Whereas**, it is important and useful to fully understand how the City responds to extreme and unpredictable events, as part of our quest for continual improvement in providing services to our residents and businesses.

***It is therefore recommended:***

1. That a review of all aspects of the City's response to the April 14-15, 2018 winter storm be undertaken, including:
  - a. The planning, decision-making, execution, and internal and external communications processes
  - b. The terms of winter maintenance contracts and how the availability of contracted equipment and labour influenced the City's response
  - c. The total costs incurred by the City in responding to the winter storm
  - d. Resident communications with the City and responses
  - e. How other GTA municipalities responded to the winter storm to serve their citizens; and
2. That the review, including recommendations to mitigate the impact of such severe weather events, be presented to Council in June of 2018; and
3. That recommendations be considered for implementation through

### **5.25 STAFF ATTENDANCE AT A COMMUNITY MEETING (WARD 2)**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Carella, dated May 8, 2018:**

**Member's Resolution**

Submitted by Councillor Tony Carella.

**Whereas**, the residents in several areas of the ward have contacted our office regarding all terrain vehicles, dirt bikes and safety concerns in parks and along trails;

**Whereas**, York Regional Police have agreed to participate in a Community Meeting to discuss concerns and possible strategies.

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***It is therefore recommended:***

1. That Bylaw and Enforcement staff be directed to attend a future evening meeting convened by the local councillor with the residents to discuss their concerns.

**5.26 OPA FILE OP.17.003 ZONING BY-LAW AMENDMENT FILE Z.17.028  
SITE DEVELOPMENT FILE DA.17.062 VMC RESIDENCES III GP INC.  
AS A GENERAL PARTNER AND ON BEHALF OF VMC RESIDENCES  
III LIMITED PARTNERSHIP VICINITY OF MILLWAY AVENUE AND  
PORTAGE PARKWAY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018:**

**Recommendations**

1. THAT Official Plan Amendment File OP.17.003 (VMC Residences III GP Inc. as a General Partner and on behalf of VMC Residences III Limited Partnership), BE APPROVED to amend Volume 2 of Vaughan Official Plan 2010, (the "Vaughan Metropolitan Centre Secondary Plan"), on the Subject Lands shown on Attachments #1 and #2, to:
  - a) increase the permitted building height from 25 to 55-storeys; and
  - b) increase the permitted density (Floor Space Index - "FSI") from 4.5 to 12.7 times the area of the Subject Lands shown on Attachments #1 and #2.
2. THAT the Mayor and the City Clerk be authorized to execute a Section 37 Density Bonus Agreement (the "Section 37 Agreement"), pursuant to Section 37 of the Planning Act, for the implementation of the community benefits identified in Recommendation #3.
3. THAT Zoning By-law Amendment File Z.17.028 (VMC Residences III GP Inc. as a General Partner and on behalf of VMC Residences III Limited Partnership), BE APPROVED; to:
  - a) amend Zoning By-law 1-88 to rezone the Subject Lands shown on Attachments #1 and #2 from C10(H) Corporate District Zone with the Holding Symbol "(H)", subject to site-specific Exception 9(959), as shown on Attachment #2, to C10 Corporate District Zone, in the manner shown on Attachment #4, subject to site-specific Exception 9(1445), and thereby removing the Holding Symbol "(H)" on the entirety of the Subject lands, together with the site-specific development standards identified in Table 1 of this report; and

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- b) permit the bonussing for increased building height and density for the Development shown on Attachments #3 to #15 in return for the following community benefits, pursuant to Section 37 of the Planning Act, the policies of VOP 2010, and the City of Vaughan Guidelines for the Implementation of Section 37 of the Planning Act:
    - i) A \$1 million contribution towards an off-site community benefit regarding the first iconic pedestrian bridge within the City's Edgeley Pond and Park; and
    - ii) A \$3.5 million contribution towards an on-site public art budget for the creation of a public art piece that is integrated with the architecture of the building, subject to the City of Vaughan's Public Art Program, to the satisfaction of the City;
- 4. THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a contribution, pursuant to Section 37 of the Planning Act, for the payment of \$1 million towards the pedestrian bridge within the City's Edgeley Pond and Park and \$3.5 million towards public art. The Section 37 benefits will be implemented through an agreement (the "Section 37 Agreement") between the Owner and the City of Vaughan to be executed prior to the enactment of the Official Plan and Zoning By-law Amendments. The Section 37 amount, in the form of a \$1 million payment (off-site contribution) and a \$3.5 million Letter of Credit (on-site contribution), shall occur prior to the enactment of the implementing Official Plan and Zoning By-law Amendments. The \$3.5 million Letter of Credit shall be applied to the Public Art Agreement, identified in Condition #5. The Owner shall pay to the City the Section 37 Agreement surcharge fee in accordance with the Tariff of Fees By-law 018-2018 for Planning Applications, prior to the execution of the Section 37 Agreement.
- 5. THAT prior to March 31, 2019, the Owner and the City shall execute a Public Art Agreement, which will detail the commissioning process and installation of a permanent piece of public art that is integrated with the architecture of the south, six-storey podium façade of the building as a public art contribution with a budget of \$3.5 million, secured through the \$3.5 million Letter of Credit identified in the Section 37 Agreement, consistent with the principles of Site 10 – Private Development as outlined in the City's VMC Culture and Public Art Framework, to the satisfaction of the City. The Public Art Agreement shall detail the following, but not limited to, public art contribution options; public art contributor triggers/timing; public art program requirements; the Owner and City responsibilities; accounting requirements; and copyright and maintenance. The Owner shall develop a Public Art Program that follows the approved process outlined in the City-wide

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Public Art Program, to the satisfaction of the City. The Owner will own and maintain the public art piece and shall enter into a maintenance agreement with the City.

6. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
7. THAT Site Development File DA.17.062 (VMC Residences III GP Inc. as a General Partner and on behalf of VMC Residences III Limited Partnership), BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to the satisfaction of the City, to permit a 55-storey residential apartment building with 631 residential units, an integrated six-storey above-ground parking structure (212 parking spaces) with active uses in the podium, and 570 m<sup>2</sup> of ground floor commercial uses:
  - a) prior to the execution of the Site Plan Agreement:
    - i) the Owner shall successfully obtain approval of a Consent Application from the Vaughan Committee of Adjustment to facilitate a driveway access easement on the Subject Lands, in favour of the YRT Bus Terminal lands, for a future driveway bus access to Portage Parkway. The Committee's decisions shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee;
    - ii) the Development Planning Department shall approve the final site plan, building elevations, landscape plans and cost estimate, the roof-top amenity area and green roof plan, wayfinding and signage design, and wind tunnel model analysis. Prior to final approval, the Owner shall provide detailed south and west building elevations that must include the appropriate level of animation between the building and the enhanced pedestrian connections and corridors within the development block, to the satisfaction of the City;
    - iii) The Owner shall work with the adjacent landowner to achieve a minimum two-metre wide pedestrian connection within an easement, or a suitable alternative, along the south frontage of the Development, between the building and the YRT Bus Terminal lands, to the satisfaction of the City;
    - iv) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion control plan, functional servicing and stormwater management

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report and drawings, geotechnical and hydrogeological assessment, dewatering plan, external lighting plan, the utility coordination plan, environmental noise report, shoring and tie-back design, construction schedule and phasing plan, construction logistics plan, Urban Transportation Study, Transportation Demand Management Plan, and Pavement Markings and Signage Plan;

- v) the Owner shall pay the Development Engineering Site Plan fee, pursuant to the Fees and Charges By-law 198-2016, as amended, to the satisfaction of the Development Engineering Department;
- vi) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division and the Owner is advised that upon a successfully completed application, site inspection and executed agreement as determined by the Environmental Services Department, Solid Waste Management Division, the future condominium corporation will be eligible for municipal waste collection services. Should the future condominium corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the future condominium corporation;
- vii) the Owner shall apply to the City for any permanent dewatering system(s) that is required for the Development, and enter into an agreement and/or obtain a permit to discharge groundwater as required by the City, to the satisfaction of the Environmental Services Department;
- viii) The Owner shall convey to the City the necessary land for the widening of Millway Avenue and Portage Parkway and the necessary land and easement for the 10 x 10 metre sight triangle at the southwest corner of the intersection of Millway Avenue and Portage Parkway, at no cost to the City. The Owner shall also enter into an encroachment agreement with the City to permit the encroachment of the balconies on the upper storeys of the building into the City's sight triangle, all to the satisfaction of the Development Engineering Department.
- ix) the Owner shall submit a separate Landscape Cost Estimate based on the ultimate design of the external streetscape works consisting of the enhanced streetscape treatments along the Millway Avenue and Portage Parkway rights-of-way to be provided in a separate Letter of Credit to ensure

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the completion of the external works, to the satisfaction of the Development Planning Department;

- x) the Owner shall submit to the City the final 3D digital model of the Development, which shall include the accurately geo-referenced digital data, as outlined in the final VMC Submission Protocol, to the satisfaction of the 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;
- xi) In recognition of the operating agreements with the YMCA, YRT, and the City of Vaughan on the abutting lands to the south and west of the Subject Lands, the need for an enhanced pedestrian connection along the west and south frontages is necessary to maintain porosity and connectivity in this area of the VMC. Therefore, the Owner shall agree to register a public easement or an appropriate alternative on the lands for the enhanced pedestrian connections (the "Connections") on the west and south sides of the Subject Lands, which will require the City to provide consent should the Owner transfer ownership of the connection to a non-affiliated entity. The consent from the City shall be subject to the Owner registering a public easement on title or another appropriate arrangement on the Connections, at no cost or risk to the City, to the satisfaction of the City Solicitor and the Deputy City Manager of Planning and Growth Management. The intent of this public easement or appropriate alternative is to provide and maintain public access, in perpetuity, over the Connections. This public access requirement does not preclude the full or partial closure of these areas on a temporary basis for private activities / uses, maintenance or construction activities provided the City has approved the temporary closure. Clauses to this effect will be included in the Site Plan Agreement and any other legal mechanisms registered on title;
- xii) the Owner shall satisfy all requirements of Alectra Utilities Corporation;
- xiii) the Owner shall satisfy all requirements and conditions of the York Region Community Planning and Development Services Department, included in their letters dated November 3, 2017, and March 13, 2018, letters, attached hereto as Attachment #17;

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- xiv) the Owner shall satisfy all requirements of the Toronto Transit Commission (the “TTC”);
  - xv) the Owner shall obtain a Building and Land Use Permit from the Ministry of Transportation Ontario (the “MTO”); and
  - xvi) the Owner shall satisfy all requirements of Canada Post.
- b) the Site Plan Agreement shall include the following clauses:
- i) “The Owner shall enter into the required legal agreement(s) with the Condominium Corporations for Transit City Towers 1 and 2 and this Development for parking, access, operations, and maintenance of the Transit City Towers 1 and 2 above-ground integrated parking structure. The agreement(s) shall be registered on title, if required, to the satisfaction of the City.”
  - ii) “For high-density residential Development, the Owner shall convey land at the rate of 1 hectare per 500 units and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in- Lieu Policy.”
  - iii) “The Owner shall pay to the City of Vaughan all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region and York Catholic District School Boards, prior to the issuance of any Building Permit.”
  - iv) “Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.”
  - v) “If 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, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”
  - vi) “The Owner shall grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication and telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or

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easements, the Owner shall be responsible for the relocation of such facilities or easements.”

- vii) “The Subject Lands are located adjacent to the York Region Transit (the “YRT”) Bus Terminal, which operates 24 hours, 7 days a week, and 365 days of the year. The Owner shall include the appropriate warning clause(s) in all Agreements of Purchase and Sale, and the Condominium Agreement and Declaration and Articles of Incorporation to advise all purchasers, tenants, leasees, of the proximity to the YRT Bus Terminal and its associated operations and the potential for noise, dust, vibration, and emissions, to the satisfaction of the City of Vaughan and the YRT.”
- viii) “In recognition of the operating agreements with the YMCA, the YRT, and the City of Vaughan on the abutting lands to the south and west of the Subject Lands, the need for an enhanced pedestrian connection along the west and south frontages is necessary to maintain porosity and connectivity in this area of the VMC. Therefore, the Owner shall agree to register a public easement or an appropriate alternative on the lands for the enhanced pedestrian connections (the “Connections”) on the west and south frontages, which will require the City to provide consent should the Owner transfer ownerships of the connections to a nonaffiliated entity. The consent from the City shall be subject to the Owner registering a public easement on title or another appropriate arrangement on the Connections, at no cost or risk to the City, to the satisfaction of the City Solicitor and the Deputy City Manager of Planning and Growth Management. The intent of this public easements or appropriate alternatives is to provide and maintain public access, in perpetuity, over the Connections. This public access requirement does not preclude the full or partial closure of these areas on a temporary basis for private activities / uses, maintenance or construction activities provided the City has approved the temporary closure.”
- ix) “The Owner agrees to provide sufficient notice to the City of any physical construction that might impact access within the connection, to the satisfaction of the City.”
- x) “The Owner shall provide, in conjunction with an application for a Building Permit, a certification by a noise consultant that the noise attenuation measures identified in the approved environmental noise report have been included in the building plans. Furthermore, prior to the registration of a Draft Plan of Condominium, the Owner’s noise consultant shall certify that the noise attenuation measures identified in



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the approved environmental noise report have been incorporated into the building, all to the satisfaction of the Development Engineering Department.”

- xi) “On or before January 1, 2020, the planning and design of the future park on Park Block 1, including any strata elements, must commence. The Urban Park design must respond to the City’s guidelines and policies, including, but not limited to the Strata Title Arrangement and the Strata Principles for Public Parks and the VMC Streetscape and Open Space Plan, and be finalized to the satisfaction of the City. The design process shall include a public engagement element with Vaughan’s citizens, relevant stakeholders, and public agencies.”
- xii) “On or before the date that the approved Transit City Tower 1 and 2 above-ground integrated parking structure (Site Development File DA.17.014) is open and in operation, which is scheduled for March 31, 2021, the existing temporary surface commercial parking lot on Park Block 1 shall be closed to facilitate construction of the Urban Park.”
- xiii) “On or before thirty (30) days after the approved Transit City Tower 1 and 2 above-ground integrated parking structure is opened and in operation, which is scheduled for March 31, 2021, construction of the Urban Park on Park Block 1 will commence, including the removal of the existing temporary surface commercial parking lot and development of any strata elements, and must be completed within two (2) years of the start of construction (with strata) or within one (1) year of the start of construction (with no strata).”
- xiv) “The Owner shall agree to include the necessary warning clauses in the agreements of Offer of Purchase and Sale, lease/rental agreements and condominium declarations, including, but not limited to the following:
  - This dwelling unit has been equipped with an air conditioning system which allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of Environment and Climate Change noise criteria – NPC-300.
  - Purchasers and/or tenants are advised that this development is in proximity to the York Region Rapid Transit Bus Terminal, and that sound levels may at times be audible.

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- Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the individual dwelling units, sound levels from increasing road traffic may on occasion interfere with some activities of the dwelling occupants.”
8. THAT a Development Charge credit be granted to the Owner that is equivalent to the amount paid per parking space, based on 82 parking spaces, for the Transit City Towers 1 and 2 lands to a maximum of \$151,473.96 on the residential visitor parking requirements for the Development on the Subject Lands to be located off-site on the Transit City Towers 1 and 2 lands, subject to the approval of the Development.
9. THAT Council adopt the following resolution for the allocation of water and sewage servicing capacity:
- “THAT Site Plan Development File DA.17.062 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 631 residential units (1,395 persons equivalent).”

**5.27 PROCLAMATION AND FLAG RAISING REQUEST PRIDE WEEK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 8, 2018:**

1. That the week of June 8 – 17, 2018 be proclaimed as Pride Week in the City of Vaughan;
2. That the Rainbow flag be raised at 12:00 p.m. on June 12, 2018 at City Hall for a period up to and no longer than one week; and
3. That the proclamation be posted on the City’s website and the City Page Online.

**5.28 STUDY TO AMEND BY-LAW 1-88 FOR PERSONS WITH DISABILITIES**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor lafrate, dated May 8, 2018:**

**Member’s Resolution**

Submitted by Councillor Marilyn lafrate.

**Whereas**, the demographic shift towards an aging population increases the demand for evolving vulnerable sector related uses and,

**Whereas**, the City’s land-use policies and by-laws may not anticipate nor permit the uses such as Adult Day Care,

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***Now therefore be it resolved***, that staff be directed to undertake a review of pertinent By-laws and regulatory tools, which regulate uses servicing vulnerable sectors of the population, such as Adult Day Care, and to determine the appropriate location and accommodations of these types of uses and,

***That*** the review should consider current Official Plan policies, zoning regulations and recent Provincial policy changes that came into effect in July 2017 and,

***That*** staff report back to Council on a future Committee of the Whole meeting on the results of the review including any proposed amendments to the City's land use policies, and the public consultation processes that may be required to receive input into the study process and any resulting policy or By-law changes.

### 5.29 **PHOTO RADAR DEMONSTRATION PROJECT**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Tony Carella, dated May 8, 2018:**

#### **Member's Resolution**

Submitted by Councillor Tony Carella

***Whereas***, the introduction of photo radar is in process, involving multiple levels of government---local, regional and provincial; and

***Whereas***, the implementation of photo radar will require the agreement of the Ministry of Transportation; the involvement of the City of Toronto (which currently processes all red-light camera infractions for York Region as well as other municipalities); the agreement of the Province of Ontario regarding fine processing; and the development of policies and procedures to standardize the operation of all photo radar installations; and

***Whereas***, a marked increase in speeding traffic in both directions has long been observed on Kipling Avenue north of Regional Road (Highway) 7, in the vicinity of Woodbridge Public School, consequent on the general increase in traffic originating every morning from developments to the north and west of the Woodbridge core, such traffic seeking to avoid delays on Regional Roads 27 and 7 (in the latter case due to the narrowing of Regional Road 7 near Kipling Avenue); and

***Whereas***, the problem of speeding along this portion of Kipling Avenue is not expected to be otherwise reduced until north-south traffic is itself reduced by the completion of the extension of Highway 427 to Major Mackenzie Drive;

***It is therefore recommended:***

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1. That upon the satisfactory resolution of the above-noted issues, a photo-radar demonstration project be launched and run at this location for a period of no less than six (6) months;

**5.30 DEPUTATION - MS. ISHITA SHARMA CELEBRATION OF CULTURAL EVENT - FESTIVAL OF COLOURS**

**The Committee of the Whole recommends:**

- 1) That the deputation by Ms. Ishita Sharma be received and referred to staff; and
- 2) That C15, presentation material titled "*Celebration of Colours*", be received.

**5.31 DEPUTATION – MS. SHERNETT MARTIN SEEKING COUNCIL RECOGNITION OF THE UNITED NATIONS DECLARATION OF INTERNATIONAL DECADE FOR PEOPLE OF AFRICAN DESCENT**

**The Committee of the Whole recommends:**

- 1) That the deputation by Ms. Shernett Martin, Executive Director, Vaughan African Canadian Association, be received and referred to staff;
- 2) That the Council of the City of Vaughan recognizes the International Decade for People of African Descent as declared by United Nations; and
- 3) That C16, presentation material titled "The United Nations Declaration – The Decade for People of African Descent", be received.

**5.32 DEPUTATION – MS. ELVIRA CARIA REQUESTING REVIEW OF RATEPAYERS' ASSOCIATIONS POLICY**

The Committee of the Whole recommends that the deputation of Ms. Elvira Caria be deferred to a future Committee of the Whole meeting, in accordance with the request from the deputant as set out in Communication C4 dated May 2, 2018.

**5.33 OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**5.33.1 RECESS INTO CLOSED SESSION**

The Committee of the Whole recessed into Closed Session at 3:00 p.m. for the purpose of receiving legal advice with respect to Item 23:

**COMMUNITY IMPACT REVIEW OF BOARD OF TRADE  
GOLF COURSE DEVELOPMENT PROPOSAL**

The Committee of the Whole reconvened into open session at 4:06 p.m. with all Members present.

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**5.33.2 CONSIDERATION OF AD-HOC COMMITTEE REPORTS**

**The Committee of the Whole recommends:**

**That the following Ad-Hoc Committee reports be received:**

- 1. Vaughan Metropolitan Centre Sub-Committee meeting of April 10, 2018 (Report No. 2).**
- 2. Pierre Berton Tribute Task Force meeting of April 17, 2018 (Report No. 3).**
- 3. Accessibility Advisory Committee meeting of April 24, 2018 (Report No. 2).**

**5.34 NEW BUSINESS – STAFF ATTENDANCE AT A COMMUNITY MEETING CONVENED BY THE LOCAL COUNCILOR – WARD 2**

**The Committee of the Whole recommends:**

- 1) That appropriate staff attend a meeting convened by the local councillor with representatives of Keep Vaughan Green, the Village of Woodbridge Ratepayers' Association, the Greater Woodbridge Ratepayers' Association, and the West Woodbridge Homeowners' Association;**
- 2) That such meeting take place at the earliest opportunity; and**
- 3) If such meeting occurs prior to the Council meeting of May 23, 2018, that Council ratify this motion on that date.**

*The foregoing matter was brought to the attention of the Committee by Regional Councillor Rosati on behalf of Councillor Carella.*

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The meeting adjourned at 6:56pm.

Respectfully submitted,

Regional Councillor Sunder Singh, Chair