

**CITY OF VAUGHAN**  
**REPORT NO. 21 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on June 5, 2017*

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The Committee of the Whole met at 1:04 p.m., on May 23, 2017.

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

The following items were dealt with:

**1 NAME DESIGNATION IN HONOUR OF MR. SERGIO TAGLIAVINI**  
**WARD 2**

**The Committee of the Whole recommends:**

- 1) That the square at the Monument for Fallen Italian Workers be designated Piazza Tagliavini in honour of Mr. Sergio Tagliavini;**
- 2) That the report of Deputy City Manager of Public Works and Director of Transportation Services, Parks and Forestry Operations, dated May 23, 2017, be received; and**
- 3) That the deputation of Ms Giovanna Tozzi, Lo Specchio, Woodbridge Avenue, Woodbridge, be received.**

**Recommendation**

The Deputy City Manager of Public Works and Director of Transportation Services, Parks and Forestry Operations, in consultation with the Deputy City Manager of Community Services and the Office of the City Clerk recommend:

1. That Council provide direction with respect to the request for the naming for the square at the Monument for Fallen Italian Workers to be designated Piazza Tagliavini in honour of Mr. Sergio Tagliavini.

**2**

**WOODBIDGE VILLAGE FARMERS' MARKET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chief Corporate Initiatives and Intergovernmental Relations and the Director of Recreation Services, dated May 23, 2017:**

**Recommendation**

The Chief Corporate Initiatives and Intergovernmental Relations and the Director of Recreation Services recommends:

1. THAT permission be granted to the Woodbridge Agricultural Society (WAS) to operate the Woodbridge Village Farmers' Market on the City's property (Woodbridge Pool and Memorial Arena parking lot) at no cost for its seventh and eighth seasons of operations, that is 2017 and 2018; on Saturdays from 9 a.m. to 1 p.m. and that a storage unit be supplied to the Market, on site at no additional cost;
2. THAT staff continue to work with the Woodbridge Village Farmers' Market and other associated stakeholders to promote, where feasible, the Market through the City's website, social media and other relevant publications and mediums; and
3. THAT the Woodbridge Village Farmers' Market provide to the City on an as-requested basis, booth space at no cost.

**3**

**PROPERTY TAX SALE REGISTRATION – ALL WARDS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chief Financial Officer & City Treasurer and the Director of Financial Services/Deputy Treasurer, dated May 23, 2017:**

**Recommendation**

The Chief Financial Officer & City Treasurer and the Director of Financial Services/Deputy Treasurer, in consultation with the Manager of Property Tax & Assessment recommend:

1. That Council receive this report for information purposes.

**4**

**PROCLAMATIONS – RECREATION AND PARKS MONTH AND SENIORS' MONTH**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services and the Director, Recreation Services, dated May 23, 2017:**

**Recommendation**

The Deputy City Manager, Community Services and the Director, Recreation Services recommend:

1. That Council proclaim the month of June as "Recreation and Parks Month" and "Seniors' Month" in the City of Vaughan; and,
2. That these proclamations be in effect for successive years moving forward; and,
3. That the schedule of free activities being offered in the community as found in Attachment 1, be received.



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**LOT LINE ADJUSTMENT AND DEMOLITION OF GARAGE  
376 STEGMAN'S MILL ROAD - KLEINBURG-NASHVILLE  
HERITAGE CONSERVATION DISTRICT,  
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT  
WARD 1 - VICINITY OF ISLINGTON AVENUE AND STEGMAN'S MILL ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 23, 2017:

**Recommendation**

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of April 26, 2017 (Item 3, Report No. 3) for Council's consideration:

- 1) That the recommendation contained in the following report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated April 26, 2017, be approved.

Report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated April 26, 2017

**Recommendation**

The Director of Development Planning and Manager of Urban Design and Cultural Heritage recommends:

1. THAT Heritage Vaughan Committee support the proposed lot line adjustment and recommend to Council approval for the demolition of the existing garage under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
  - a) That an Arborist Report be submitted to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to the approval of a Heritage Permit.
  - b) Any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
  - c) That Heritage Vaughan Committee approval does not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the Owner as it relates to the subject application.

9

**NEW CONSTRUCTION  
835 NASHVILLE ROAD - KLEINBURG-NASHVILLE HERITAGE CONSERVATION  
DISTRICT, DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT  
WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 23, 2017:

**Recommendation**

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of April 26, 2017 (Item 4, Report No. 3) for Council's consideration:

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- 1) That the recommendation contained in the following report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated April 26, 2017, be approved;
- 2) That the hose tower be re-designed to be more in scale and in character with the rest of the building; and
- 3) That the final design of the new construction be presented to Heritage Vaughan at a future meeting.

Report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated April 26, 2017

**Recommendation**

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

1. THAT Heritage Vaughan recommend that Vaughan Council approve the proposed Fire Hall at 835 Nashville Road under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
  - a) That an Arborist Report and Landscape Plans and Details be submitted to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to the approval of a Heritage Permit.
  - b) Any significant changes to the proposal by the Owner, may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning in consultation with the Manager of Urban Design and Cultural Heritage.
  - c) The Owner must submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division for the approval of a Heritage Permit.

10

**NATIONAL ABORIGINAL DAY  
ABORIGINAL TERRITORIAL ACKNOWLEDGEMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk and the Deputy City Manager, Community Services, dated May 23, 2017:**

**Recommendation**

The City Clerk and the Deputy City Manager, Community Services, recommend:

1. That Council, as part of the recognition of National Aboriginal Day, offer a statement at the beginning of the Council meeting of June 27, 2017, as set out in Attachment 1 to this report, that acknowledges Vaughan's traditional Aboriginal territories; and
2. That Council include this territorial acknowledgement as a standing item to be read at the beginning of subsequent Council meetings, until such a time as the City's Procedural By-Law is amended to formally include the acknowledgement.

**11**

**REVIEW OF CITY PROCESSES REGARDING APPLICATIONS  
FOR ALTERATION AND/OR DEMOLITION OF HERITAGE PROPERTIES  
ALL WARDS**

**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, dated May 23, 2017:**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, in consultation with the Manager of Urban Design and Cultural Heritage, the Director of Building Standards, Office of the City Clerk, and the Office of the City Solicitor recommend:

1. THAT any heritage permit for demolitions issued by the City of Vaughan contain a condition of approval that the permit is only valid for a period of three (3) years commencing on the date of issuance of the permit;
2. THAT staff be authorized to make changes to the Heritage Permit Process, as required from time to time, to comply with provincial or municipal policy updates and best practices; and
3. THAT the updated City processes be communicated to Stakeholders including, ratepayers organizations, the York Chapter of BILD and the Thornhill Historical and York Pioneer Historical Society, the Kleinburg Business Improvement Association, and included on the City's webpage.

**12**

**SITE DEVELOPMENT FILE DA.16.106  
TONY AND ADALGISA DI LUCA  
WARD 1 - VICINITY OF KEELE STREET AND RUTHERFORD ROAD**

**The Committee of the Whole recommends:**

- 1) That 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 23, 2017, be approved; and
- 2) That the coloured elevation drawing submitted by the applicant be received.

**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.16.106 (Tony and Adalgisa Di Luca) BE APPROVED, to permit revisions to the existing building and to redesign the parking layout for the existing eating establishment having a drive-through (Dairy Queen Restaurant), as shown on Attachments #4 and #5.

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**SITE DEVELOPMENT FILE DA.17.006  
GLEN-HUNTINGTON BUSINESS PARK LIMITED  
WARD 2 - VICINITY OF HIGHWAY 407 AND REGIONAL ROAD 50**

**The Committee of the Whole recommends:**

- 1) That 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 23, 2017, be approved; and**
- 2) That the coloured elevation drawing submitted by the applicant be received.**

**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.17.006 (Glen-Huntington Business Park Limited) BE APPROVED, to permit the development of the subject lands, as shown on Attachments #1 and #2, with a one-storey, 7,400.42 m<sup>2</sup> multi-tenant employment building including an ancillary one-storey, 827.65 m<sup>2</sup> office component, a rear loading area, and with 118 surface parking spaces, as shown on Attachments #3 to #5 inclusive, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - 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 and Infrastructure Planning Department shall approve the final site plan, site grading and servicing plan, and stormwater management report;
    - iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Solid Waste Management Division;
    - iv) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exception to Zoning By-law 1-88, as identified in 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
    - v) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario;
  - b) that the Site Plan Letter of Undertaking include the following provisions:
    - i) Upon execution of this undertaking, the Owner agrees to convey a Blanket Easement in favour of the City on the subject lands until the following are completed for the public trail/walkway: a reference plan showing the location; an easement registered on title; and, the completed construction of works to the satisfaction of the City. Upon the occurrence of the items noted above, the City shall register a Transfer, Release, and Abandonment of the Blanket Easement;

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- ii) No paving, parking, or snow storage 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;
  - conducting a ground disturbance (excavation or digging) on TransCanada's pipeline right-of-way or within 30 m of 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;
- 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 unauthorised access by heavy machinery. The fence erected must meet TransCanada's specifications concerning type, height and location. The Owner is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction;
- vi) Storage of materials and/or equipment on TransCanada's right-of-way is not permitted;
- vii) 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;
  - Grantee shall ensure a 5 m continuous access way in the right-of-way is provided for the TransCanada repair crews;
  - No portion of trees or shrubs shall be permitted to encroach within 5 m of the edge of the TransCanada pipeline within the right-of-way;
  - No trees or shrubs that will reach a height greater than 4 m shall be planted within the right-of-way. Tree roots must not interfere with the pipeline; and



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- A minimum of 5 m between all groups of trees/shrubs will be established. A group is defined as being 3 to 5 trees/shrubs;
- viii) Original depth of cover over the pipeline within TransCanada's right-of-way shall be restored after construction of the Grantee's Facility. This depth of cover over the pipeline shall not be compromised over the life of the Grantee's Facility due to rutting, erosion or other means;
- ix) Grantee'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;
- x) Any large scale excavation adjacent to the right-of-way, which is deeper than the bottom of the pipe, must maintain a slope of 3:1 away from the edge of the TransCanada pipeline right-of-way;
- xi) The Owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions from TransCanada PipeLines Limited;
- xii) 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;
- xiii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services; and
- c) that prior to the issuance of a Building Permit:
  - i) The Owner shall pay to the City of Vaughan 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.

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**ZONING BY-LAW AMENDMENT FILE Z.16.041  
TONLU HOLDINGS LIMITED  
WARD 3 - VICINITY OF LANGSTAFF ROAD AND WESTON ROAD**

**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 23, 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.16.041 (Tonlu Holdings Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to:

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- i) rezone the subject lands shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone, in the manner shown on Attachment #3, together with the site-specific uses and exceptions to Zoning By-law 1-88 identified in Table 1 of this report; and
  - ii) permit a Retail Store and Supermarket as additional permitted uses on the subject lands; and
2. That the implementing Zoning By-law include the following provisions:
  - i) that the total gross floor area (GFA) devoted to retail uses on the subject site shall not exceed 3,050 m<sup>2</sup>; and
  - ii) include site-specific definitions as identified on Table 1 for the following uses:
    - Automotive Retail Store
    - Parking Garage
    - Personal Service and Repair Shop.

**15                    ASSUMPTION – ANDRIDGE PHASE 2B (PARTIAL) AND 2C SUBDIVISION  
                         PLAN OF SUBDIVISION 65M-4184 (PARTIAL), 4266 (19T-99V08)  
                         WARD 4, VICINITY OF TESTON ROAD AND BATHURST STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated May 23, 2017:**

**Recommendation**

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks and Forestry Operations, the Director of Environmental Services and the Director of Financial Planning and Development Finance, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for the lots identified in Attachment 2 in Plan 65M-4184 and for Plan 65M-4266; and
2. That the Municipal Services Letter of Credit for Plan 65M-4266 be reduced to \$5,000 to guarantee the completion of landscape deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**16                    ASSUMPTION – 1275620 ONTARIO INC. PHASE 1 SUBDIVISION  
                         PLAN OF SUBDIVISION 65M-3984 (19T-02V10)  
                         WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated May 23, 2017:**

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**Recommendation**

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks and Forestry Operations, the Director of Environmental Services and the Director of Financial Planning and Development Finance, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3984; and
2. That the Municipal Services Letter of Credit for Plan 65M-3984 be reduced to \$8,000 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.

**17                    ASSUMPTION – 1275620 ONTARIO INC. PHASE 2 SUBDIVISION  
                         PLAN OF SUBDIVISION 65M-4068 (19T-02V10)  
                         WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated May 23, 2017:**

**Recommendation**

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks and Forestry Operations, the Director of Environmental Services and the Director of Financial Planning and Development Finance, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4068; and
2. That the Municipal Services Letter of Credit for Plan 65M-4068 be reduced to \$10,000 to guarantee the completion of a temporary road barricade at the north limit of Grand Trunk Avenue to the satisfaction of the Development Engineering and Infrastructure Planning Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**18                    ASSUMPTION – BLOCK 12 SPINE PHASE 2 SERVICES AND VALLEY LAND TRAILS  
                         WARD 4 - VICINITY OF TESTON ROAD AND BATHURST STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated May 23, 2017:**

**Recommendation**

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks and Forestry Operations, the Director of Environmental Services and the Director of Financial Planning and Development Finance, recommend:

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1. That Council enact the necessary by-law assuming the municipal services and valley land trails specifically listed on Attachment No.3 and shown on Attachments No.1 and No.2, that have been constructed by the Block 12 Properties Inc. pursuant to the Block 12 Spine Services Agreement dated November 24, 2005; and
2. That the Municipal Services Letter of Credit for the Block 12 Phase 2 Spine Services be reduced to \$5,000 to guarantee the completion of streetscape and landscape deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**19                    PARTIAL ASSUMPTION – JAN-SIL GOLFWOOD RESIDENTIAL SUBDIVISION  
                         PLAN OF SUBDIVISION 65M-3195 (19T-88055)  
                         WARD 5, VICINITY OF HIGHWAY 407 AND BATHURST STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning dated May 23, 2017:**

**Recommendation**

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks & Forestry Operations, the Director of Environmental Services, the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3195 with the exception of the works associated with the development on Lots 131-147 and improvements to Wigston Place.

**20                    CANADA 150 CELEBRATION TASK FORCE  
                         FINDINGS REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 23, 2017:**

**Recommendation**

The City Clerk, on behalf of the Canada 150 Celebration Task Force, forwards the following recommendation for Council's consideration:

1. That the Canada 150 Celebration Task Force Findings Report, dated April 2017, be received.

**21                    OFFICIAL PLAN AMENDMENT FILE OP.16.003  
                         ZONING BY-LAW AMENDMENT FILE Z.15.032  
                         DRAFT PLAN OF SUBDIVISION FILE 19T-15V011  
                         COUNTRYWIDE HOMES WOODEND PLACE INC.  
                         WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE**

**The Committee of the Whole recommends:**

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- 1) That 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 23, 2017, be approved;
- 2) That the following deputations and Communications be received:
  1. Mr. Don Given, Malone Given Parsons, on behalf of the applicant;
  2. Mr. Joe Collura, Via Borghese, Woodbridge and Communication C6, dated May 20, 2017, March 14, 2017, February 28, 2017, February 22, 2017, January 8, 2017, December 29, 2016, December 27, 2016, December 22, 2016, December 5, 2016, November 29, 2016, November 22, 2016, November 19, 2016, November 11, 2016, November 6, 2016, October 19, 2016, September 30, 2016, September 15, 2016, September 8, 2016 and July 16, 2016;
  3. Mr. Sam Wadhwa, Via Borghese, Woodbridge;
  4. Ms. Rosa Rocca, Via Campanile and C3 dated October 30, 2016; and
  5. Mr. Sam Balsamo, Countrywide Homes;
- 3) That the following Communications be received:
  - C2. Mr. Chirag Patel, dated February 28, 2017;
  - C4. Ms. Tanya Varvara, dated November 29, 2016, October 29, 2016, September 30, 2016 and July 29, 2017; and
  - C5. Daniele, dated November 16, 2016 and May 24, 2016.

**Recommendation**

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

1. THAT Official Plan Amendment File OP.16.003 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachments #2 and #3, specifically:
  - a) Section 3.2.3.4 c) Core Features, to permit a 6.6 metre wide (at the pinch-point) minimum vegetation protection zone, as measured from the staked dripline of the woodlot, for a total environmental buffer area of 2,054 m<sup>2</sup>, whereas a consistent 10 m minimum vegetation protection zone, as measured from the staked dripline of the woodlot, is required and would result in a total environmental buffer area of 1,712 m<sup>2</sup>; and
  - b) Sections 9.1.2.2 and 9.1.2.3 respecting new development within established "Community Areas" to permit the development of 56 detached dwelling units and 8 part blocks to be combined with the adjacent lands to form full lots for detached dwelling units, all on lots with frontages ranging from 7.6 m to 15 m metres, and 22 street townhouse units, as shown on Attachment #6.
2. THAT Zoning By-law Amendment File Z.15.032 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from RR Rural Residential Zone to OS4 Open Space Woodlot Zone, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Four, and RT1(H) Residential Townhouse Zone all with a Holding Symbol "(H)", in the manner shown on Attachment #6, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report, and subject to the following conditions:

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- a) the Holding Symbol "(H)" shall not be removed from the subject lands until such time that:
  - i) the downstream pump station and sanitary sewer conveyance issues are resolved to the satisfaction of the Development Engineering and Infrastructure Planning Department and the Environmental Services Department; and
  - ii) the lands zoned RD2(H) Residential Detached Zone Two (Blocks 61 to 68 inclusive), located at the most easterly limit of the subject lands, are acquired by the Owner and combined with the lands legally known as Block 42, Plan 65M-4149 to create 8 residential lots.
- 3. THAT Draft Plan of Subdivision File 19T-15V011 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to permit a residential plan of subdivision consisting of 56 lots for single detached dwellings, 8 part blocks to be combined with the adjacent Block 42, Plan 65M-4149 to create 8 full lots for future detached dwellings, and 4 townhouse blocks containing 22 street townhouse dwelling units in the manner shown on Attachment #6, subject to the Conditions of Approval set out in Attachment #1 of this report.
- 4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"THAT Draft Plan of Subdivision File 19T-15V011 (CountryWide Homes Woodend Place Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (approximately 292 persons equivalent)."
- 5. THAT prior to final approval of the Draft Plan of Subdivision, the Owner shall resolve their Ontario Municipal Board appeal (Appeal #121) of Vaughan Official Plan 2010 as it pertains to the subject lands, to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.
- 6. THAT prior to final approval of the Draft Plan of Subdivision, the Owner submit a Minor Variance application to the Committee of Adjustment to address the minimum rear yard setback and minimum lot depth for Block 42 on Plan 65M-4149, to achieve consistent zoning for the future lot with the proposed zoning exceptions for the RD2 Residential Detached Zone Two for Block 61, as outlined in Table 1 of this report. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee.
- 7. THAT prior to final approval of the Draft Plan of Subdivision, the Owner submit a Part Lot Control Exemption application to establish the lot fabric on Block 42, Plan 65M-4149 to align with Blocks 61 to 68 inclusive on the subject Draft Plan to create 8 full lots for future detached dwellings.
- 8. THAT prior to final approval of the Draft Plan of Subdivision, the Owner shall enter into a Developer's Group Agreement with the other participating landowners within the Block 39 (North-West) Developer's Group to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 39 (North-West). This agreement shall also include a provision for additional developers to participate with the Developer's Group Agreement when they wish to develop their lands.







**27            NEW BUSINESS – SUB-TERRAIN AND SURFACE TERRAIN INFRASTRUCTURE**

**That staff bring back a report regarding past and future practices regarding sub-terrain and surface terrain infrastructure.**

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

**28                            COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
   MAY 23, 2017**

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

- 1.        PROPERTY MATTER  
          LEASE RENEWAL – BELL CANADA  
          NETHERFORD PARKETTE-MAJOR MACKENZIE DRIVE WEST OF KEELE STREET  
          WARD 1**

*(acquisition or disposition of land)*
  
- 2.        PROPERTY MATTER  
          LEASE OF CITY LANDS  
          REAR OF 28 ASHBRIDGE CIRCLE  
          WARD 2**

*(acquisition or disposition of land)*
  
- 3.        PROPERTY MATTER  
          ACQUISITION OF CANADIAN PACIFIC RAILWAY COMPANY LANDS  
          KIPLING AVENUE, NORTH OF WOODBRIDGE AVENUE  
          WARD 2**

*(acquisition or disposition of land)*
  
- 4.        ONTARIO MUNICIPAL BOARD APPEAL  
          OFFICIAL PLAN AMENDMENT FILE OP.07.001  
          ZONING BY-LAW AMENDMENT FILE Z.09.038  
          CASERTANO DEVELOPMENT CORPORATION  
          WARD 4 - WEST SIDE OF JANE STREET, SOUTH OF RUTHERFORD ROAD**

**OFFICIAL PLAN AMENDMENT FILE OP.09.006  
ZONING BY-LAW AMENDMENT FILE Z.09.037  
SANDRA MAMMONE  
WARD 4 - WEST SIDE OF JANE STREET, SOUTH OF RUTHERFORD ROAD**

**OFFICIAL PLAN AMENDMENT FILE OP.05.020  
ZONING BY-LAW AMENDMENT FILE Z.07.029  
SITE PLAN APPROVAL FILE DA.14.037  
TESMAR HOLDINGS INC.  
WARD 4 – EAST SIDE OF JANE STREET, SOUTH OF RUTHERFORD ROAD**

**OFFICIAL PLAN AMENDMENT FILE OP.06.028  
ZONING BY-LAW AMENDMENT FILE Z.06.075  
RUTHERFORD LAND DEVELOPMENT CORPORATION  
WARD 4 – SOUTH-EAST CORNER OF JANE STREET AND RUTHERFORD ROAD**

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 5, 2017**

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**VAUGHAN MILLS CENTRE SECONDARY PLAN  
OFFICIAL PLAN AMENDMENT 2  
WARDS 3 & 4**

(litigation or potential litigation)

- 5. ILAN JOSEPH V. THE CORPORATION OF THE CITY OF VAUGHAN  
LITIGATION MATTER**

(litigation or potential litigation)

- 6. ONTARIO MUNICIPAL BOARD HEARING  
VAUGHAN OFFICIAL PLAN 2010  
OFFICIAL PLAN AMENDMENT FILE OP.13.002  
ZONING BY-LAW AMENDMENT FILE Z.13.004  
AMICORP DEVELOPMENT INC. AND 1525233 ONTARIO INC.  
8265 ISLINGTON AVENUE  
WARD 2 – VICINITY OF ISLINGTON AVENUE AND WILLIS ROAD**

(litigation or potential litigation)

- 7. ONTARIO MUNICIPAL BOARD HEARING  
ZONING BY-LAW AMENDMENT FILE Z.13.012  
SITE DEVELOPMENT FILE DA.15.057  
CAMELOT ON 7 INC.  
WARD 2 – VICINITY OF REGIONAL ROAD 7 AND ISLINGTON AVENUE**

(litigation or potential litigation)

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The meeting adjourned at 3:15 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair