

**CITY OF VAUGHAN**  
**REPORT NO. 26 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on June 27, 2017*

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The Committee of the Whole met at 1:07 p.m., on June 20, 2017.

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

The following items were dealt with:

**1                               PROCLAMATION AND FLAG RAISING REQUEST**  
**INDIA INDEPENDENCE DAY**

**The Committee of the Whole recommends:**

- 1)       That the recommendation contained in the following report of the City Clerk, dated June 20, 2017, be approved; and**
- 3)       That the following deputations be received:**
  - 1.       Ms. Sejal Gajjar, WEConnect Community Services, Bachman Drive, Maple; and**
  - 2.       Mr. Rahul Pandey, WEConnect Community Services, Bachman Drive, Maple.**

**Recommendation**

The City Clerk recommends:

- 1.   That August 15, 2017 be proclaimed as India Independence Day;**
- 2.   That the Indian flag be raised at Vaughan City Hall on August 12, 2017 at 11:00 a.m. for the balance of the day; and**
- 3.   That the proclamation be posted on the City's website and published on the City Page Online.**

**2**

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

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 20, 2017:**

**Recommendation**

The City Clerk recommends:

1. That September 25, 2017 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, 2017 for the duration of the day; and
3. That the proclamation be posted on the City's website and published on the City Page Online.

**3**

**LAUNCH OF THE MAYOR'S SMART CITY ADVISORY TASK FORCE:  
CREATING A SMART CITY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chief Corporate Initiatives and Intergovernmental Relations, dated June 20, 2017:**

**Recommendation**

The Chief Corporate Initiatives and Intergovernmental Relations, in consultation with the Chief Information Officer, recommends:

1. That recruitment for the Smart City Advisory Task Force be commenced pursuant to the Membership and Selection section of this report (Committee of the Whole Report No. 24, Item 21); and
2. That Staff be directed to report back on the findings and/or appropriate milestones of the Task Force at the conclusion of its mandate to the Vaughan Metropolitan Centre Sub Committee, as determined by the Chief Corporate Initiatives and Intergovernmental Relations by 2018.

**4**

**PROPOSED DELEGATION OF AUTHORITY  
TO STAFF FOR SIGN VARIANCE COMMITTEE BY-LAW**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, the Deputy City Manager, Community Services, the Director of Building Standards, and the Director of By-law and Compliance, Licensing and Permit Services, dated June 20, 2017, be approved subject to including the following phrase at the end of recommendation 1.:

**"...save and except that the disposition of the appeals of refusals shall remain the decision of Council."**

**Recommendation**

The Deputy City Manager, Planning and Growth Management, the Deputy City Manager, Community Services, the Director of Building Standards, and the Director of By-law and Compliance, Licensing and Permit Services in consultation with the Office of the City Solicitor recommend:

1. THAT a By-law, substantially in form of Attachment 1, be enacted to amend the Sign Variance By-law 286-91, to delegate authority to the Director of Building Standards and the Director of By-Law and Compliance, Licensing and Permit Services on the disposition of sign variance applications.

5

**SIGN VARIANCE APPLICATION  
FILE NO: SV.17-003  
OWNER: YONGE-STEELES FORD LINCOLN SALES LTD.  
LOCATION: 7188 7120 YONGE STREET  
LOT 1-12, REGISTERED PLAN 3205  
WARD 5**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated June 20, 2017, be approved; and
- 2) That the deputation of Mr. Stephen Roche, Yonge-Steeles Ford Lincoln Sales Ltd., Yonge Street, Thornhill, be received.

**Recommendation**

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.17-003, Yonge-Steeles Ford Lincoln Sales Ltd., be REFUSED.

6

**ESA DEVIATION REQUEST FORM FOR SOLAR PANEL PROJECTS  
ALL WARDS**

**The Committee of the Whole recommends:**

- 1) That the following be approved in accordance with Communication C20 from the Deputy City Manager, Community Services and the Manager, Facility Maintenance Services, dated June 20, 2017:
  1. That the report of the Deputy City Manager, Community Services and the Manager of Facility Maintenance Services contained in the Committee of the Whole agenda of June 20, 2017 as Item #6, be received.

**Recommendation**

The Deputy City Manager, Community Services and the Manager of Facility Maintenance Services in consultation with Legal Services, Office of the City Solicitor recommend:

1. That the City Clerk be authorized to execute the ESA Rodent Deviation Request form for the solar panel projects as advised by Alectra Utilities (Attachment 1).

## 7

## 8

**Recommendation**

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

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

**9 ALL-WAY STOP CONTROL REVIEW VELLORE PARK AVENUE AND WALMART PLAZA  
ACCESS – WARD 3**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations, dated June 20, 2017:**

**Recommendation**

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

1. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law, to add an all-way stop control at the intersection of Vellore Park Avenue and Walmart Plaza Access.

**10 REVIEW OF CITY PROCESSES FOR PROTECTION OF TREES  
ALL WARDS - CITY WIDE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, Deputy City Manager of Public Works, Deputy City Manager of Community Services, and Deputy City Manager of Legal and Human Resources, dated June 20, 2017:**

**Recommendation**

The Deputy City Manager, Planning and Growth Management, Deputy City Manager of Public Works, Deputy City Manager of Community Services, and Deputy City Manager of Legal and Human Resources, in consultation with the Director of Financial Planning and Development Finance, Deputy City Treasurer, recommend:

1. THAT Staff be directed to continue work to improve tree protection processes by introducing the framework for the development of a new “Tree Protection Protocol for Construction” (Attachment #1), and to undertake external consultation with community stakeholders including Ratepayers Associations and Community Organizations, the York Chapter of the Building Industry and Land Development Association (BILD), York Region, and the Toronto and Region Conservation Authority (TRCA) prior to finalizing this comprehensive protocol for Council consideration in the 4<sup>th</sup> quarter of 2017;
2. THAT Council endorse the “Replacement Tree Requirements” for private tree removals, (Attachment #2);
3. THAT Council authorize Staff to review the feasibility of implementing a “Tree Protection Agreement” which may include associated fees and changes for the inspection process;

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

---

4. THAT Council authorize Staff to bring forward draft amendments to the Private Property Tree Protection By-law No. 185-2007 and Site Plan Control By-law 123-2013 for Committee and Council consideration in a form satisfactory to the Deputy City Manager, Legal and Human Resources.

**11**

**DUFFERIN STREET AND CENTRE STREET  
INTERSECTION LAND USE STUDY  
AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010  
FILE 26.6  
WARDS 4 AND 5**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability, dated June 20, 2017, be approved, subject to the following:
1. Whereas it was considered and planned in the Centre Street Design Study that significant density would be concentrated east of New Westminster and that lower heights and densities would predominate in the area to the boundary of this study;
- Therefore, be it resolved that the dedicated maximum building heights identified as the letter "H" on the map as shown on page 11.35 of the Committee of the Whole agenda, be amended as follows:
- 12 storeys to 8 storeys
  - 8 storeys to 4 storeys
  - 6 storeys to 4 storeys
- 2) That the confidential recommendation of the Committee of the Whole (Closed Session) meeting of June 20, 2017, be approved;
- 3) That the following deputations and communications, be received:
1. Mr. Leo Longo, Aird & Berlis Bay Street, Toronto, and Communication C28, dated June 16, 2017;
2. Mr. Philip Antecol, King High Drive, Thornhill;
3. Mr. Alex Porat, Beverley Glen Blvd., Thornhill;
4. Ms. Andrea Halpern, Sutton Gap Admiral Realty, Centre Street, Thornhill;
5. Ms. Ronda Goldberg, King High Drive, Thornhill;
6. Mr. Josh Martow, Coldwater Court, Thornhill and Communication C27, dated June 20, 2017;
- 4) That the following Communications be received:
- C8 Ms. Deborah Barook, Loma Vista Drive, dated June 18, 2017;
- C9 Ms. Analynn Bruce, dated June 18, 2017;
- C10 Ms. Arlene Goldman, dated June 18, 2017;
- C11 Ms. Debbie Schopp, dated June 18, 2017;
- C12 Gail and Alex Gotovsky, MacArthur Drive, Thornhill, dated June 18, 2017;
- C13 Ms. Debbie Schopp, dated June 18, 2017;
- C14 Ms. Cheryl Einhorn, dated June 19, 2017;
- C15 Mr. Hitesh Joshi, dated June 18, 2017;

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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- C16 JC and Gulnar Chandani, dated June 19, 2017;
- C17 Mr. Claudio Luciani, dated June 19, 2017;
- C18 Mr. John Kucharczuk, dated June 19, 2017;
- C19 Mr. John Kucharczuk, dated June 20, 2017;
- C21 Mr. Mario G. Racco, Brownridge Ratepayers Association, dated June 20, 2017;
- C22 Luba R, dated June 19, 2017;
- C23 Mr. Massimo Ascenzi, Bayhampton Crescent, Thornhill, dated June 19, 2017;
- C24 Dr. Alexander Kreinin and Elena Barit, Joseph Aaron Boulevard, Thornhill, dated June 20, 2017;
- C25 Ms. Janet Pighin, dated June 20, 2017; and
- C26 Ms. Elizabeth Gartner, Brownridge Drive, Thornhill, dated June 20, 2017.

**Recommendation**

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability recommend:

1. THAT the draft amendment to the Vaughan Official Plan 2010 (Volume 1 and Volume 2), forming Attachment 1 to this report, reflecting the modifications set out in Section (7), BE APPROVED and be brought forward for adoption.

**12**

**OFFICIAL PLAN AMENDMENT FILE OP.14.007  
ZONING BY-LAW AMENDMENT FILE Z.14.028  
ROCCO TATANGELO, JOSEPH FALLETTA AND RAVINDER SINGH MINHAS  
WARD 2 - VICINITY OF PINE VALLEY DRIVE AND HAYHOE AVENUE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, and Senior Manager of Development Planning, dated June 20, 2017, be approved;
- 2) That the following be approved in accordance with Communication C2, from the Deputy City Manager, Planning & Growth Management, dated June 16, 2017:
  1. That this Communication be received, as information; and
  2. That Attachment #3 of Item No. 12, Report No. 26 be replaced with Attachment #3 attached hereto.

**Recommendation**

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

1. THAT Official Plan Amendment File OP.14.007 (Rocco Tatangelo, Joseph Falletta and Ravinder Singh Minhas) BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachments #1 and #2, to facilitate the development of 12 semi-detached dwelling units served by a private common element condominium road having frontage and access onto Pine Valley Drive.
2. THAT Zoning By-law Amendment File Z.14.028 (Rocco Tatangelo, Joseph Falletta and Ravinder Singh Minhas) BE APPROVED, to amend Zoning By-law 1-88 for the subject lands shown on Attachments #1 and #2, specifically to rezone the rear portion (33.53 m in depth) of

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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the subject lands abutting Pine Valley Drive from R1 Residential Zone subject to site-specific Exception 9(192) to R5(H) Residential Zone with a Holding Symbol “(H)” to permit the development of 12 semi-detached units served by a privately owned and maintained common elements, including a private road and six visitor parking spaces (to be managed by a future condominium corporation), in the manner shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.

3. THAT prior to the enactment of the implementing Zoning By-law, the Owner shall submit a Site Development Application to enable a detailed review of, but not limited to, the site organization, the required land conveyance, access and drainage to the satisfaction of the City; and, the Owner shall successfully obtain approval of the Site Development Application from Vaughan Council, and satisfy all conditions of Council.
  - a) THAT the Holding Symbol “(H)” shall not be removed from the subject lands zoned R5(H) Residential Zone until such time as Council has reserved the allocation of sewage capacity from the York Sewage Servicing/Water Supply System for the proposed development; and,
  - b) THAT a Site Development Application be approved by Council.

13

**OFFICIAL PLAN AMENDMENT FILE OP.16.001  
ZONING BY-LAW AMENDMENT FILE Z.16.001  
SITE DEVELOPMENT FILE DA.16.003  
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-16V002  
2464879 ONTARIO INC. (CITY PARK HOMES)  
WARD 5 - VICINITY OF DUFFERIN STREET AND CENTRE STREET**

**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 June 20, 2017, be approved;
- 2) That the confidential recommendation of the Committee of the Whole (Closed Session) meeting of June 20, 2017, be approved; and
- 3) That the following deputations and communications, be received:
  1. Mr. Leo Longo, Aird & Berlis Bay Street, Toronto, and Communication C7, dated June 19, 2017;
  2. Mr. Philip Antecol, King High Drive, Thornhill;
  3. Mr. Josh Martow, Coldwater Court, Thornhill and Communication C27, dated June 20, 2017; and
  4. Ms. Ronda Goldberg, King High Drive, Thornhill.

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend that the Ontario Municipal Board be advised that City of Vaughan Council ENDORSES the following recommendations:

1. THAT Official Plan Amendment File OP.16.001 (2464879 Ontario Inc. (City Park Homes)), to amend Vaughan Official Plan 2010, specifically to redesignate the subject lands shown on Attachments #1 and #2 from “Community Commercial Mixed-Use” to “Low-Rise Residential”



**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

---

BE REFUSED, as the development proposal is not consistent with the proposed public road network identified in the draft Dufferin Street and Centre Street Area Specific Policies Official Plan Amendment, as shown on Attachment #3.

2. THAT Zoning By-law Amendment File Z.16.001 (2464879 Ontario Inc. (City Park Homes)), to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from R1 Residential Zone, partially subject to Exception 9(329) (southerly portion), to RM2 Multiple Residential Zone, together with the site-specific zoning exceptions to the RM2 Multiple Residential Zone standards identified in Table 1, to facilitate a 56 unit townhouse development BE REFUSED, as the development proposal is not consistent with the proposed road network identified in the draft Dufferin Street and Centre Street Area Specific Policies Official Plan Amendment, as shown on Attachment #3.
3. THAT Site Development File DA.16.003 (2464879 Ontario Inc. (City Park Homes)), to facilitate 56 three-storey freehold townhouse units, as shown on Attachments #4 to #6, BE REFUSED, as the development proposal is not consistent with the proposed road network identified in the draft Dufferin Street and Centre Street Area Specific Policies Official Plan Amendment, as shown on Attachment #3.
4. THAT Draft Plan of Condominium (Common Elements) File 19CDM-16V002 (2464879 Ontario Inc. (City Park Homes)), to create common elements (to be managed by a future condominium corporation) including visitor parking spaces, private roads, walkways and a private parkette, as shown on Attachment #7, BE REFUSED, as the Draft Plan of Condominium proposal is not consistent with the proposed road network identified in the draft Dufferin Street and Centre Street Area Specific Policies Official Plan Amendment, as shown on Attachment #3.
5. THAT should the Ontario Municipal Board approve Official Plan Amendment File OP.16.001, Zoning By-law Amendment File Z.16.001, Site Development File DA.16.003 and Draft Plan of Condominium (Common Element) File 19CDM-16V002, either in whole or in part, that the Ontario Municipal Board withhold its final Decision/Order until such time that:
  - a) the implementing Official Plan Amendment is prepared to the satisfaction of the City;
  - b) the implementing Zoning By-law is prepared to the satisfaction of the City;
  - c) the final plans and conditions of Site Plan and Draft Plan of Condominium (Common Elements) approval are obtained and approved by the following City Departments and external agencies:
    - i) the Development Planning Department;
    - ii) the Development Engineering and Infrastructure Planning Department;
    - iii) the Parks Development Department;
    - iv) the Office of the City Solicitor - Real Estate Division;
    - v) York Region;
    - vi) Ministry of Transportation; and
    - vii) all required utility companies (i.e. Canada Post, Bell, Rogers, Alectra Utilities Corporation, and Enbridge Gas).
  - d) that the Owner's appeal of Vaughan Official Plan 2010 (Appeal #159) (OMB Case No. PL111184) to the Ontario Municipal Board be resolved, to the satisfaction of the Office of the City Solicitor and Deputy City Manager, Planning & Growth Management.

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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6. THAT City of Vaughan staff be directed to attend the Ontario Municipal Board Hearing in support of the recommendations contained in this report regarding the respective applications for Official Plan Amendment, Zoning By-law Amendment, Site Development and Draft Plan of Condominium (Common Elements).

14

**ZONING BY-LAW AMENDMENT FILE Z.16.031  
DRAFT PLAN OF SUBDIVISION FILE 19T-16V006  
SITE DEVELOPMENT FILE DA.16.064  
ST. MAGNUS DEVELOPMENTS INC.  
WARD 3 - VICINITY OF WESTON ROAD AND DAVOS 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 June 20, 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.16.031 (St. Magnus Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #2 and #3, specifically to rezone the subject lands from A Agricultural Zone, RVM1 (A) Residential Urban Village Multiple Dwelling Zone One and RV4 Residential Urban Village Zone Four, subject to site-specific Exception 9(1024) to RVM1 (A) Residential Urban Village Multiple Dwelling Zone One (street townhouse) and RVM1 (B) Residential Urban Village Multiple Dwelling Zone One (semi-detached dwellings), in the manner shown on Attachment #4, together with the site-specific exceptions to Zoning By-law 1-88 identified in Tables 1 and 2 of this report.
2. THAT Draft Plan of Subdivision File 19T-16V006 (St. Magnus Developments Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision comprised of one lot and 4 Blocks for 19 townhouse and 4 semi-detached units as shown on Attachment #4, subject to the Conditions of Draft Approval set out in Attachment #1.
3. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-16V006 (St. Magnus Developments Inc.) include the following clause:

“Prior to final approval of the Draft Plan of Subdivision the Owner shall enter into a Developers’ Group Agreement with the other participating landowners within Block 39 to the satisfaction of the City. The agreement shall include, but not be limited to, all cost sharing for the provision parks, cash-in-lieu of parkland, road and municipal services within Block 39. This agreement shall also provide a provision for additional developers to participate in the Developers’ Group Agreement when they wish to develop their lands.”
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage serving capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-16V006 (St. Magnus Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 23 residential units (72 persons equivalent).”

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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5. That Site Development File DA.16.064 (St. Magnus Developments Inc.) BE APPROVED to permit the development of the subject lands shown on Attachments #2 and #3 with 19 townhouse dwelling units and 4 semi-detached dwelling units fronting onto the municipal public road network, as shown on Attachments #5 to #11, 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, including the treatment along Weston Road and landscape cost estimate;
    - ii) the Development Engineering and Infrastructure Planning Department shall approve the final site grading and servicing plans, stormwater management report, and the Noise Impact Study; and
    - iii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority and York Region.
  - b) the Site Plan Agreement shall include a clause requiring that all Offers of Purchase and Sale, or Lease shall include wording that the public laneway shall serve as the main emergency vehicle and fire fighting route for this development and that on-street parking is not permitted.

15

**ZONING BY-LAW AMENDMENT FILE Z.16.021  
R. PALMISANO  
WARD 2 - VICINITY OF KIPLING AVENUE AND LANGSTAFF 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 June 20, 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.16.021 (R. Palmisano) BE APPROVED, to amend Zoning By-law 1-88, specifically the A Agricultural Zone, subject to site-specific Exception 9(1405) and the OS1 Open Space Conservation Zone on the subject land shown as Attachments #1 and #2 as follows:
  - a) Rezone Part "A" as shown on Attachment #3 from A Agricultural Zone, subject to Exception 9(1405) to R2 Residential Zone together with the site-specific exceptions to the R2 Zone identified in Table 1 of this report to facilitate the creation of a new lot for a detached dwelling;
  - b) Rezone Part "B" as shown on Attachment #3, from A Agricultural Zone, subject to Exception 9(1405) to OS1 Open Space Conservation Zone together with the site-specific exceptions to the OS1 Zone identified in Table 1 of this report; and
  - c) Permit the site-specific zoning exceptions identified in Table 1 of this report for the A Agricultural Zone, subject to Exception 9(1405).
2. That the implementing Zoning By-law shall include the following standards for the R2 Residential Zone:

- a) the maximum floor space index (FSI) shall be 0.5; and
- b) the maximum building height shall be 8.5 m.

16

**SITE DEVELOPMENT FILE DA.16.088  
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-16V007  
KEELE-407 DEVELOPMENT CORP.  
WARD 4 - VICINITY OF KEELE STREET AND HIGHWAY 407**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated June 20, 2017:**

**Recommendation**

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

1. That Site Development File DA.16.088 (Keele-407 Development Corp.) BE APPROVED, to permit the development of two, 2-storey multi-unit (condominium) office buildings and five multi-unit employment (condominium) buildings having a total Gross Floor Area of 16,636 m<sup>2</sup>, on the subject lands shown on Attachments #2 and #3, 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, landscape plan, landscape cost estimate, building elevations and all signage (building and site) details;
    - ii) the Development Engineering and Infrastructure Planning Department shall approve the final site plan, site servicing and grading plan; storm water management report, and Traffic Impact Study;
    - iii) the Owner shall satisfy all requirements of Canada Post;
    - iv) the Owner shall satisfy all requirements of York Region;
    - v) the Owner shall satisfy all requirements of the Ministry of Transportation (MTO), including the provision of financial securities, respecting:
      - the submission of a revised Traffic Impact Study, which shall be prepared by a Registering Appraisal & Qualification System (RAQS) qualified consultant and stamped and signed by a Professional Engineer of Ontario;
      - the submission of updated plans to MTO showing the required fencing on the adjacent Infrastructure Ontario (IO) property for the 407 Transitway;
      - obtaining the required approvals from IO to permit the Owner to undertake grading/servicing within the MTO setback and to construct fencing on the adjacent IO property for the 407 Transitway;

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

---

- obtaining MTO Building and Land Use Permits from the MTO Central Region Highway Corridor Management Section, prior to the commencement of any construction/works on the subject lands;
  - obtaining an MTO Encroachment Permit(s) from the MTO Central Region Highway Corridor Management Section and IO prior to the commencement of any construction or work on the lands designated as a Controlled-Access Highway; and
  - obtaining the required MTO Sign Permits for signage on the subject lands designated as Controlled-Access Highway.
- b) the Owner shall successfully obtain approval of a Minor Variance Application for the required exceptions to Zoning By-law 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.
- c) That the Site Plan Agreement shall include the following clauses:
- i) "Prior to the issuance of a Building Permit, the Owner shall pay to the City the appropriate Development Charges, in accordance with the Development Charge By-Laws of the City of Vaughan, York Region, York Region District School Board, and the York Region Catholic District School Board";
  - ii) "Should archaeological resources be found on the property during construction activities, all work must cease and the Owner must notify both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Urban Design and Cultural Heritage Division immediately"; and
  - iii) "In the event 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 and Crematoriums Registration Unit of the Ministry of Consumer Services".
- d) Prior to the issuance of a Building Permit:
- i) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 42 of the *Planning Act*, for the office component of the proposed development;
  - ii) if required, the Owner shall pay to the City of Vaughan, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the *Planning Act*, for the industrial component of the development. The cash-in-lieu payment in accordance with Section 42 of the *Planning Act* will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.
2. That Draft Plan of Condominium (Standard) File 19CDM-16V007 (Keele-407 Development Corp.), BE APPROVED, as shown on Attachment #8, to establish the condominium ownership tenure of the office and employment buildings, subject to the Conditions of Approval set out in Attachment #1:

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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- a) Prior to final approval of the Draft Plan of Condominium (Standard):
- i) the Owner shall confirm to the Development Planning Department that all outstanding taxes levied, all additional municipal levies if applicable, development charges and all financial requirements as may be required by the Financial Planning and Development Finance Department, have been paid;
  - ii) the Owner shall also certify acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of the Condominium Agreement, if required, until each unit covered by the said Agreement is separately assessed;
  - iii) the Owner shall provide the necessary blanket easements in favour of Bell for any required communication and telecommunication infrastructure;
  - iv) the Owner shall satisfy the requirements of Canada Post. The Condominium Agreement shall include a clause stating that the Condominium Corporation will be responsible for maintenance associated with the Community Mail box;
  - v) the Owner shall arrange to decommission the existing sanitary sewer and watermain service connections located in the vicinity of the south-west corner of the site, in accordance with the City of Vaughan Development Engineering and Infrastructure Planning Department standards; and
  - vi) the Owner shall satisfy all requirements MTO for on-site illumination levels at the MTO Controlled Access Highway. If light trespass/glare from the on-site lighting is determined to adversely affect the travelling public, the Owner, or the future Condominium Corporation as the Owner of the subject lands, shall address the situation at their expenses, and to the satisfaction of MTO, and the Condominium Agreement shall include a clause stating that;

“Should the Ministry of Transportation Ontario (MTO) determine that light trespass/glare from the on-site lighting adversely affects the travelling public, the Condominium Corporation as the future Owner of the site, shall be responsible for resolving the light trespass/glare issue to the satisfaction of the MTO, and at the Condominium Corporation’s expense”.

Prior to final approval of the proposed Site Plan, MTO must be satisfied that the site servicing, site grading, sediment control, illumination plans and the TIS, all meet the MTO requirements.”

17

**SITE DEVELOPMENT FILE DA.17.019  
NANCON DEVELOPMENTS INC.  
WARD 1 - VICINITY OF KEELE STREET AND TESTON ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated June 20, 2017:**

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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**Recommendation**

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

1. THAT Site Development File DA.17.019 (Nancon Development Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a three-unit industrial warehouse building having a total gross floor area of 12,960.7 m<sup>2</sup>, to be constructed in two phases, with Phase 1 comprising 8,448.5 m<sup>2</sup> and Phase 2 comprising 4,512.2 m<sup>2</sup>, 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, landscape plan and landscape cost estimate, and building elevations;
    - ii) the Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, stormwater management report, and truck turning movements;
    - iii) the Parks Development Department shall approve the fencing and grading along the property boundary adjacent to the North Maple Regional Park;
    - iv) the Environmental Services Department, Solid Waste Management Division shall approve the final site plan;
    - v) the Owner shall satisfy all requirements of York Region;
    - vi) the Owner shall satisfy all requirements of Canada Post; and
    - vii) the Owner shall satisfy all requirements of TRCA.
  - b) that the Site Plan Agreement shall include the following clauses:
    - i) "Prior to the issuance of a Building Permit, the Owner shall pay to the City applicable Development Charges in accordance with the Development Charge By-laws of the City of Vaughan, York Region District School Board and York Region Catholic District School Board."
    - ii) "Prior to the issuance of any conditional, partial and/or final Building Permit(s) by the City of Vaughan, the Owner must satisfy all York Region requirements and York Region must be in receipt of a fully executed Site Plan Agreement."

18

**SITE DEVELOPMENT FILE DA.17.025  
HUNTINGTON FIFTY INVESTMENTS LTD.  
WARD 2 – VICINITY OF REGIONAL ROAD 50 AND FOGAL 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 June 20, 2017:

**Recommendation**

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

1. THAT Site Development File DA.17.025 (Huntington Fifty Investments Ltd.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 7,965 m<sup>2</sup> employment building, to be constructed in two phases as shown on Attachments #3 to #5, 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, and landscape cost estimate;
    - ii) the Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and stormwater management report;
    - iii) the Owner shall prepare and submit an access study to the satisfaction of the Development Engineering and Infrastructure Planning Department;
    - iv) the Owner shall satisfy all requirements of York Region;
    - v) the Owner shall satisfy all requirements of Peel Region; and
    - vi) 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 Table 1 of this report, from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding. The Owner shall satisfy any condition(s) of approval imposed by the Committee.

**19**

**SITE DEVELOPMENT FILE DA.15.050  
2056239 ONTARIO INC.**

**WARD 2 - VICINITY OF REGIONAL ROAD 27 AND REGIONAL ROAD 7**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated June 20, 2017:**

**Recommendation**

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

1. THAT Site Development File DA.15.050 (2056239 Ontario Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with 6 two-storey office buildings and 4 three-storey office buildings, having a shared common parking lot and landscaped areas, as shown on Attachments #3 to #8, 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, landscape plan, landscape cost estimate and building elevations; and



**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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- ii) the Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and stormwater management report.

**20**

**SITE DEVELOPMENT FILE DA.16.093  
REMAX WEST REALTY INC., BROKERAGE  
WARD 1 - VICINITY OF ISLINGTON AVENUE AND NASHVILLE 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 June 20, 2017:**

**Recommendation**

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

1. THAT Site Development File DA.16.093 (Remax West Realty Inc., Brokerage) BE APPROVED, on the subject lands shown on Attachments #1 and #2 to permit a 153.1 m<sup>2</sup> second floor addition to the existing building as shown on Attachments #3 and #4, to be used for a business and professional office use (realty office), 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, landscape plan, landscape cost estimate, building elevations and signage;
    - ii) the Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan;
    - iii) the Owner shall satisfy the waste management requirements of the Environmental Services Department - Solid Waste Management;
    - iv) the Owner shall satisfy all requirements of Heritage Vaughan; and
    - v) the Owner shall successfully obtain approval of Minor Variance Application File A141/17 from the 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.

**21**

**ASSUMPTION – NINE-TEN WEST PHASE 1 SUBDIVISION  
PLAN OF SUBDIVISION 65M-3972 / 3973 (19T-00V17)  
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 June 20, 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, Parks and Forestry Operations, the Director of Environmental Services, the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plans 65M-3972 and 65M-3973; and
2. That the Municipal Services Letter of Credit for Plans 65M-3972 and 65M-3973 be reduced to \$66,000 to guarantee the completion of minor roadworks, streetscape and landscape deficiencies to the satisfaction of the Development Engineering and Infrastructure Planning and Development Planning Departments. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**22**

**ASSUMPTION – DUFFERIN HEIGHTS ESTATES SUBDIVISION  
PLAN OF SUBDIVISION 65M-4173 (19T-06V02)  
WARD 1, VICINITY OF TESTON 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 June 20, 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, Parks and 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-4173; and
2. That the Municipal Services Letter of Credit for Plan 65M-4173 be reduced to \$7,500 to guarantee the completion of landscaping items to the satisfaction of the Development Planning department. Upon successful completion of the landscaping items the Municipal Services Letter of Credit will be released.

**23**

**ASSUMPTION – REGENCY ESTATES RESIDENTIAL SUBDIVISION  
PLAN OF SUBDIVISION 65M-4282 (19T-08V07)  
WARD 2, VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD**

**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 June 20, 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, Parks and 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-4282; and
2. That the Municipal Services Letter of Credit be reduced to \$7,100 to guarantee the completion of landscaping deficiencies to the satisfaction of the Transportation Services, Parks and Forestry Operations Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**24        ASSUMPTION – FERNBROOK HOMES BLOCK 18 GULF PHASE 1 SUBDIVISION  
                 PLAN OF SUBDIVISION 65M-3937 (19T-00V18)  
                 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 June 20, 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, Parks and 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-3937; and
2. That the Municipal Services Letter of Credit for Plan 65M-3937 be reduced to \$35,000 to guarantee the completion of minor roadwork, streetscape and landscape deficiencies to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Departments. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**25        ASSUMPTION – FERNBROOK HOMES BLOCK 18 GULF PHASE 2 SUBDIVISION  
                 PLAN OF SUBDIVISION 65M-4070 (19T-00V18)  
                 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 June 20, 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, Parks and 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-4070; and
2. That the Municipal Services Letter of Credit for Plan 65M-4070 be reduced to \$4,500 to guarantee the completion of minor streetscape and landscape deficiencies to the satisfaction of the Development Planning Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**26        ASSUMPTION – FERNBROOK HOMES BLOCK 18 GULF PHASE 2A SUBDIVISION  
                 PLAN OF SUBDIVISION 65M-4190 (19T-00V18)  
                 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 June 20, 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, Parks and 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-4190; and
2. That the Municipal Services Letter of Credit for Plan 65M-4190 be reduced to \$15,500 to guarantee the completion of minor streetscape and landscape deficiencies to the satisfaction of the Development Planning Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**27        ASSUMPTION – FERNBROOK HOMES MCNAIR CREEK PHASE 1 SUBDIVISION  
                 PLAN OF SUBDIVISION 65M-3930 (19T-03V17)  
                 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 June 20, 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, Parks and 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-3930; and
2. That the Municipal Services Letter of Credit for Plan 65M-3930 be reduced to \$9,000 to guarantee the completion of minor 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.

**28        ASSUMPTION – FERNBROOK HOMES MCNAIR CREEK PHASE 2 SUBDIVISION  
                 PLAN OF SUBDIVISION 65M-4064 (19T-03V17)  
                 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 June 20, 2017:

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 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, Parks and 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-4064; and
2. That the Municipal Services Letter of Credit for Plan 65M-4064 be reduced to \$1,500 to guarantee the completion of minor streetscape and landscape deficiencies to the satisfaction of the Development Planning Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**29            ASSUMPTION – FERNBROOK HOMES MCNAIR CREEK PHASE 2A SUBDIVISION  
                 PLAN OF SUBDIVISION 65M-4242 (19T-03V17)  
                 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 June 20, 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, Parks and 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-4242; and
2. That the Municipal Services Letter of Credit for Plan 65M-4242 be reduced to \$3,500 to guarantee the completion of minor streetscape and landscape deficiencies to the satisfaction of the Development Planning and Transportation Services and Parks and Forestry Operations Departments. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**30            ASSUMPTION – KLEINBURG HILLS ESTATES SUBDIVISION PHASE 2  
                 PLAN OF SUBDIVISION 65M-3580 (19T-95008)  
                 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 Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, dated June 20, 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 Parks & Forestry Operations, the Director of Environmental Services and the Director of Financial Planning and Development Finance and Deputy City Treasurer, recommend:

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3580 that the Municipal Services Letter of Credit be released.

**31                    ASSUMPTION – MAYVON INVESTMENTS PHASE 2B SUBDIVISION  
                         PLAN OF SUBDIVISION 65M-4243 (19T-00V02)  
                         WARD 4, VICINITY OF TESTON 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 June 20, 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, Parks and 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-4243; and
2. That the Municipal Services Letter of Credit for Plan 65M-4243 be reduced to \$2,500 to guarantee the completion of streetscaping items to the satisfaction of the Development Planning department. Upon successful completion of the landscaping items the Municipal Services Letter of Credit will be released.

**32                    PARTIAL ASSUMPTION – BLOCK 18 (BETTI) – PHASE 2 SPINE MUNICIPAL SERVICES  
                         BLOCK 18 DEVELOPERS' GROUP  
                         WARD 4 - VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD**

**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 June 20, 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, Parks and Forestry Operations, the Director of Environmental Services and 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 have been constructed pursuant to the Block 18 (Betti) – Phase 2 Spine Services Agreement, dated May 12, 2011 and that the Municipal Services Letter of Credit be released.

**33      DEMOLITION OF A DETACHED RESIDENTIAL BUILDING AND NEW DEVELOPMENT  
         9770 KEELE STREET- MAPLE HERITAGE CONSERVATION DISTRICT  
         DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT  
         WARD 1 - WEST SIDE OF KEELE STREET AND SOUTH OF MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Development Planning and Manager of Urban Design and Cultural Heritage, dated May 17, 2017:

**Recommendation**

The City Clerk, on behalf of the Heritage Vaughan Committee, *forwards the following report without recommendation* from its meeting of May 17, 2017 (Item 1, Report No. 4) for Council's consideration:

Report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated May 17, 2017

**Recommendation**

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

1.      THAT Heritage Vaughan recommend the approval of the proposed demolition under Section 42 of the *Ontario Heritage Act* of the detached dwelling municipally known as 9770 Keele Street.
2.      THAT Heritage Vaughan recommend the approval of the proposed new construction, subject to following conditions:
  - a)      a revision to the submitted Landscape Plan to include one additional ornamental deciduous tree, planted within the east side yard along Keele Street;
  - 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; and
  - c)      that Heritage Vaughan Committee recommendations to Council do 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.

**34                      MULTI-PARTY WATER AND WASTEWATER SERVICING AGREEMENT  
                            SITE DEVELOPMENT FILE DA.12.042 SMITH FARMS HOLDINGS INC.,  
                            SITE DEVELOPMENT FILE DA.16.044 / DRAFT PLAN OF SUBDIVISION FILE 19T-16V005  
                            WOODBRIDGE PARK LIMITED,  
                            SITE DEVELOPMENT FILE DA.16.029 (407 ETR)  
                            WARD 2 – STEELES AVENUE WEST CORRIDOR**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, the Deputy City Manager, Public Works, the Director, Financial Planning & Development Finance and Deputy City Treasurer, and the Director of Development Engineering & Infrastructure Planning, dated June 20, 2017:

**Recommendation**

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

1. THAT the water component of the City-wide Engineering Development Charge collected from Development Applications DA.12.042 (Smith Farms Holdings Inc.), DA.16.044 (Woodbridge Park Ltd), and DA.16.029 (407 ETR), as determined by the Director, Financial Planning & Development Finance and Deputy City Treasurer, be transferred to York Region for distribution to the City of Toronto for the provision of municipal services to the subject site developments;
2. THAT the necessary by-law be enacted authorizing the Mayor and Clerk to execute the necessary multi-party agreements between York Region, the City of Toronto, the City of Vaughan and the respective landowners, to provide for the necessary water, wastewater and storm drainage servicing of the sites that are subject to Development Applications DA.12.042 (Smith Farms Holdings Inc.), DA.16.044 (Woodbridge Park Ltd), and DA.16.029 (407 ETR) from the municipal services in the City of Toronto with consideration for the key principles set out in this report; and
3. THAT the City Clerk circulate a copy of this report to York Region and the City of Toronto.

**35**

**HYDRO BOX PLASTIC WRAP SCREENING PROJECT  
PART OF LOT 24 CONCESSION 8 - 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 Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated May 17, 2017:**

**Recommendation**

The City Clerk, on behalf of the Heritage Vaughan Committee, *forwards the following report without recommendation* from its meeting of May 17, 2017 (Item 2, Report No. 4) for Council's consideration:

Report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated May 17, 2017

**Recommendation**

The Director of Development Planning and the Manager of Urban Design and Cultural Heritage, in consultation with the Manager of Transportation Services, Parks and Forestry Operations, recommend:

1. THAT Heritage Vaughan approve the proposed Hydro Box Plastic Wrap Screening Project, for the existing hydro box located partially in the public right-of-way and on the front of the private property municipally known as 10462 Islington Avenue within the Kleinburg-Nashville Heritage Conservation District under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
  - a) That the Version 2 Frame Design as shown in Attachment #10 be selected as the preferred option for the hydro box screen.



**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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- 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 in consultation with the Manager of Urban Design and Cultural Heritage and the Manager of Transportation Services, Parks and Forestry Operations.

**36 INTEGRITY COMMISSIONER INTERIM CODE OF CONDUCT COMPLAINT INVESTIGATION  
REPORT #110116(F) IN RESPECT OF FORMER DEPUTY MAYOR MICHAEL DI BIASE**

This item was referred to the Special Committee of the Whole meeting of June 27, 2017, for consideration. Refer to Special Committee of the Whole Report No. 28, Item 1.

**37 CLASS ENVIRONMENTAL ASSESSMENT STUDY FOR HUNTINGTON ROAD  
FROM LANGSTAFF ROAD TO NASHVILLE ROAD  
NOTICE OF STUDY COMPLETION  
PART OF THE WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN  
WARDS 1 AND 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated June 20, 2017:

**Recommendation**

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

1. THAT this report be received for information purposes.

**38 ZONING BY-LAW AMENDMENT FILE Z.17.005  
SITE DEVELOPMENT FILE DA.17.014  
VMC RESIDENCES LIMITED PARTNERSHIP BY ITS GENERAL PARTNER: VMC  
RESIDENCES GP INC.  
ZONING BY-LAW AMENDMENT FILE Z.17.006  
PENGUIN-CALLOWAY (VAUGHAN) INC.  
WARD 4 - 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 & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated June 20, 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.17.005 (VMC Residences Limited Partnership by its General Partner: VMC Residences GP Inc.) and Zoning By-law Amendment File Z.17.006 (Penguin-Calloway (Vaughan) Inc.) BE APPROVED; to amend Zoning By-law 1-88, on the subject lands (consisting of the "Receiver Site", "Donor Site 1" and "Donor Site 2") as shown on Attachments #1 and #2, to facilitate a development proposal consisting of two 55-storey

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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residential apartment buildings with a Floor Space Index (FSI) of 8.64 on the "Receiver Site", as shown on Attachments #3 to #19. Specifically, it is recommended that Zoning By-law 1-88 be amended as follows:

- a) amend the C10 Corporate District Zone, subject to site-specific Exception 9(1445) ("Receiver Site" and "Donor Site 1"), and "Donor Site 2" subject to site-specific Exception 9(959) to permit the following:
  - i) the transfer of unused density and building height representing 39,177m<sup>2</sup> of Gross Floor Area (GFA) and 26-storeys from "Donor Site 1", and 5,891 m<sup>2</sup> of GFA and 4-storeys of building height from "Donor Site 2" (both transfers are Subject to Zoning By-law Amendment File Z.17.006) to the 1.09 ha "Receiver Site", as illustrated in Figure 1 of this report;
  - ii) the corresponding reduction in the permitted density and building height on "Donor Site 1" and "Donor Site 2" as shown on Attachments #1 and #2, through Zoning By-law Amendment File Z.17.006 (Penguin-Calloway (Vaughan) Inc.), as illustrated in Figure 1 of this report;
  - iii) the removal the Holding Symbol "(H)" on:
    - the entirety of the "Donor Site 2" lands shown on Attachments #1 and #2, thereby zoning the "Donor Site 2" lands C10 Corporate District Zone, subject to site-specific Exception 9(959); and
    - a portion of the "Receiver Site" shown on Attachments #3 and #4, thereby zoning the entirety of the "Receiver Site" C10 Corporate District Zone, subject to Exception 9(1445);
  - iv) a total GFA of 94,006 m<sup>2</sup> (8.64 FSI) and a maximum building height of 55-storeys on the "Receiver Site" shown on Attachments #1 and #2 and as illustrated in Figure 1 of this report;
  - v) commercial paid public parking for the following uses:
    - residential visitor parking associated with the residential apartment buildings;
    - a restaurant, including an associated take-out;
    - off-site parking for "Donor Site 1"; and
  - vi) the site-specific development standards, as identified in Table 3 of this report.
2. THAT a separate agreement between the two Owners and the City of Vaughan shall be executed and registered on title prior to the enactment by Council of the implementing Zoning By-laws for Zoning By-law Amendment Files Z.17.005 (VMC Residences Limited Partnership by its General Partner: VMC Residences GP Inc.) for the "Receiver Site" and Z.17.006 (Penguin-Calloway (Vaughan) Inc.) for the "Donor Sites" to secure the transfer of unused density and building height.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for Zoning By-law Amendment File Z.17.005 comes into effect, to permit minor adjustments to the implementing Zoning By-law, pursuant to Section 29(2) of the *Smart Growth for Our Communities Act* (Bill 73).

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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4. THAT Site Development File DA.17.014 (VMC Residences Limited Partnership by its General Partner: VMC Residences GP Inc.) BE APPROVED; to permit a development on the "Receiver Site" as shown on Attachments #1 and #2 consisting of two 55-storey residential apartment buildings, eleven grade-related townhouse dwelling units incorporated into the residential apartment building along the future Buttermill Avenue right-of-way, 7 levels of above-grade integrated parking, and a future restaurant including a take-out and an outdoor patio, as shown on Attachments #3 to #19, 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, including the grade-related townhouse building elevations, landscape cost estimate, landscape plans (including both the interim and ultimate streetscape plans), the roof-top amenity areas and green roof plan, wayfinding and signage design, and the final wind tunnel model analysis;
    - ii) the Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final site servicing plan, site grading plan, erosion control plan, functional servicing and stormwater management report and drawings, geotechnical and hydrogeological assessment, dewatering plan, external lighting plan, the utility coordination plan, environmental noise assessment, 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;
    - iii) the Owner shall provide the City with a demonstration plan that establishes the location of the driveway access to and from the adjacent lands to the east (YRRTC Bus Terminal lands), to the satisfaction of the City and YRRTC;
    - iv) the Owner shall provide separate drawings, plan and profile, sewer and water design sheets, drainage area plan, and a draft reference plan for the ultimate road design of the future Buttermill Avenue, between Apple Mill Road and Portage Parkway, to demonstrate the road alignment, servicing and grading needs, to the satisfaction of the DEIP Department. The design shall conform to the approved VMC Servicing Strategy Master Plan Class Environmental Assessment Study and the City Design Criteria;
    - v) The Owner shall provide a separate Letter of Credit to ensure the completion of the external streetscape works consisting of the enhanced streetscape treatments along the future Buttermill Avenue and Portage Parkway rights-of-way, to the satisfaction of the Development Planning Department;
    - vi) the Owner shall submit to the City the final 3D digital model of the proposed 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;

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

---

- vii) the Owner shall agree to register a public easement or an appropriate alternative for access on the lands for the enhanced pedestrian connection ("connection"), as shown on Attachments #3 to #5, that 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 on the connection, at no cost or risk to the City, or another arrangement to ensure the connection is accessible, to the satisfaction of the Deputy City Managers of Legal and Human Resources and Planning and Growth Management. This public access requirement does not preclude the full or partial closure of the connection on a temporary basis for private activities / uses, maintenance or construction activities provided the City has approved the temporary closure. The Owner further agrees to provide sufficient notice to the City of any physical construction that might impact access within the connection. Clauses to this effect will be included in the Site Plan Agreement and any other legal mechanisms registerable on title;
  - viii) the Owner shall obtain approval of a Consent application(s) from the Committee of the Adjustment to facilitate a temporary access driveway easement on the lands to the west (Walmart lands) in favour of the subject lands. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee. Similarly, if required, the Owner must facilitate an access easement on the subject lands in favour of the lands to the east (YRRTC Bus Terminal lands) for a future driveway to permit bus access to Portage Parkway;
  - ix) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
  - x) the Owner shall satisfy all requirements of Alectra Utilities Corporation;
  - xi) the Owner shall satisfy all requirements of York Region, as referenced in the May 26, 2017 letter, attached hereto as Attachment #20;
  - xii) the Owner shall satisfy all requirements of the Canadian National (CN) Railway; and
  - xiii) the Owner shall satisfy all requirements of Canada Post.
- b) the Site Plan Agreement shall include the following clauses:
- i) "For high-density residential development, the Owner shall convey land at the rate of 1 hectare per 300 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."
  - ii) "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 District School Board and York Catholic District School Board, prior to the issuance of any Building Permit."
  - iii) "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."

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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- iv) "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 and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services."
- v) "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 easements, the Owner shall be responsible for the relocation of such facilities or easements."
- vi) "The subject lands are located adjacent to the YRRTC 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 to advise all purchasers, tenants, leasees, of the proximity to the YRRTC Bus Terminal and its associated operations and the potential for noise, dust, vibration, and emissions, to the satisfaction of the City of Vaughan."
- vii) "In recognition of the operating agreements with YMCA, YRRTC, and the City of Vaughan on the abutting lands to the south, the need for an enhanced pedestrian connection 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 connection ("connection"), 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 connection, at no cost or risk to the City, to the satisfaction of the Deputy City Managers of Legal and Human Resources and Planning and Growth Management. The intent of this public easement or an appropriate alternative is to provide and maintain public access, in perpetuity, over the connection. 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."
- viii) "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."

5. THAT Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"THAT Site Plan Development File DA.17.014 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,121 residential units (2,487 persons equivalent)."

**39**

**ZONING BY-LAW AMENDMENT FILE Z.14.026  
SITE DEVELOPMENT FILE DA.15.056  
FCF OLD MARKET LANE 2013 INC.  
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, and the Deputy City Manager, Legal and Human Resources, dated June 20, 2017, be approved; and**
- 2) That Confidential Communication C4 from the Deputy City Manager, Legal and Human Resources and the Deputy City Manager, Planning and Growth Management, dated June 16, 2017, be received.**

**Recommendation**

The Deputy City Manager, Planning and Growth Management, and the Deputy City Manager, Legal and Human Resources, recommend:

1. That Council receive this report in response to the Council resolution of September 20, 2016 which directed staff to retain an independent and objective third party experienced in planning law to review the planning process in respect of the FCF Old Market Lane 2013 Inc. file and identify any deficiencies in the process and make recommendations in that regard; and
2. That staff report to a future Council meeting on the implementation of standing instructions related to the issuance of heritage permits and extensions of time as required.

**40**

**RFP17-079 - UPLANDS GOLF & SKI CENTRE: OPERATIONS, LEASE AND  
PROPERTY MANAGEMENT  
WARD 5**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Community Services, Deputy City Manager, Legal & Human Resources and the Director of Recreation Services, dated June 20, 2017, be approved; and**
- 2) That the confidential recommendation contained in Confidential Communication C5 from the Deputy City Manager, Community Services, Deputy City Manager, Legal and Human Resources, and the Director of Recreation Services, dated June 20, 2017, be approved.**

**Recommendation**

The Deputy City Manager, Community Services, Deputy City Manager, Legal & Human Resources and the Director of Recreation Services, in consultation with the Senior Manager of Real Estate, Director of Parks Development, Director of Procurement Services, and the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That a by-law be enacted to recognize Uplands Golf & Ski Centre as a Municipal Capital Facility for municipal purposes and public use.

41

**CITY OF VAUGHAN MAYOR'S MOON FESTIVAL EVENT**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Mayor Bevilacqua and Councillor Racco, dated June 20, 2017:

**Member's Resolution**

Submitted by Hon. Maurizio Bevilacqua, PC, Mayor and Councillor Sandra Yeung Racco

**Whereas**, the Moon Festival has been held in the City of Vaughan through various community organizations for a number of years; and

**Whereas**, the Moon Festival is the 2<sup>nd</sup> most important holiday celebration for the entire Asian community; and

**Whereas**, the Asian community in Vaughan is a large community that continues to grow every year; and

**Whereas**, the City of Vaughan celebrates events throughout the year that promote inclusivity within diversity; and

**Whereas**, hosting a Mayor's Moon Festival event allows the City to promote and highlight the City's Vaughan Metropolitan area;

**It is therefore recommended that** the City of Vaughan host a Mayor's Moon Festival in 2017; and

**That** the event be held in a location in the Vaughan Metropolitan Centre area; and

**That** all expenses for the event be covered by corporate partners and sponsorships; and

**That** staff from Corporate Communications, Corporate Events and Economic Development & Culture Services be assigned to the working committee to help organize and promote the event

**Attachments**

None

42

**PROCLAMATION AND FLAG RAISING REQUEST  
CHINESE NATIONAL DAY PROCLAMATION WEEK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 20, 2017:

**Recommendation**

The City Clerk recommends:

1. That October 1 – 7, 2017 be proclaimed as "Chinese National Day Proclamation" week;
2. That the People's Republic of China flag be raised at Vaughan City Hall on October 1, 2017 at 3:00 p.m. for the balance of the day; and
3. That the proclamation be posted on the City's website and published on the City Page online.

43                                      **STAFF ATTENDANCE AT A COMMUNITY MEETING (WARD 2)**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated June 20, 2017:

**Member's Resolution**

Submitted by Councillor Tony Carella.

**Whereas**, the residents in the Islington Woods area have expressed an interest in potential enhancements to Michael Fitzgerald Parkette,

**Whereas**, the City of Vaughan Parks Department is responsible for the current maintenance

***It is therefore recommended:***

1. **That** appropriate staff be directed to attend a future evening meeting convened by the local councillor with the residents to discuss options.

**Attachments**

None

44                                      **DEPUTATION – MS. CHRISTINA BISANZ, CHATS  
WITH RESPECT TO SENIORS' SERVICES IN THE CITY OF VAUGHAN**

The Committee of the Whole recommends:

- 1) That the deputation of Ms. Christina Bisanz, and Communication C1, presentation material titled "Senior Month Presentation to the City of Vaughan June 20, 2017", be received.

45                                      **DEPUTATION – MR. RINKI HAQUE AND MR. SAUD AHMAD  
WITH RESPECT TO THE 2017 RUN FOR VAUGHAN EVENT**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Rinki Haque and Mr. Saud Ahmad, Run for Vaughan, be received; and
- 2) That the following be approved:
  1. That Council supports, in principle, the granting of a special event permit and temporary closure of York Region and City of Vaughan streets to facilitate the 2017 Run for Vaughan;
  2. That City staff meet with the Run for Vaughan organizers and all stakeholders to discuss logistics and other matters related to the use of various York Region and City of Vaughan streets, including, but not limited to, route options, traffic control requirements, public notification, consultation with the business community, emergency services provisions, parking, and facility rental terms and conditions; and



3. That Run for Vaughan mitigate and address all concerns raised by residents, businesses, institutions and stakeholders prior to York Region and City of Vaughan granting the Special event permit and the temporary closure(s) of public roads.

**46                    NEW BUSINESS – THE FEASIBILITY OF AN OUTDOOR SKATING RINK  
                              AT SONOMA HEIGHTS COMMUNITY PARK**

The Committee of the Whole recommends that staff meet with area resident Christopher DeGregorio with respect to installing an outdoor skating rink at Sonoma Heights Community Park and provide a report on the feasibility and costs of such an undertaking.

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

**47                    OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**47.1        CONSIDERATION OF AD HOC COMMITTEE REPORTS**

The Committee of the Whole recommends:

That the following Ad Hoc Committee reports be received:

1.        Heritage Vaughan Committee meeting of May 17, 2017 (Report No. 4); and
2.        Accessibility Advisory Committee meeting of May 30, 2017 (Report No. 3).

**47.2        RECONSIDERATION**

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

**Item 5    SIGN VARIANCE APPLICATION**

FILE NO: SV.17-003

OWNER: YONGE-STEELES FORD LINCOLN SALES LTD.

LOCATION: 7188 YONGE STREET

LOT 1-12, REGISTERED PLAN 3205

WARD 5

**47.3        RECESS INTO CLOSED SESSION**

The Committee of the Whole recessed into Closed Session at 2:40 p.m. for the purpose of receiving legal advice with respect to the following matters:

**Item 11                DUFFERIN STREET AND CENTRE STREET  
INTERSECTION LAND USE STUDY  
AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010  
FILE 26.6  
WARDS 4 AND 5; and**

**Item 13                OFFICIAL PLAN AMENDMENT FILE OP.16.001  
ZONING BY-LAW AMENDMENT FILE Z.16.001  
SITE DEVELOPMENT FILE DA.16.003  
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-16V002  
2464879 ONTARIO INC. (CITY PARK HOMES)  
WARD 5 - VICINITY OF DUFFERIN STREET AND CENTRE STREET**

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 27, 2017**

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**The Committee of the Whole reconvened into open session at 3:06 p.m. with the following members present:**

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

**The meeting adjourned at 4:26 p.m.**

**Respectfully submitted,**

**Regional Councillor Mario Ferri, Chair**