

***For consideration by the Council
of the City of Vaughan
on June 28, 2016***

**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2016**

1. THAT Official Plan Amendment File OP.15.004 (Rex-con Construxion Corp. and 1257665 Ontario Inc.), to amend Vaughan Official Plan 2010, specifically the policies of Section 9.1.2.3 regarding new development within an established Community Area to facilitate the creation of 6 lots for detached dwelling units on the subject lands, shown on Attachments #1 to #3, BE REFUSED.
2. THAT Zoning By-law Amendment File Z.15.012 (Rex-con Construxion Corp. and 1257665 Ontario Inc.), to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1V Old Village Residential Zone to R2 Residential Zone, in the manner shown on Attachment #3, BE REFUSED.

2

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V009
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-15V005
SITE DEVELOPMENT FILE DA.16.012
EAGLEVIEW HEIGHTS DEVELOPMENTS LTD.
WARD 23 - VICINITY OF HIGHWAY 400 AND MAJOR MACKENZIE DRIVE**

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 21, 2016, be approved; and
- 2) That the coloured elevation drawings 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 Draft Plan of Subdivision File 19T-15V009 (Eagleview Heights Developments Ltd.) to facilitate the creation of one block under a single registered M-Plan, in the manner shown on Attachment #5, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.
2. THAT Draft Plan of Condominium (Common Elements) File 19CDM-15V005 (Eagleview Heights Developments Ltd.) BE APPROVED, to permit a condominium tenure for the privately-owned and maintained common elements including the internal road and walkways, 41 visitor parking spaces, amenity area and landscaped areas, in the manner shown on Attachment #6, subject to the Conditions of Approval set out in Attachment #2.
3. THAT Site Development File DA.16.012 (Eagleview Heights Developments Ltd.) BE APPROVED, to permit the development of 206 freehold townhouse units on a private road (with walkways, 41 visitor parking spaces, amenity areas and landscaped areas) as shown on Attachments #7 to #10 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plans, Functional Servicing and Stormwater Management Reports, Traffic Impact

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- Study, Traffic Demand Management Study and Environmental Noise Analysis reports;
- iii) the Owner shall submit the following to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department:
1. Phase One Environmental Site Assessment (ESA) report and, if required, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan.
 2. Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*" (as amended), submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all the lands within the Plan.
 3. Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
- iv) the Owner shall satisfy all requirements of the Ministry of Transportation (MTO);
- v) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
- vi) the Owner shall submit a revised Block 32 West Plan to the satisfaction of the Vaughan Development Planning Department;
- vii) the City shall enact a Zoning By-law to remove the Holding Symbol "(H)";
- viii) the Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and City's Woodlot Acquisition Front-end Agreement;
- b) the Site Plan Letter of Undertaking shall include the following provisions:
- 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 5% or 1 hectare per 300 units of the value of the subject lands, prior to issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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- ii) Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a building permit is issued at the rate in effect at that time.
 - iii) The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Cultural Heritage Division, immediately in the case of the following:
 - 1. Should archaeological resources be found on the property during construction activities; and
 - 2. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.
 - iv) The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
 - v) The Owner shall agree that any direct connection to a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection shall be submitted for approval.
 - vi) Prior to final approval, the Owner shall provide a copy of the Executed Site Plan Letter of Undertaking to the York Region Corporate Services Department.
4. THAT Council adopt the following resolution with respect to the allocation of water and sewage servicing capacity:

"THAT Draft Plan of Subdivision File 19T-15V009 (Eagleview Heights Developments Ltd.) be allocated servicing capacity from the York Sewage/ Water Supply System for a total of 206 residential units (630 persons equivalent)."

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**SITE DEVELOPMENT FILE DA.14.090
PRIMA VISTA ESTATES INC.**

WARD 3 - VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 28, 2016;**
- 2) That the deputation by Mr. Shehryar Khan, East Beaver Creek, Richmond Hill, on behalf of Bell Mobility Inc., be received; and**
- 3) That the coloured elevation drawings submitted by the applicant be received.**

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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.14.090 (Prima Vista Estates Inc.) BE APPROVED, to permit the installation of a 40 m high shrouded monopole telecommunication tower with flag and associated radio equipment cabinets for Bell Mobility Inc. (Attachments #3 to #5) on the subject lands shown on Attachments #1 and #2, subject to the following condition:
 - a) that Bell Mobility Inc. submit a landscape plan showing the details of the proposed decorative wood fence (i.e. height and material) and landscape screening (i.e. height, species and quantity) around the tower base and compound.

4

**SITE DEVELOPMENT FILE DA.16.017
ZONING BY-LAW AMENDMENT FILE Z.16.017
THE REGIONAL MUNICIPALITY OF YORK
C/O YORK REGION RAPID TRANSIT CORPORATION
WARD 4 - VICINITY OF APPLE MILL ROAD AND MILLWAY AVENUE**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 28, 2016;**
- 2) That the deputation by Mr. David Clark, DCAS Consultants, Balsam Avenue, Toronto, on behalf of York Region Rapid Transit Corporation, be received; and**
- 3) That the coloured elevation drawings submitted by the applicant be received.**

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.16.017 (The Regional Municipality of York, c/o York Region Rapid Transit Corporation) BE APPROVED, subject to the following conditions:
 - a) that prior to the issuance of a Building Permit by the Vaughan Building Standards Department:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and details, signage and public art component;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site grading and servicing plan, erosion and sediment control plan, storm water management report, noise and vibration report, functional servicing report, geotechnical report and traffic impact study;
 - iii) the Owner shall make appropriate arrangements with the landowner to the immediate west (SmartREIT) to apply and successfully obtain approval of a Minor Variance Application and a Consent Application for an easement to facilitate the required exception to Zoning By-law 1-88, as identified in Table

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1 of this report, from the Vaughan Committee of Adjustment and Committee's decision shall be final and binding, and any conditions of approval imposed by the Committee shall be satisfied;

- iv) the Owner shall satisfy all requirements of York Region;
 - v) the Owner shall satisfy all the requirements of the Toronto Transit Commission.
2. THAT Zoning By-law Amendment File Z.16.017 (The Regional Municipality of York, c/o York Region Rapid Transit Corporation) BE APPROVED, to remove the Holding Symbol "(H)" on the entirety of the subject lands shown on Attachment #2, thereby effectively zoning the property C10 Corporate District Zone.

5 AWARD OF PROPOSAL RFP16-226 FOR STREET TREE DATA COLLECTION

The Committee of the Whole recommends:

- 1) That 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 21, 2016, be approved; and
- 2) That the following be approved in accordance with Communication C3, memorandum from the Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations, dated June 16, 2016:
 - 1. That RFP16-226 for Street Tree Data Collection for the City of Vaughan be awarded to R&B Cormier Inc. in the amount of \$184,113.00 plus applicable taxes;
 - 2. That a provisional allowance in the amount of \$123,272.00 plus applicable taxes be awarded within the same contract for collection of tree data in woodlots, parks and open spaces;
 - 3. That a 10% contingency allowance in the amount of \$30,738.50 plus applicable taxes be approved, within which the Director of Transportation Services, Parks and Forestry Operations, or designate is authorized to approve amendments to the contract;
 - 4. That the amounts of the above recommendations, including provisional and contingency allowances, be funded from Capital Project EN-1958-13; and
 - 5. That the Mayor and the City Clerk be authorized to sign the appropriate documents.

Recommendation

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

- 1. That consideration be given to a communication submitted to Committee of the Whole containing an analysis of the submissions received in respect of RFP 16-226 – Street Tree Data Collection.

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**SITE DEVELOPMENT FILE DA.15.062
SMARTREIT
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND HIGHWAY 427 EXTENSION**

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 21, 2016, be approved;
- 2) That the following be approved in accordance with Communication C10, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 20, 2016:
 1. THAT Recommendation #1 a) in the report by the Deputy City Manager, Planning and Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #6 of Report #27, be amended by adding the following additional conditions:
 - “vii) The Owner shall amend the existing Development Agreement, Vaughan West II-Seven 427 Joint Venture Development executed on July 13, 2010, to include any necessary improvements on New Huntington Road that may be required to facilitate the development, to the satisfaction of the Development Engineering and Infrastructure Planning Department;
 - viii) The Owner shall enter into an agreement with the City of Vaughan, if required, to protect for a future potential south bound through-right lane at the intersection of New Huntington Road and Highway 7, to the satisfaction of the Development Engineering and Infrastructure Planning Department”; and
- 3) That the coloured elevation drawings 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.15.062 (SmartREIT) BE APPROVED, to permit the development of the subject lands, as shown on Attachments #1 and #2, with a one-storey 14,476.7 m² retail building (Costco) and accessory four island, 16 pump gas station, as shown on Attachments #3 to #6, subject to the following conditions:
 - a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate and building elevations;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and stormwater management report;
 - iii) the Vaughan Environmental Services Department, Solid Waste Management Division shall approve the final waste management plan and waste collection design standards submission;

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- iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
- v) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario, and obtain a Ministry Building and Land Use Permit;
- vi) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department;
- c) the Site Plan Letter of Undertaking shall include the following provision:
 - 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 (Phase 1 under File DA.15.062), prior to the issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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REVIEW OF DISCHARGE OF FIREARMS BY-LAW

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of By-law & Compliance, Licensing & Permit Services, dated June 21, 2016:

Recommendation

The Director of By-law & Compliance, Licensing & Permit Services, in consultation with the Deputy City Manager, Community Services, and the City Solicitor, recommends:

1. That the Discharge of Firearms By-law, substantially as set out in Attachment No. 1 and in a form satisfactory to the City Solicitor, be enacted.

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**STREET NAME APPROVAL
APPROVED PLAN OF SUBDIVISION FILE 19T-13V007
CITY OF VAUGHAN - VAUGHAN HEALTHCARE CENTRE PRECINCT
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND JANE 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, Director of Development Planning, and Senior Manager of Development Planning, dated June 21, 2016, be approved; and
- 2) That the following be approved in accordance with Communication C5, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 17, 2016:
 1. THAT Recommendation #1 in Item 8 of the Committee of the Whole Agenda dated June 21, 2016, be replaced with the following revised recommendation:
 - “1. THAT the following street names for the proposed streets in approved Plan of Subdivision File 19T-13V007 (City of Vaughan) as shown on Attachment #3, BE APPROVED:

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STREET

PROPOSED NAME

Street "A"
Street "B"
Street "C"
Street "D"
Street "E"

Frederick Banting Street
Vaughan Healthcare Circle
Wellness Way
Observation Avenue
Darvish Drive"

2. THAT Attachment #3 in Item 8 of the Committee of the Whole Agenda dated June 21, 2016, be replaced with the Revised Attachment #3 (Approved Plan of Subdivision File 19T-13V007 - Showing Proposed Street Names) attached hereto in this Communication, thereby showing the location of the proposed street names within the subdivision; and
3. THAT staff report back to Council pending further input from City departments, Mackenzie Health and the Region on the proposed street names.

Recommendation

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

1. THAT the following street names for the proposed streets in approved Plan of Subdivision File 19T-13V007 (City of Vaughan) as shown on Attachment #3, BE APPROVED:

STREET

PROPOSED NAME

Street "A"
Street "B"
Street "C"
Street "D"
Street "E"

Frederick Banting Street
Vaughan Healthcare Circle
Prosper Gate
Observation Drive
Wellness Way

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**ZONING BY-LAW AMENDMENT FILE Z.15.016
DRAFT PLAN OF SUBDIVISION FILE 19T-15V003
CACHET SUMMERHILL DEVELOPMENTS INC.
WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST 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 21, 2016, be approved; and
- 2) That Communication C2 from Sergey Roz and Svetlana Baukova, Fraserwood Road, Vaughan, dated June 14, 2016, be received.

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.15.016 (Cachet Summerhill Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on

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Attachments #2 and #3, from A Agricultural Zone to RV4 Residential Urban Village Zone Four and A Agricultural Zone, in the manner shown on Attachment #4, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.

2. THAT Draft Plan of Subdivision File 19T-15V003 (Cachet Summerhill Developments Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision for 20 lots for detached dwellings as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
3. THAT Vaughan Council adopt the following resolution with regard to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 19, 2015:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V003 (Cachet Summerhill Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 20 residential units (72 persons equivalent).”

4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V003 (Cachet Summerhill Developments Inc.) shall include the following clause:

“The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

5. THAT prior to the registration of the Subdivision Agreement, the Owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1,000.00 per dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement.
6. THAT Street “A” in Draft Plan of Subdivision File 19T-15V003 as shown on Attachment #4, be named “Hesperus Road” as an extension of an existing road to the north.

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ZONING BY-LAW AMENDMENT FILE Z.15.014

SITE DEVELOPMENT FILE DA.15.094

EAGLE ROCK RIDGE (ARH) HOMES LTD.

WARD 4 - VICINITY OF MCNAUGHTON ROAD EAST AND TROON AVENUE

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 21, 2016, be approved; and
- 2) That the coloured elevation drawings 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:

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1. THAT Zoning By-law Amendment File Z.15.014 (Eagle Rock Ridge (ARH) Homes Ltd.) BE APPROVED, to remove the Holding Symbol "(H)" on the entirety of the subject lands shown on Attachment #2, thereby effectively zoning the subject lands RT1 Residential Townhouse Zone, subject to site-specific Exception 9(1407).
2. THAT Site Development File DA.15.094 (Eagle Rock Ridge (ARH) Homes Ltd.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with 71 three-storey (freehold) townhouse units served by a future condominium common element road laneways, as shown on Attachments #3 to #5, subject to the following conditions:
 - a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations and landscape plan;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site plan and Traffic Demand Management (TDM) Plan;
 - iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Solid Waste Management Division;
 - iv) the Owner shall submit a Minor Variance Application to the Vaughan Committee of Adjustment for the required exceptions to Zoning By-law 1-88, identified in Table 1 of this report, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee;
 - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority, regarding all requirements of the Cleanwater Act/Source Water Protection Plan;
 - b) that the Site Plan Letter of Undertaking shall include the following clause and the requirement to include this clause in the future Condominium Agreement and the Condominium Declaration:

"Homeowners are advised that they will be required to maintain a storage area for their solid waste bins/bags (including but not limited to green bins for kitchen organics, blue boxes for recycling, leaf and yard waste bins or bags) in the garage and move the garbage through the townhouse dwelling to the public street on the scheduled collection day. Storage bins and bags will not be permitted to be stored in the front yard between collection days."

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**ZONING BY-LAW AMENDMENT FILE Z.15.018
DRAFT PLAN OF SUBDIVISION FILE 19T-15V004
TORONTO WALDORF SCHOOL
WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 28, 2016, to enable staff to provide additional information based on the deputation of the applicant's planning consultant;

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- 2) That the deputation by Mr. Mark Yarranton, Principal Planner, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, be received; and
- 3) That Communication C6, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 17, 2016, be received.

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.15.018 (Toronto Waldorf School) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone to RV4 Residential Urban Village Zone Four, in the manner shown on Attachment #4, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V004 (Toronto Waldorf School) to facilitate the creation of 45 lots for detached dwellings as shown on Attachment #4, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.
3. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol, dated May 19, 2015:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V004 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 45 residential units (161 persons equivalent).”
4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V004 (Toronto Waldorf School) shall include the following clause:

“The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the Cash-in-lieu payment.”
5. THAT prior to the registration of the Subdivision Agreement, the Owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City of Vaughan’s Woodlot Acquisition Front-end Agreement.
6. THAT Street “1” in Draft Plan of Subdivision File 19T-15V004 as shown on Attachment #4 be named Hesperus Road as an extension of the existing street name to the north.

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- a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Department Planning Department shall approve the final site plan, landscape plan, and building elevations;
 - ii) the Owner shall satisfy all requirements of the Vaughan Development Engineering and Infrastructure Planning Department;
 - iii) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) Draft Plan of Subdivision File 19T-15V008 shall be registered;
 - vi) the Site Plan Letter of Undertaking shall include the conditions identified in this report for sites that have been cleared for archaeological resources;
 - vii) the Owner shall pay to the City of Vaughan, a Woodlot Development Charge at a rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Acquisition Front-end Agreement.
- 5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V008 (Madison Legacy Limited) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 79 residential units (242 persons equivalent)."
- 6. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V008 (Madison Legacy Limited), shall include the following clause:

"The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."

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**SITE DEVELOPMENT FILE DA.16.010
ROYBRIDGE HOLDINGS LIMITED
WARD 2 - VICINITY OF ZENWAY BOULEVARD AND RAINBOW CREEK DRIVE**

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 21, 2016, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

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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.16.010 (Roybridge Holdings Limited) BE APPROVED, to permit the development of a 29,600 sq.m employment building on the subject lands, as shown on Attachments #1 and #2, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;
 - ii) the Owner shall revise the Stormwater Management Report and the Erosion and Sediment Control Plan Management Study to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department;
 - iii) the Owner shall address the site access arrangements to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department;
 - iv) the Owner shall satisfy all requirements of the Ministry of Transportation (MTO);
 - v) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Waste Management Division;
 - vi) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
 - b) that the Site Plan Letter of Undertaking shall include the following provisions:
 - i) The Owner shall obtain a MTO Building and Land Use Permit prior to the commencement of any on-site construction and/or works;
 - ii) The Owner shall pay the following Special Area Development Charges prior to the issuance of a Building Permit:
 - a. Rainbow Creek Drainage Works @ \$2,367/ha;
 - b. Pressure District 5 West Watermain @ \$9,458/ha;
 - iii) Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a building permit is issued at the rate in effect at that time;
 - iv) The Owner shall indicate, in words satisfactory to Bell Canada, that it will grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/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;

- v) The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Cultural Heritage Division, immediately in case of the following:
 - i. Should archaeological resources be found on the property during construction activities; and,
 - ii. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.

**14 CLASS ENVIRONMENTAL ASSESSMENT STUDY NOTICES OF COMPLETION
PORTAGE PARKWAY WIDENING AND EASTERLY EXTENSION TO WEST
OF BLACK CREEK (PART A); AND PORTAGE PARKWAY EXTENSION FROM WEST
OF BLACK CREEK TO CREDITSTONE ROAD (PART B)
WARD 4 - VAUGHAN METROPOLITAN CENTRE**

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 21, 2016:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning recommend:

1. THAT staff issue Notices of Completion and place the respective Environmental Study Reports on public record for the minimum 30 day review period in accordance with the Municipal Class Environmental Assessment process for :
 - a) Portage Parkway Widening and Easterly Extension to West of Black Creek (Part A)
 - b) Portage Parkway Extension from West of Black Creek to Creditstone Road (Part B)

**15 SELECTION OF ENGINEERING CONSULTANT FOR RFP16-012 AND BUDGET AMENDMENT
FOCUS AREA CORE WASTEWATER SERVICING STRATEGY STUDY
WARDS 1, 2 AND 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management and Director of Development Engineering and Infrastructure Planning, dated June 21, 2016:

Recommendation

The Deputy City Manager, Planning & Growth Management and Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Procurement Services, the Director of

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Financial Planning and Development Finance & Deputy City Treasurer, and the Director of Environmental Services, recommend:

1. That RFP16-012 for the necessary engineering and project management services to complete the Focus Area Core Servicing Strategy be awarded to Civica Infrastructure Inc. in the amount of \$119,563.50 plus applicable taxes;
2. That a contingency allowance in the amount of \$17,600 plus applicable taxes be approved within which the Director of Development Engineering and Infrastructure Planning or his designate is authorized to approve amendments to the contract;
3. That capital budget DE-7144-15 Woodbridge Core Area - Functional Servicing Strategy be increased by \$24,000 with funding from the Regional Municipality of York;
4. That the amounts of the above recommendations, including all contingency allowances, applicable taxes and administration recovery be funded from the amended Capital Project DE-7144-15 Woodbridge Core Area - Functional Servicing Strategy;
5. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Budget Amendment And Selection Of Engineering Consultant For RFP16-012 Focus Area Core Servicing Strategy Study is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002;
6. That the Mayor and Clerk be authorized to sign the contract documents associated with this project; and
7. That a copy of this report be forwarded to the Regional Municipality of York.

16

**HIGHWAY 427 EXPANSION PROJECT UPDATE
WARD 2 - WEST VAUGHAN EMPLOYMENT AREA**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, dated June 21, 2016:

Recommendation

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

1. That Council endorse the proposed realignment of McGillivray Road north of Rutherford Road, as identified in the Transportation Environmental Study Report for the Highway 427 Transportation Corridor, Realignment of McGillivray Road, released in March 2016 by the Ministry of Transportation of Ontario.

Councillor Carella declared an interest with respect to the foregoing matter as he is an officer of a not-for-profit corporation that owns lands immediately south of the extension of McGillivray Road which is the subject of this matter and did not take part in the discussion or vote on the matter.

17

**ASSUMPTION OF MUNICIPAL SERVICES
250 CLARENCE STREET (CLADDAMOUR PLACE)
DEVELOPMENT AGREEMENT – F. KHANDWALA
WARD 2 - VICINITY OF CLARENCE STREET AND CLADDAMOUR PLACE**

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 21, 2016:

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 and the Director of Financial Planning and Development Finance, recommend:

1. That Council enact the necessary by-law assuming the municipal services that have been constructed pursuant to the Development Agreement between the City and F. Khandwala, dated October 5, 2011 for the development at 250 Clarence Street and that the Municipal Services Letter of Credit be released.

18

**SITE DEVELOPMENT FILE DA.14.093
BOSTAR INC.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND REGIONAL ROAD 27**

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 21, 2016, be approved; and**
- 2) **That the coloured elevation drawings 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.14.093 (Bostar Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 1,026 m², two-storey office addition to the existing industrial office building (Building "B"), and to construct a new 2,137 m², 3-storey office building (Building "A"), as shown on Attachments #3 to #6, subject to the following conditions:
 - a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan and building elevations;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and stormwater management report;

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- iii) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department;
 - iv) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
- b) the Site Plan Letter Undertaking shall include the following provision:
- ii. 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 proposed new development area of the subject lands, prior to issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

19

**AWARD OF TENDER T16-195
NORT JOHNSTON PEDESTRIAN BRIDGE REHABILITATION
WARD 2**

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 Infrastructure Delivery, dated June 21, 2016:

Recommendation

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

1. That Tender T16-195, Nort Johnston Pedestrian Bridge Rehabilitation be awarded to Marbridge Construction Ltd., in the amount of \$506,150.00, plus applicable taxes;
2. That a contingency allowance in the amount of \$51,000.00, plus applicable taxes, be approved within which the Deputy City Manager of Public Works, or his designate is authorized to approve amendments to the contract;
3. That a Geotechnical Allowance and Material Testing in the amount of \$10,000.00, plus applicable taxes, be approved to ensure compliance with all applicable standards;
4. That the amounts identified in the above recommendations, including all contingency allowances, applicable taxes and administration recovery, be funded from Capital Project EN-1994-14 Bridge Rehabilitation – Nort Johnston District Park; and
5. That the Mayor and City Clerk be authorized to sign the appropriate documents.

20

**ASSUMPTION OF MUNICIPAL SERVICES
HUNTINGTON ROAD SANITARY TRUNK SEWER
TRADE VALLEY DRIVE TO MAJOR MACKENZIE DRIVE
WARD 2 - VICINITY OF HUNTINGTON ROAD AND RUTHERFORD 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 21, 2016:

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with 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 sanitary trunk sewer that was constructed pursuant to the Servicing Agreement between the City and Huntington Landowners Trustee Inc., dated February 15, 2011 as amended, and that the Municipal Services Letter of Credit be released.

21

**SITE DEVELOPMENT FILE DA.16.024
ROYBRIDGE HOLDINGS LIMITED
WARD 2 - VICINITY OF ZENWAY BOULEVARD AND RAINBOW CREEK DRIVE**

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 21, 2016, be approved; and**
- 2) **That the coloured elevation drawings 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.16.024 (Roybridge Holdings Limited) BE APPROVED, to permit the development of an employment use building comprising two units with a GFA of 2,260.5 sq.m (Unit 1) and 2,581.7 sq.m (Unit 2), in the manner shown on Attachments #3 to #5, on the property shown on Attachments #1 and #2, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site circulation, parking layout, site access(es), stormwater management report, and Erosion and Sediment Control Plan;
 - iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Waste Management Division;

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- iv) the Owner shall satisfy all requirements of the Ministry of Transportation (MTO);
- v) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
- b) that the Site Plan Letter of Undertaking shall include the following provisions:
 - i) The Owner shall obtain an MTO Building and Land Use Permit prior to the commencement of any on-site construction and/or works;
 - ii) Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a building permit is issued at the rate in effect at that time;
 - iii) The Owner shall indicate, in words satisfactory to Bell Canada, that it will grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/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;
 - iv) The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Cultural Heritage Division, immediately in case of the following:
 - i. Should archaeological resources be found on the property during construction activities; and,
 - ii. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.

22

**STATUS REPORT
CITY OF VAUGHAN GROWTH MANAGEMENT STRATEGY UPDATE (GMSU)
MUNICIPAL COMPREHENSIVE REVIEW (MCR)
FIVE-YEAR OFFICIAL PLAN REVIEW
CITY WIDE
FILE #27.2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager Planning & Growth Management and Director of Policy Planning & Environmental Sustainability, dated June 21, 2016, be approved; and

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- 2) That the deputation by Mr. Sebastian Mizzi, Vice President, SigNature Communities and Clearway Construction Inc., Pennsylvania Avenue, Concord, and Communication C9, dated June 20, 2016, be received.

Recommendation

The Deputy City Manager Planning & Growth Management and Director of Policy Planning & Environmental Sustainability, in consultation with the Senior Management Team, recommend:

1. That staff report to Committee of the Whole in September of 2016 on the policy changes that have emerged from the Province as a result of the Provincial Plan Coordinated Review in respect of the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan;
2. That staff continue to advance the development of the operational and administrative framework required to support the City's Growth Management Strategy Update, Municipal Comprehensive Review and Master Plan Updates, taking into consideration the impacts resulting from the release of the Provincial Plan Coordinated Review and the uncertainty over the status of the GTA West Corridor Environmental Assessment; and
3. That staff report to Council, prior to publicly initiating the Growth Management Strategy Update and the Municipal Comprehensive Review, once sufficient clarity has been obtained in respect of the emerging policy regime in order to confirm: the program elements; the scope of work; and the updated program timelines for the completion of the work.

23

**AWARD OF REQUEST FOR PROPOSAL RFP 16-155
VAUGHAN CITY-WIDE URBAN DESIGN GUIDELINES
SELECTION OF CONSULTANT
FILE 24.4
WARDS 1-5**

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 Manager of Urban Design and Cultural Heritage, dated June 21, 2016:

Recommendation

The Deputy City Manager, Planning and Growth Management, Director of Development Planning and Manager of Urban Design and Cultural Heritage, in consultation with the Director of Procurement Services and the Chief Financial Officer and City Treasurer recommend:

1. THAT Brook McIlroy be retained to provide consulting services to develop the Vaughan City-Wide Urban Design Guidelines and that the project be funded from the approved Capital Project DP-9528-14, to an upset limit not exceeding \$168,797.00 plus applicable taxes.
2. THAT a 10% contingency allowance in the amount of \$16,879.70 plus applicable taxes be approved, within which the Deputy City Manager, Planning and Growth Management or his designate is authorized to approve change orders to the Contract with Brook McIlroy, if necessary.
3. THAT the Mayor and City Clerk be authorized to sign the necessary agreements and documents.

24

**SPEED LIMIT REDUCTION REVIEW
JOHNSWOOD CRESCENT
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 21, 2016:

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 amend the speed limit on Johnswood Crescent from 50 km/h to 40 km/h.

25

**TEMPORARY ROAD CLOSURE
VELLORE PARK AVENUE – 65M SOUTH OF ZACHARY PLACE TO RETREAT BOULEVARD
RETREAT BOULEVARD – AIDEN DRIVE TO MANORDALE CRESCENT
SERVICING WORKS RELATED TO PLAN OF SUBDIVISION – 19T-12V005
WARD 4 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND CITYVIEW BOULEVARD**

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 21, 2016:

Recommendation

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

1. That the necessary by-law be passed authorizing the temporary sequential closure of Vellore Park Avenue from 65m south of Zachary Place to Retreat Boulevard and Retreat Boulevard from Aiden Drive to Manordale Crescent to facilitate the timely construction of the municipal services associated with the residential Plan of Subdivision, 19T-12V005 in Block 33W, which is tentatively scheduled to occur between July 18, 2016 and August 5, 2016 inclusive.

26

**SITE DEVELOPMENT FILE DA.16.043
ROYBRIDGE HOLDINGS LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND REGIONAL ROAD 7**

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 21, 2016, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

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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.16.043 (Roybridge Holdings Limited) BE APPROVED, to permit the development of a one-storey, 1,047 m² industrial use addition and a three-storey, 5,788 m² office building addition to the existing multi-unit industrial building, together with one level of underground parking, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the site plan, building elevations, landscape plan and signage details shall be approved by the Vaughan Development Planning Department, and include a pedestrian connection from the office building to Regional Road 27, and show the change in the location of the address on the pylon sign as red-lined on Attachments #3, #4 and #6, respectively;
 - ii) the grading and servicing plan, erosion and sediment control plan, storm water management report, and traffic impact study shall be approved by the Vaughan Development Engineering and Infrastructure Planning Department;
 - iii) 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 and the Owner shall satisfy any conditions of approval imposed by the Committee;
 - iv) the Owner shall satisfy all requirements of the Vaughan Environmental Services (Waste Management) Department;
 - v) the Owner shall satisfy all requirements of York Region.

27

**ZONING BY-LAW AMENDMENT FILE Z.16.020
SITE DEVELOPMENT FILE DA.14.022
PENGUIN-CALLOWAY (VAUGHAN) INC.
WARD 4 - VICINITY OF MILLWAY AVENUE AND APPLE MILL 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 June 21, 2016, be approved; and
- 2) That the recommendation set out in Communication C8, confidential memorandum from the City Solicitor, dated June 17, 2016, be approved.

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.16.020 (Penguin-Calloway (Vaughan) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically site-specific Exception 9(959), to

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remove the Holding Symbol “(H)” from the subject lands zoned C9 (H) Corporate Centre Zone with the Holding Symbol “(H)” as shown on Attachment #2, thereby effectively zoning the subject lands C9 Corporate Centre Zone, in the manner shown on Attachment #3.

2. THAT Site Development File DA.14.022 (Penguin-Calloway (Vaughan) Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 for the interim condition of the Vaughan Metropolitan Centre (VMC) Transit Square, as shown on Attachments #4 and #5, subject to the following:
- a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, and landscape cost estimate;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, stormwater management report, and lighting plan;
 - iii) the Owner shall provide a phasing and implementation plan for the interim and ultimate conditions for Transit Square;
 - iv) the Owner shall satisfy all the requirements of the Toronto Transit Commission (TTC);
 - v) the Owner shall submit an AutoCAD site plan, grading plan, and 3D digital model in accordance with the City’s Draft Submission Protocol;
 - b) that the Site Plan Agreement shall include the following conditions:
 - i) “The Vaughan Development Planning Department, in collaboration with the Vaughan Parks Development Department, has no objection in principle with the ultimate Vaughan Metropolitan Centre Transit Square design. The Owner shall agree to re-evaluate the ultimate design and implementation of Transit Square with the City three (3) years from the date of the execution of the Site Plan Agreement or through the planning application review process for the future building on the north portion of the subject lands, whichever occurs first. Should the City, in consultation with the Owner determine at this time, that the useability of the Transit Square is impacted by the interim condition, the Owner may be required to advance a portion of Transit Square to the ultimate design.”
 - ii) “At the time of the redevelopment of a portion of the subject lands for a future residential building, the Owner shall agree to comprehensively design the ultimate Transit Square condition to provide for appropriate interfaces with the future development and the immediate surrounding area, to the satisfaction of the Vaughan Development Planning Department.”
 - iii) “The Owner shall agree to comprehensively and seamlessly integrate, coordinate, and construct the ultimate pavement treatment design with the immediate surrounding area, being the KPMG office building lands, the boulevard areas of Apple Mill Road and New Park Place, TTC Plaza and the streetscape design along the western edge of the Millway Avenue realignment, to the satisfaction of the Vaughan Development Planning, Vaughan Development Engineering and Infrastructure Planning, and Vaughan Parks Development Departments. The elements must have

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consideration for the Vaughan Council approved VMC Streetscape Open Space Plan.”

- iv) “The Owner shall agree to construct the Millway Avenue boulevard treatment between Apple Mill Road and New Park Place in accordance with York Region’s design specifications for Millway Avenue and incorporating the extended custom paving and curbing detailed on the site plan.”
 - v) “The Owner acknowledges that Cash-in-Lieu of Parkland payment in accordance with the Planning Act and City of Vaughan Policy shall be required unless otherwise agreed to in a separate agreement between the Owner and the City for the Transit Square and the TTC Plaza design and construction, to the satisfaction of the Office of the City Solicitor, Vaughan Real Estate Department.”
- 3. THAT the Owner shall post separate Letters of Credit with the City of Vaughan to secure all works within Transit Square (interim and ultimate conditions) and external works to the subject lands, in amounts to the satisfaction of the City. This requirement shall be included in the Site Plan Agreement.
 - 4. THAT the Owner is authorized to finalize the interim and ultimate design and construction details of the external works to the subject lands (including City owned lands), to the satisfaction of the Vaughan Development Planning, Vaughan Development Engineering and Infrastructure Planning, and Vaughan Parks Development Departments.
 - 5. THAT the Owner shall enter into a Permission to Enter and Construct Agreement to allow access to the City owned property to be incorporated into the Transit Square development subject to the parties entering into an Agreement for the Transit Square and TTC plaza design and construction.

**28 METROLINX REGIONAL EXPRESS RAIL - BARRIE RAIL CORRIDOR EXPANSION UPDATE
CITY-WIDE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management and Director of Development Engineering and Infrastructure Planning, dated June 21, 2016, be approved; and**
- 2) That Communication C1, Confidential Memorandum from the City Solicitor and the Senior Manager of Real Estate, dated June 8, 2016, be received.**

Recommendation

The Deputy City Manager, Planning & Growth Management and Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks Forestry and Operations, Director of Policy Planning and Environmental Sustainability, Director of By-law and compliance, licensing and permit services, and the Director of Corporate Communications, recommend:

- 1. THAT Staff be directed to continue to prepare input and advice to Metrolinx which includes requesting additional consideration of all existing and proposed grade separations, potentially two new GO stations, negotiating real property dispositions, and mitigation as part of the effort to advance the Regional Express Rail (RER) initiative in Vaughan.

29

**SITE DEVELOPMENT FILE DA.16.049
TORONTO YORK SPADINA SUBWAY EXTENSION (TYSSE)
PIONEER VILLAGE STATION (PHASE II) - FORMERLY STEELES WEST STATION
THE REGIONAL MUNICIPALITY OF YORK AND INFRASTRUCTURE ONTARIO
C/O THE TORONTO TRANSIT COMMISSION
WARD 4 - VICINITY OF JANE STREET AND STEELES AVENUE WEST**

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 21, 2016, be approved; and
- 2) That the following be approved in accordance with Communication C7, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 17, 2016:
 1. THAT Recommendation #1b) in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #29 of Report 27, be deleted and replaced with the following:

“1b. that Street “C” shall be designed and constructed by the Toronto Transit Commission (TTC) to the satisfaction of the City and dedicated as a City public road and that the Schedule to the existing TYSSE Master Servicing Agreement be amended to reflect these works.”
 2. THAT the Vaughan Development Engineering and Infrastructure Planning (DEIP) section in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #29 of Report 27, be deleted and replaced with the following:

“The Vaughan DEIP Department must approve the final site servicing and grading plan, stormwater management report, utilities plan and the Street “C” profile plan submitted in support of the Site Development application. Street “C” shall be designed and constructed by the Toronto Transit Commission (TTC) to the satisfaction of the City and dedicated as a City public road and the Schedule to the TYSSE Master Servicing Agreement shall be amended to reflect these works. A condition to this effect is included in the recommendation of this report.”

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.16.049 (The Regional Municipality of York and Infrastructure Ontario C/O The Toronto Transit Commission) BE APPROVED, subject to the following conditions:
 - a) that prior to the issuance of a Building Permit by the Vaughan Building Standards Department:

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- i) the Vaughan Development Planning Department shall approve the final site plans, building elevations, signage plans, lighting plan including CEPTD standards, landscaping plans and details, and arborist report;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, stormwater management report, utilities plan, and Street "C" profile plan;
 - iii) the Owner shall apply and successfully obtain approval of a Minor Variance Application for the required exception to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and Committee's decision shall be final and binding, and any conditions of approval imposed by the Committee shall be satisfied;
 - iv) the Owner shall satisfy all requirements of Canadian National Railway;
 - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - vi) the Owner shall satisfy all requirements of the City of Toronto related to the Steeles Avenue West right-of-way;
- b) that the Toronto Transit Commission (TTC) design, build and convey Street "C" to the satisfaction of and at no cost to the City of Vaughan.
2. THAT Street "C" shown on Attachment #3, be named Motivation Drive.

30

**SPEED LIMIT REDUCTION REVIEW
HUNTERWOOD CHASE
WARD 1**

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 21, 2016:

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 amend the speed limit on Hunterwood Chase from the east limit of Athabasca Drive (North intersection) to the west limit of Dufferin Street from 50km/h to 40km/h.

31

**INTER-MUNICIPAL *PROVINCIAL OFFENCES ACT*
FINE COLLECTION AGREEMENTS**

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 June 21, 2016:

**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2016**

Recommendation

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

1. THAT the City Clerk be authorized to execute agreements to the satisfaction of the Director of Financial Services/Deputy Treasurer, including all ancillary documents, with Ontario municipalities to allow unpaid *Provincial Offences Act* ("POA") fines to be added to the tax rolls in such municipalities in order to collect such amounts on behalf of the City of Vaughan; and
2. THAT the City Clerk be authorized to execute agreements to the satisfaction of the Director of Financial Services/Deputy Treasurer, including all ancillary documents, with Ontario municipalities to allow unpaid *Provincial Offences Act* ("POA") fines to be added to the tax roll in the City of Vaughan in order to collect such amounts on behalf of reciprocating municipalities.

**32 AWARD OF TENDER T16-235 – CURB AND SIDEWALK REPAIR AND REPLACEMENT
CITY WIDE**

The Committee of the Whole recommends:

- 1) That 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 21, 2016, be approved; and
- 2) That the following be approved in accordance with Communication C4, memorandum from the Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations, dated June 16, 2016:
 1. That Tender T16-235 for Curb and Sidewalk Repair and Replacement for the City of Vaughan be awarded to Serve Construction Ltd. for Part 1, in the amount of \$794,526.00, and to Metro Asphalt for Part 2, in the amount of \$710,640.00 plus applicable taxes;
 2. That a contingency allowance in the amount of \$150,617.00 (10 percent) plus applicable taxes be approved, within which the Director of Transportation Services, Parks and Forestry Operations is authorized to approve amendments to the contract;
 3. That the amounts of the above recommendations, including contingency allowance and applicable taxes be funded from Capital Project RP-2035-15; and
 4. That the Mayor and the City Clerk be authorized to sign the necessary documents.

Recommendation

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

1. That consideration be given to a communication to be submitted to Committee of the Whole on June 21, 2016 regarding tender T16-235 Curb and Sidewalk Repair and Replacement that includes a synopsis of the bid results and an award recommendation.

33

SIGN VARIANCE APPLICATION
FILE NO: SV.16-003
OWNER: F & F REALTY HOLDINGS INC.
LOCATION: 5694 HIGHWAY 7
BLOCK D, PLAN NO. M-1489
WARD 2

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 21, 2016:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.16-003, F & F Realty Holdings Inc., be APPROVED as per Option B of the submitted revised drawings dated May 20, 2016, and
 - a) That final drawings are to be sealed by a professional engineer or architect; and
 - b) That the detailed cross-section of the parapet be provided with the sign application.

34

BILL 73: *SMART GROWTH FOR OUR COMMUNITIES ACT, 2015*
ALL WARDS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, the Deputy City Manager, Legal and Human Resources, the Chief Financial Officer & City Treasurer, and the City Clerk, dated June 21, 2016:

Recommendation

The Deputy City Manager, Planning and Growth Management, the Deputy City Manager, Legal and Human Resources, the Chief Financial Officer & City Treasurer, and the City Clerk recommend:

1. That staff provide a further update with recommendations for implementation of the amendments identified in Bill 73, the *Smart Growth for Our Communities Act, 2015*, following the release of the related Regulations.

35

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 21, 2016:

Recommendation

The City Clerk recommends:

1. That September 23, 2016 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 23, 2015 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.

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**ALL-WAY STOP CONTROL JOHNSWOOD CRESCENT AT AVOCET DRIVE,
AND JOHNSWOOD CRESCENT AT WHEATFIELD DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor DeFrancesca, dated June 21, 2016:

Member's Resolution

Submitted by Councillor Rosanna DeFrancesca.

Whereas, a number of residents living in the area of Johnswood Crescent have expressed concerns regarding speeding, traffic infiltration, and overall pedestrian safety on Johnswood Crescent; and

Whereas, consultations with the community and area Ratepayer's group have taken place to address the traffic concerns raised by the residents; and

Whereas, a petition has been submitted by the area Ratepayer's group with signatures of residents living in the area of Johnswood Crescent requesting for all-way stop control at two intersections on Johnswood Crescent to address speeding, traffic infiltration, and pedestrian safety; and

Whereas, Johnswood Crescent is a local roadway connecting two feeder roads, Ashberry Boulevard and Vellore Woods Boulevard that have a speed limit of 40km/hr; and

Whereas, there are currently no all-way stop controls or other traffic control measures along Johnswood Crescent, between Ashberry Boulevard and Vellore Woods Boulevard; and

Whereas, Avocet Drive and Wheatfield Drive provide mid-block access points for pedestrian crossings along Johnswood Crescent (Refer to Attachment No. 1); and

Whereas, sidewalk access for pedestrians only exists on the south side of Johnswood Crescent providing a connection to Vellore Hall Park, and St. Emily Catholic Elementary School located on Vellore Woods Boulevard and increasing pedestrian crossings at the Johnswood Crescent at Avocet Drive intersection and Johnswood Crescent at Wheatfield Drive intersection; and

Whereas, Johnswood Crescent provide connection to two elementary schools, with Vellore Woods Public School located on Starling Boulevard, and St. Emily Catholic Elementary School located on Vellore Woods Boulevard. These uses generate pedestrian activity using Johnswood Crescent.

It therefore recommended that an all-way stop control, as well as advance notification signage, be installed on a temporary trial basis for one (1) year at the intersections of Johnswood Crescent at Avocet Drive and Johnswood Crescent at Wheatfield Drive to address speeding, traffic infiltration, and to provide a crossing for pedestrians and access for surrounding residents crossing Johnswood Crescent. The all-way stop control at the two intersections will be evaluated after one (1) year to monitor their effect.

Attachments

Attachment No. 1 – Location Map

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

37

CITY OF VAUGHAN PARTNERSHIP WITH MOON FESTIVAL EVENT

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Yeung Racco, dated June 21, 2016:

Member's Resolution

Submitted by Councillor Sandra Yeung Racco.

Whereas, the Moon Festival has been held in the City of Vaughan for a number of years; and

Whereas, the Moon Festival Committee has partnered with a number of municipalities in Ontario to host an event; and

Whereas, the Moon Festival Committee have formally requested that the City of Vaughan partner with them for a Moon Festival event in 2016; and

Whereas, the Moon Festival is an 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;

It is therefore recommended that the City of Vaughan support the Moon Festival at Vaughan City Hall in 2016; and

That the permit for the facility and the services-in-kind be provided at no charge for the event to a maximum of \$2000.00; and

That the Corporate Communications Department advertise the Moon Festival event via the City's website and social networking sites, and other means as deemed necessary.

Attachments

1. Letter of Request from the Moon Festival Organizing Committee

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

38

ESTABLISHING A MENTORSHIP PROGRAM FOR STUDENTS IN POST-SECONDARY AND PROFESSIONAL PROGRAMS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution submitted by Councillor Yeung Racco, dated June 21, 2016, be approved; and
- 2) That the deputation by Mr. Haman Mandouhi, University of Toronto, Bond Avenue, Toronto, be received.

Member's Resolution

Submitted by Councillor Sandra Yeung Racco.

Whereas the City and the municipal sector have benefitted from the City's on-going commitment to its Municipal Management Internship Program; and

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Whereas formal and informal mentorship initiatives take place within the City from time to time; and

Whereas the recent mentorship initiative, the University of Toronto Extern Job Shadowing Program, undertaken by the office of Councillor Sandra Yeung Racco was found to be valuable to the mentees; and

Whereas there are number of post-secondary institutions who are looking for municipal partners for their mentorship and/or job shadowing programs; and

Whereas there is an opportunity to also extend mentorship opportunities to post-secondary students interested in careers in public service

It is therefore recommended that the City Clerk and the Chief Human Resources Officer be requested to explore the potential of establishing a mentorship program in the City of Vaughan for students in Ontario universities/colleges and professional programs, and that they report back with options and recommendations at their earliest opportunity.

Attachments

None

39

**PROCLAMATION REQUEST
WRONGFUL CONVICTION DAY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 21, 2016:

Recommendation

The City Clerk recommends:

1. That October 2, 2016 be proclaimed as Wrongful Conviction Day; and
2. That the proclamation be posted on the City's website and published on the City Page online.

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BILL 204, "PROMOTING AFFORDABLE HOUSING ACT"

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 Deputy City Manager, Legal and Human Resources, dated June 21, 2016:

Recommendation

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

1. That staff continue its review of Bill 204 "*Promoting Affordable Housing Act*" and consider the potential impacts of the proposed legislation on the City's affordable housing/secondary suites strategy; and
2. That staff, in consultation with the Region, prepare comments on Bill 204 to be submitted on the City's behalf to the Province by August 16, 2016.

Recommendation

e) That no construction take place on Sundays or Statutory Holidays.

**42 INFRASTRUCTURE GRANT PROGRAMS:
CANADA 150 COMMUNITY INFRASTRUCTURE PROGRAM – INTAKE TWO
AND INFRASTRUCTURE CANADA PROGRAMS**

2) That in addition to the list provided in Attachment 1 to this report, a project be included for City-wide Streetscaping/Beautification in the amount of \$1 Million to create a permanent legacy of Canada's 150th anniversary, and further that the design include a monument/marker that identifies Canada's 150th anniversary, and such monument/marker be maintained annually.

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FOR CONSIDERATION BY COUNCIL, JUNE 28, 2016**

Recommendation

The Chief Corporate Initiatives and Intergovernmental Relations and the Chief Financial Officer and City Treasurer, in consultation with the Corporate Management Team, recommend:

1. That an application package be submitted for the second intake of the Canada 150 Community Infrastructure Program;
2. That application packages be submitted for the new Federal Grant funding streams of the Public Transit Infrastructure Fund, Clean Water Wastewater Fund, New Building Canada Fund and Federation of Canadian Municipalities Funding, once a call for applications is received;
3. That upon notification of grant award(s), the City Clerk be authorized to execute any necessary agreements in a form satisfactory to the City Solicitor;
4. That the City Clerk circulate this report to the local MPP's, federal MP's and Regional Municipality of York; and
5. That Council ratify the actions taken.

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**BUILDING ADDITION TO 10 MILL STREET
THORNHILL HERITAGE CONSERVATION DISTRICT
WARD 5 - VICINITY OF YONGE STREET AND CENTRE STREET**

The Committee of the Whole recommends:

- 1) That the Heritage Vaughan recommendation contained in the following report of the City Clerk, dated June 21, 2016, be approved; and**
- 2) That the deputation by Mr. Corey Bakocs, Netthaus Design-Build, Cartier Crescent, Richmond Hill, be received.**

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of June 15, 2016 (Item 4, Report No. 4) for Council's consideration:

The Heritage Vaughan Committee recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 15, 2016, be approved;
- 2) That the 3D renderings identified as Attachment 5 not be approved; and
- 3) That the following deputations be received:
 1. Mr. Corey Bakocs, Netthaus Design-Build, Cartier Crescent, Richmond Hill; and
 2. Mr. Eric Hemdon, Netthaus Design-Build, Cartier Crescent, Richmond Hill.

Report of the Director of Development Planning, dated June 15, 2016

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FOR CONSIDERATION BY COUNCIL, JUNE 28, 2016**

Recommendation

The Director of Development Planning recommends:

1. THAT Council approve the proposed addition to a single detached house and new construction of a detached garage at 10 Mill Street under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
 - a) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
 - b) 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 applicant as it relates to the subject application.

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**BUILDING ADDITION TO 21 CHELTENHAM AVENUE
WOODBIDGE HERITAGE CONSERVATION DISTRICT
WARD 2 - VICINITY OF KIPLING AVENUE AND REGIONAL ROAD 7**

The Committee of the Whole recommends:

- 1) That the Heritage Vaughan recommendation contained in the following report of the City Clerk, dated June 21, 2016, be approved; and
- 2) That the following be approved in accordance with Communication C12, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 20, 2016:
 1. THAT Attachments #3 and #4 in Item 44 of the Committee of the Whole Agenda dated June 21, 2016, be replaced with the Revised Attachments #3 (Proposed Site Plan and Elevations) and #4 (3D Rendering) attached hereto in this Communication, thereby showing the revision to the rear deck and minor building elevation changes.

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of June 15, 2016 (Item 1, Report No. 4) for Council's consideration:

The Heritage Vaughan Committee recommends:

- 1) That the proposed addition and deck to 21 Cheltenham Avenue be approved in accordance with the revised site plan and renderings presented by the applicant;
- 2) That the report of the Director of Development Planning, dated June 15, 2016, be received; and
- 3) That the deputation of Mr. Christopher Xavier, Greater Toronto Builders, Yonge Street, Toronto, be received.

Report of the Director of Development Planning, dated June 15, 2016

Recommendation

The Director of Development Planning recommends:

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**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2016**

1. That October 1 – 8, 2016 be proclaimed as “Chinese National Day” week;
2. That the People’s Republic of China flag be raised at Vaughan City Hall on October 2, 2016 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.

47 OVERNIGHT ON-STREET PARKING ON LA NEVE AVENUE PILOT PROJECT

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution submitted by Councillor Carella, dated June 21, 2016, be approved; and
- 2) That Communication C13 from the Cabral Family, La Neve Avenue, Woodbridge, dated June 21, 2016, be received.

Member’s Resolution

Submitted by Councillor Tony Carella.

Whereas, one of the unintended consequences of “new urbanism” is the general lack of off-street parking spaces---the result of shorter driveways or narrowed laneways leading to garages that will accommodate a maximum of two cars. Frequently, the issue arises when the children of a long-resident, two-car family reach driving age and a third car is added to the family “fleet”;

Whereas, the result is invariably an ongoing record of parking tickets, frequently totaling in the hundreds of dollars;

Whereas, while some suggest that the responsibility lies with the homeowner, to choose a home that will accommodate all of the cars belonging to the household, the practice found in older municipalities where parking is limited, if not non-existent, recommends itself: permit parking on street, for a fee.

It is therefore recommended:

1. ***That*** on-street overnight parking be permitted along La Neve Avenue (from numbers 9 to 35) for a one year pilot project.

Attachments

Petition

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**48 EXTENDED RECRUITMENT FOR
APPOINTMENT OF CITIZEN REPRESENTATIVES FROM WARDS 1, 2 AND 4
TO THE CANADA 150 CELEBRATION TASK FORCE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Clerk, dated June 21, 2016, be approved; and

**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE
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- 2) That the confidential recommendation of the Committee of the Whole in Closed Session at the meeting of June 21, 2016, be approved.

Recommendation

The City Clerk recommends:

1. That Council give consideration to the applications received in response to the extended recruitment for appointment of citizen members from Wards 1, 2 and 4 to the Canada 150 Celebration Task Force.

49 REVIEW OF CITY PROCESSES FOR PROTECTION OF MATURE TREES

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor lafrate, dated June 21, 2016:

Member's Resolution

Submitted by Councillor Marilyn lafrate.

Whereas, on June 11, 2016 excavation for an infill development took place on Napier St., which is located in the heritage district of Kleinburg, and resulted in the damage of an approximately 100 year old tree; and

Whereas, the trunk of the damaged tree was located on the neighbouring private property at the property line, with roots extending beyond the property line; and

Whereas, it appears that there were no precautions taken by the contractor prior to excavation of the site; and

Whereas, City protocols could be improved to clearly identify when a tree inventory and an on-site inspection and/or arborist's report is required prior to construction; and

Whereas, the City of Vaughan's current Private Protection Tree By-law #185-2007 places full responsibility for damaged trees, including costs related to it, on the property owner whose tree was damaged, even where the damage is caused by a third party; and

Whereas, protection of the City's tree canopy should not be exclusive to City owned trees only, and

Whereas, the City takes serious measures to ensure that public trees are protected during construction.

It is therefore recommended that staff review and report on opportunities to identify or improve protocols relating to the requirements for tree inventories, arborist reports and/or on-site inspections to better ensure future protection of large trees, particularly as they are more common in the historic districts, and that the report include consideration of potential improvements to the City's related processes, including the development approval process, building permit process and/or Private Protection Tree By-law #185-2007 to protect our mature trees, and that this report be brought back to a future Committee of the Whole meeting in Q4.

Attachments

1. Measures taken to protect City tree

**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE
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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**50 CEREMONIAL PRESENTATION – “2016 INNOVATION IN GIS” AWARD
 TO THE INFRASTRUCTURE DELIVERY DEPARTMENT**

A presentation was made to the Infrastructure Delivery Department of the Public Works Portfolio in recognition of winning the “2016 Innovation In GIS” Award. This award was presented to the City of Vaughan at the BeSpatial 2016 event organized by URISA (Urban and Regional Information Systems Association) of Ontario.

51 NEW BUSINESS – NATIONAL ABORIGINAL DAY

The Committee of the Whole recommends:

- 1) That staff bring back a report to a future Committee of the Whole meeting on declaring June 21 as Aboriginal Day in the City of Vaughan, and that such report include appropriate recognitions, programs and celebrations that could be organized on June 21 annually, after appropriate consultation with the indigenous community.**

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

52 OTHER MATTERS CONSIDERED BY THE COMMITTEE

52.1 RECONSIDERATION

The Committee of the Whole passed a motion at 1:35 p.m. to reconsider Item 3 SITE DEVELOPMENT FILE DA.14.090, PRIMA VISTA ESTATES INC., WARD 3 - VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE.

52.2 RECESS INTO CLOSED SESSION

The Committee of the Whole recessed into Closed Session at 3:39 p.m. for the purpose of considering Item 48:

**EXTENDED RECRUITMENT FOR
APPOINTMENT OF CITIZEN REPRESENTATIVES FROM WARDS 1, 2 AND 4
TO THE CANADA 150 CELEBRATION TASK FORCE**

The Committee of the Whole recessed into Closed Session at 3:39 p.m. for the purpose of dealing with personal matters about identifiable individuals as it relates to citizen appointments, with respect to Item 48. EXTENDED RECRUITMENT FOR APPOINTMENT OF CITIZEN REPRESENTATIVES FROM WARDS 1, 2 AND 4 TO THE CANADA 150 CELEBRATION TASK FORCE.

The Committee of the Whole reconvened into open session at 3:49 p.m. with the following Members present:

**Present: Councillor Tony Carella, Chair
 Hon. Maurizio Bevilacqua, Mayor
 Regional Councillor Michael Di Biase
 Regional Councillor Mario Ferri**

The Committee of the Whole recommends:

1. Accessibility Advisory Committee meeting of May 24, 2016 (Report No. 3);
2. Pierre Berton Tribute Task Force meeting of May 25, 2016 (Report No. 2); and
3. Canada 150 Celebration Task Force meeting of June 8, 2016 (Report No. 1).

1. **CANADIAN UNION OF PUBLIC EMPLOYEES (CUPE), LOCAL 905,
VAUGHAN UNIT, FULL TIME CLERICAL & TECHNICAL AND HOURLY
RATED COLLECTIVE AGREEMENTS UPDATE**
(labour relations or employee negotiations)
2. **ONTARIO MUNICIPAL BOARD HEARING
VAUGHAN OFFICIAL PLAN 2010
VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN
WARD 4**
(litigation or potential litigation)
3. **PROPERTY MATTER
CITY LANDS
10401 DUFFERIN STREET
WARD 4**
(acquisition or disposition of land)
4. **ONTARIO MUNICIPAL BOARD
VAUGHAN OFFICIAL PLAN 2010
ALL WARDS**
(litigation or potential litigation)

**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE
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The meeting adjourned at 3:49 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair