

**CITY OF VAUGHAN**  
**REPORT NO. 28 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on June 25, 2013*

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The Committee of the Whole met at 11:04 a.m., on June 11, 2013.

Present: Councillor Rosanna DeFrancesca, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Gino Rosati  
Regional Councillor Michael Di Biase  
Regional Councillor Deb Schulte  
Councillor Tony Carella  
Councillor Alan Shefman  
Councillor Sandra Yeung Racco

The following items were dealt with:

**1** **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 11, 2013:**

**Recommendation**

The City Clerk recommends:

- 1) That September 25, 2013 be proclaimed "Franco-Ontarian Day";
- 2) That the Franco-Ontarian Flag be raised on September 25, 2013 at Vaughan City Hall; and
- 3) That the proclamation be posted on the City's website and published on the City Page Online.

**2** **SIGN VARIANCE APPLICATION**  
**FILE NO: SV.13-004**  
**OWNER: ZANCHIN AUTOMOTIVE GROUP**  
**LOCATION: 101 AUTO VAUGHAN DRIVE**  
**BLOCK 3, PLAN 65M-3766**  
**WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 11, 2013:**

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**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.13-004, Zanchin Automotive Group, be APPROVED.

**3**

**SIGN VARIANCE APPLICATION  
FILE NO: SV.13-005  
OWNER: CEIT MANAGEMENT LTD.  
LOCATION: 200 WINDFLOWER GATE  
PART OF LOT 6, CONCESSION 6  
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 11, 2013:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.13-005, Ceit Management Ltd., be APPROVED.

**4**

**SIGN VARIANCE APPLICATION  
FILE NO: SV.13-006  
OWNER: SIMERRA PROPERTY MANAGEMENT  
LOCATION: 3590 RUTHERFORD ROAD, UNIT 3-4  
BLOCK 1, 65M-3849  
WARD 3**

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of June 18, 2013, in accordance with Communication C7 from Mr. Nikola Germanski, Signtronix Signs, Canvarco Road, Toronto, dated June 10, 2013.

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.13-006, Simerra Property Management, be APPROVED.

**5**

**SIGN VARIANCE APPLICATION  
FILE NO: SV.13-007  
OWNER: STEVE ROSSI  
LOCATION: 10432 ISLINGTON AVENUE  
LOT 29-30, PLAN RP-9  
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 11, 2013:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.13-007, Steve Rossi, be REFUSED.

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**SIGN VARIANCE APPLICATION**  
**FILE NO: SV.13-008**  
**OWNER: EXTENDED STAY HOTELS**  
**LOCATION: 3600 STEELES AVENUE WEST**  
**BLOCK 4, 65M-2310**  
**WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 11, 2013:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.13-008, Extended Stay Hotels, be APPROVED.

7

**SIGN VARIANCE APPLICATION**  
**FILE NO: SV.13-009**  
**OWNER: VIVA RETIREMENT COMMUNITIES**  
**LOCATION: 9700 BATHURST STREET**  
**LOT 18, CONCESSION 2**  
**WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 11, 2013:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.13-009, Viva Retirement Communities, be APPROVED.

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**SIGN VARIANCE APPLICATION**  
**FILE NO: SV.13-011**  
**OWNER: LORMEL DEVELOPMENTS (WESTON) INC.**  
**LOCATION: 331 CITYVIEW BOULEVARD**  
**BLOCK 268, PLAN 65M-3898**  
**WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 11, 2013:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.13-011, Lormel Developments (Weston) Inc., be APPROVED.

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**SIGN VARIANCE APPLICATION**  
**FILE NO: SV.13-012**  
**OWNER: RULAND PROPERTIES INC.**  
**LOCATION: 610 & 616 APPLEWOOD CRESCENT**  
**BLOCK 2, 65M-3606**  
**WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 11, 2013:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.13-012, RULAND PROPERTIES INC., be APPROVED, subject to the integration of the existing signs along Applewood Crescent into the proposed ground signs.

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**SIGN VARIANCE APPLICATION**  
**FILE NO: SV.13-013**  
**OWNER: RALPH CHIDO LTD.**  
**LOCATION: 7730 ISLINGTON AVENUE**  
**LOT 5, CONCESSION 7**  
**WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 11, 2013:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.13-013, Ralph Chiodo Ltd., be REFUSED.

11

**TRAFFIC OPERATIONS REVIEW**  
**VELMAR DRIVE FROM RUTHERFORD ROAD TO ORR AVENUE/VILLAGE GREEN DRIVE**  
**WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 11, 2013:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That By-law 1-96, the Consolidated Parking By-law, be amended to remove the existing 'No Stopping' prohibition from 6:00am to 6:00pm, on the east side of Velmar Drive, from Rutherford Road to 105 metres south of Rutherford Road; and
2. That By-law 1-96, the Consolidated Parking By-law, be amended to remove the existing 'No Stopping' prohibition anytime, on the west side of Velmar Drive from Rutherford Road to 283 metres south of Rutherford Road.

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**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V002  
2317883 ONTARIO LIMITED AND 210 CREDITVIEW ROAD INC.  
WARD 3 - VICINITY OF WESTON ROAD AND LANGSTAFF ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 11, 2013:

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V002 (2317883 Ontario Limited and 210 Creditview Road Inc.) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.

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**SITE DEVELOPMENT FILE DA.12.101  
NICK VERNI  
WARD 1 - VICINITY OF NASHVILLE ROAD AND HUNTINGTON ROAD**

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of June 25, 2013.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.101 (Nick Verni) BE APPROVED, to permit the development of a 2-storey single detached dwelling and accessory storage shed structure, as shown on Attachments #3 and #4, subject to the following conditions:
  - a. that prior to the issuance of a City of Vaughan Building Permit:
    - i. the Owner shall apply for a Minor Variance Application to the Vaughan Committee of Adjustment, for the variances identified in Table 1 of this report, and the said application shall be approved by the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding; and,
    - ii. 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 Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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**SITE DEVELOPMENT FILE DA.13.011  
ZEPPIERI GROUP LTD.  
WARD 4 - VICINITY OF KEELE STREET AND TESTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 11, 2013, be approved; and

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

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.13.011 (Zeppieri Group Ltd.) BE APPROVED, to facilitate the development of a 1,395.12 m<sup>2</sup> industrial building with accessory office and open storage, as shown on Attachments #3 to #7 inclusive, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations, landscape plan, landscape cost estimate, and the relocation of the garbage enclosure internal to the proposed building and the change to the north and south fence material to screen the rear open storage from wood to precast concrete (2.0 m high) shall be approved by the Vaughan Development Planning Department; and,
    - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department.

**15** **SITE DEVELOPMENT FILE DA.13.015  
MEDALLION DEVELOPMENTS (NORTH MAPLE) LIMITED  
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND PETER RUPERT AVENUE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 11, 2013, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.13.015 (Medallion Developments (North Maple) Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with 9, two-storey freehold street townhouse dwelling units located on public roads as shown on Attachments #3 to #8 inclusive.

**16** **SITE DEVELOPMENT FILE DA.13.025  
JANET MORSE (2164478 ONTARIO LTD.)  
WARD 5 - VICINITY OF CENTRE STREET AND YONGE STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 11, 2013, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.



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**ZONING BY-LAW AMENDMENT FILE Z.12.007  
SITE DEVELOPMENT FILE DA.12.018  
2245108 ONTARIO INC. (VINCE LETO)  
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND BRUCE STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 11, 2013, be approved;
- 2) That the applicant, with the agreement and consent of the affected neighbours, provide coniferous landscape buffering along the front of the Di Leo property to the reasonable satisfaction of the Di Leos, in order to mitigate the impact of any glare from headlights of automobiles exiting the underground garage on the subject property;
- 3) That the following deputations be received:
  1. Ms. Laura Di Leo, Bruce Street, Woodbridge;
  2. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord;
  3. Mr. Jerry Di Leo, Bruce Street, Woodbridge; and
  4. Mr. Larry Berenz, Bruce Street, Woodbridge;
- 4) That the following Communications be received:

**C3 Ms. Marilena Pisegna, Bruce Street, Woodbridge;**  
**C6 Mr. Paul Fortuna, dated June 10, 2013; and**
- 5) That the coloured elevation drawings submitted by the applicant be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.12.007 (2245108 Ontario Inc. (Vince Leto)) BE APPROVED, specifically to rezone the subject lands shown on Attachments #2 and #3 from R1 Residential Zone and R3 Residential Zone to RM2 Multiple Residential Zone, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.12.018 (2245108 Ontario Inc. (Vince Leto)) BE APPROVED, to permit the development of 124 residential stacked townhouse dwelling units served by a private road and 176 parking spaces as shown on Attachments #3 to #8, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the implementing zoning by-law shall be in full force and effect;
    - ii) the final site plan including notation that all snow will be trucked off-site, building elevations, landscape plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
    - iii) the final site servicing and grading plan and storm water management report shall be approved by the Vaughan Development / Transportation Engineering Department; and,



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- iv) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department and the Toronto and Region Conservation Authority (TRCA); and,
- b) that the Site Plan Letter of Undertaking include the following provisions:
  - i) the Owner shall agree to grant an access easement, if required, over the proposed private driveway in favour of the landowners to the north (municipally known as 4855, 4863 and 4871 Regional Road 7) for the purposes of providing one coordinated driveway access in the event that these lands redevelop, to the satisfaction of the Vaughan Development Planning Department and the Vaughan Development/Transportation Engineering Department; and, that the future Condominium Corporation and the land owners to the north (4855, 4863 and 4871 Regional Road 7) shall enter into an agreement on terms acceptable to each of them acting reasonably with respect to covering costs associated with such access. A condition to this effect shall also be included in the Condominium Agreement, Condominium Declaration, and all Agreements of Purchase and Sale or Lease, to ensure all future purchasers and lessees and the future Condominium Corporation are aware of this requirement;
  - 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 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 Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
  - iii) a warning clause shall be included in all Agreements of Purchase and Sale or Lease and also in the Condominium Agreement and Condominium Declaration advising all future Owners / Tenants / Lessees that this development will not be served by municipal garbage pick-up and that a private in-ground deep waste collection and disposal system will be utilized specifically, a Central "Molok Garbage Collection System", which will require future Owners / Tenants / Lessees to manually deliver household waste to the central Molok disposal units for future private pick-up and disposal, and that this private waste disposal program for this site shall be the sole responsibility of the Condominium Corporation; and,
  - iv) the Owner shall grant an easement in favour of the City of Vaughan to access the City lands at the rear of the property for maintenance purposes to the satisfaction of the City of Vaughan.
- 3. THAT the following recommendation from the Vaughan Public Works Department BE APPROVED, respecting waste collection for the subject lands:

"Notwithstanding the requirements in the City's Waste Collection Design Standards Policy for containerized front end waste collection, the use of an in-ground deep waste collection system (Molok Garbage Collection System) be approved for this multi-residential site only, to pilot this type of waste collection system."
- 4. THAT Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

"IT IS HEREBY RESOLVED THAT Site Development File DA.12.018 is allocated sewage

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capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 124 residential units, subject to the execution of a Site Plan Agreement or Letter of Undertaking, whichever is in effect, to the satisfaction of the City of Vaughan.”

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**STREET NAME APPROVAL  
APPROVED PLAN OF SUBDIVISION FILE 19T-10V004 (PHASES 1B & 2)  
NASHVILLE DEVELOPMENTS INC.  
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 11, 2013, be approved subject to the following:
  1. That an exemption from the street naming policy regarding charity street naming be provided to Nashville Developments Inc. to allow them to name four streets that were previously donated to charities prior to the policy being implemented;
- 2) That the current policy be reviewed at a Committee of the Whole (Working Session) meeting in the Fall of 2013;
- 3) That the deputation of Mr. Aaron Hershoff, TACC Developments, Applewood Crescent; Vaughan, be received; and
- 4) That Communication C8 from Ms. Donna Rotondo, dated June 10, 2013, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the following street names for the proposed streets in approved Plan of Subdivision File 19T-10V004, Phases 1B and 2 (Nashville Developments Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Barons Street (existing)
Street 'B'	Mactier Drive (previously approved)
Street 'C'	Algoma Drive
Street 'F'	Canard Drive
Street 'G'	Bellefond Street
Street 'H'	Ghent Drive
Street 'I'	Stilton Avenue
Street 'J'	Ajax Avenue (from approved Street Name Reserve List)
Street 'K'	Boone Crescent (from approved Street Name Reserve List)
Street 'L'	Alistair Crescent
Street 'M'	Cranbrook Crescent
Street 'N'	Kincardine Street
Street 'O'	Red Tree Drive
Street 'Q'	Bright Land Drive
Street 'R'	Nocturne Avenue
Street 'S'	Aster Drive
Street 'V'	Garrett Drive
Street 'W'	Carpaccio Drive (from approved Street Name Reserve List)

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Street 'X'	Finland Crescent (from approved Street Name Reserve List)
Street 'Y'	Mersey Street
Street 'LL'	Beaconsfield Drive
Street 'MM'	Elderslie Crescent
Street 'NN'	Tremblant Crescent
Street 'OO'	Alsation Crescent
Laneway 'A'	Laneway V62
Laneway 'B'	Laneway V63
Laneway 'C'	Laneway V64
Laneway 'D'	Laneway V65

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**STREET NAME APPROVAL  
APPROVED PLAN OF SUBDIVISION FILE 19T-03V13  
LONGYARD PROPERTIES INC.  
WARD 4 – VICINITY OF MAJOR MACKENZIE DRIVE AND BATHURST STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 11, 2013:

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the following street names for the proposed streets in approved Plan of Subdivision File 19T-03V13 (Longyard Properties Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Via Romano Boulevard (existing)
Street 'B'	Fitzmaurice Drive
Street 'C'	Fanning Mills Circle
Street 'D'	Foley Crescent
Street 'E'	Hurst Avenue
Street 'F'	Scuffler Drive
Street 'G'	Conger Street
Street 'H'	Straw Cutter Gate
Street 'I'	Mower Avenue
Street 'J'	Strong Avenue
Street 'K'	Horse Rake Road
Street 'L'	Yates Avenue
Street 'M'	Abner Miles Drive
Street 'N'	Baldry Avenue
Street 'O'	Keatley Drive
Street 'P'	Aspy Court
Street 'Q'	Farrell Road
Street 'R'	Apiary Gate
Street 'S'	Croley Street
Street 'T'	Perrigo Court
Street 'U'	Little Hannah Lane (existing)

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**PUBLIC MEETING  
MOBILE SIGN REGULATIONS  
CITY OF VAUGHAN SIGN BY-LAW 203-92 AS AMENDED  
CITY-WIDE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Building Standards and Commissioner of Planning, dated June 11, 2013, be approved; and
- 2) That the following deputations and Communication be received:
  1. Mr. Ian Duffy, Magnetsigns Toronto, Wallace Road, Oakville, and Communication C5, dated June 10, 2013; and
  2. Mr. Leonel Apter, Look Signs, Edward Avenue, Richmond Hill.

**Recommendation**

The Director of Building Standards and Commissioner of Planning recommend:

That City of Vaughan Sign By-Law 203-92 as amended, be further amended by;

- 1) Permitting one (1) additional mobile sign on lots zoned “C4” (Neighbourhood Commercial Zone) or “C5” (Community Commercial) provided that there is a minimum of 215 metres between Mobile Signs located on the same street frontage.

22      **DRINKING WATER QUALITY MANAGEMENT SYSTEM TOP MANAGEMENT REVIEW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager, the Commissioner of Engineering and Public Works, the Director of Public Works, the Director of Engineering Services and the Director of Development/Transportation Engineering, dated June 11, 2013:

**Recommendation**

The Interim City Manager, the Commissioner of Engineering and Public Works, the Director of Public Works, the Director of Engineering Services and the Director of Development/Transportation Engineering, which for the purposes of the City's Drinking Water Quality Management System are collectively referred to as “Corporate Top Management”, recommend:

1. That the following report be received for information.

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**ASSUMPTION – JRN HOLDINGS SUBDIVISION, PHASE I  
19T-00V09 / 65M-3899  
WARD 1 VICINITY OF MAJOR MACKENZIE DR & HIGHWAY 400**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 11, 2013:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

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1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3899, and that the Municipal Services Letter of Credit be reduced to \$25,000 pending the completion of minor landscaping works. Once the works are completed or the responsibility to complete the works is transferred to the Block 33 West Spine Agreement, the Municipal Services Letter of Credit will be released.

**24                    SOLID WASTE MANAGEMENT OPERATIONAL REVIEW – STATUS UPDATE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 11, 2013:**

**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Commissioner of Finance and City Treasurer, the Commissioner of Community Services, the Commissioner of Strategic & Corporate Services, and the Director of Innovation & Continuous Improvement, recommends that:

1. This report be received for information.

**25                    WATER AND WASTEWATER INFRASTRUCTURE CROSSING AGREEMENTS WITH METROLINX**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 11, 2013:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends that:

1. That a Bylaw be enacted to authorize the Mayor and Clerk to execute the wastewater and storm drainage underground pipe crossing agreements, Newmarket Subdivision at Mile 18.50, with Metrolinx; and,
2. And that the Bylaw delegate to the Commissioner of Engineering and Public Works, and the Director of Public Works, the authority to authorize the Clerk to execute any future water, wastewater and storm drainage underground pipe crossing agreements and renewals with Metrolinx or other railway system owners.

**26                    NAPA VALLEY AVENUE CYCLE FACILITIES IMPLEMENTATION PLAN WARD 2**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 11, 2013:**

**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Director of Parks and Forestry Operations, recommends:

1. THAT staff proceed with implementation of bike lanes and shared use lanes on Napa Valley Avenue;

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2. THAT the necessary by-law be enacted to amend Consolidated Traffic By-law 284-94 to designate bicycle lanes on Napa Valley Avenue for the use of bicycles only (where designated), and that Consolidated Parking By-law 1-96 be updated with the appropriate parking prohibitions; and
3. THAT staff review improvements to the off-road hydro corridor pathway in the Woodbridge Expansion Area based on the survey responses.

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**OFFICIAL PLAN AMENDMENT FILE OP.11.013  
ZONING BY-LAW AMENDMENT FILE Z.11.044  
SITE DEVELOPMENT FILE DA.12.079  
FCHT HOLDINGS (ONTARIO) CORPORATION  
WARD 4 – NORTHWEST OF BATHURST STREET AND RUTHERFORD ROAD**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Committee of the Whole meeting of September 3, 2013;
- 2) That Confidential Communication C4, from Legal Counsel, dated June 11, 2013, be received; and
- 3) That the deputation of Mr. Ron Richards, R.G. Richards & Associates, Sladeview Crescent, Mississauga, on behalf of the applicant, be received.

**Recommendation**

Council, at its meeting of April 23, adopted the following recommendation (Item 16, CW Report No. 14):

*That consideration of this matter be deferred to the June 11, 2013 Committee of the Whole meeting; and*

*That Communication C5, confidential memorandum from Legal Counsel, dated April 23, 2013, be received.*

**Committee of the Whole recommendation of April 9, 2013:**

- 1) That this matter be deferred to the Council meeting of April 23, 2013, to allow the parties to see if they can come to an accommodation in lieu of the costs and risks of an OMB hearing and that staff explore the idea of a mediator to resolve the issues;
- 2) That the following deputations and Communication be received:
  1. Mr. Ron Richards, R. G. Richards & Associates, Sladeview Road, Mississauga;
  2. Mr. Mark Jacobson, Dufferin Street, Maple;
  3. Ms. Tracy Shatz, George Kirby Street, Maple;
  - 3 Ms Janis Silvestri, and Communication C3, dated April 4, 2013;
- 3) That the following Communications be received:

**C2 Mr. David Simans, George Kirby Street, Vaughan, dated April 3, 2013;**

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- C4 Ms. Catherine Prupes, Marc Santi Blvd., Maple, dated April 3, 2013;
- C5 Mr. Vladislav Bistrov and Ms. Marina Stolper, George Kirby Street, Maple, dated April 3, 2013;
- C6 Mr. Zev Zak, George Kirby Street, Vaughan, dated April 3, 2013;
- C7 Leonora and Vladimir Chck, Marc Santi Blvd., Maple, dated April 3, 2013;
- C8 Mr. Fadi Hasani, George Kirby Street, Maple, dated April 3, 2013;
- C9 Mr. Aynsley L. Anderson, Elstons Barristers & Solicitors, First Street, Collingwood, dated April 5, 2013;
- C11 Mr. Dmitri Glaoubakh, George Kirby Street, Maple, dated April 3, 2013;
- C12 Mr. Yakov Milner, George Kirby Street, Maple, dated April 3, 2013;
- C14 Mr. Ronit Goldsmith, Marc Santi Blvd., Maple, dated April 8, 2013; and
- C18 Mr. Igor Kilman, Marc Santi Blvd., Maple, dated April 8, 2013; and

**4) That the coloured elevation drawings submitted by the applicant be received.**

Report of the Commissioner of Planning, dated April 9, 2013

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.11.013 (FCHT Holdings (Ontario) Corporation) BE APPROVED, specifically to amend OPA #600, as amended by site-specific OPA #689, as follows:
  - a) to redesignate the portion of the subject lands shown as Part "A" (0.58 ha) on Attachments #2 and #3, from "Medium Density Residential/Commercial" with a "Neighbourhood Commercial" overlay to "High Density Residential/Commercial", and to increase the maximum permitted density in the "High Density Residential/Commercial" designation (Part "A") together with the lands identified as Part "B" (limit of the underground parking area associated with the proposed residential/commercial apartment building and commercial Building "3" with a combined lot area of 1.285 ha from 150 units per hectare (maximum 193 units) to 195 units per hectare (maximum 250 units);
  - b) to permit parking for the proposed residential apartment/commercial building on Part "A and the commercial building on Part "B" to be located on or below "Parts "A" and "B" shown on Attachments #2 and #3; and,
  - c) to amend the maximum permitted gross leasable area (GLA) for the balance of the Subject Lands (excluding Part "A") as shown on Attachments #2 and #3 from 26,800 m<sup>2</sup> to 22,124 m<sup>2</sup>.
2. THAT Zoning By-law Amendment File Z.11.044 (FCHT Holdings (Ontario) Corporation) BE APPROVED, to amend Zoning By-law 1-88, specifically to:
  - a) rezone Part "A" as shown on Attachments #2 and #3 from C4 Neighbourhood Commercial Zone, subject to Exception 9(1217) to C4(H) Neighbourhood Commercial Zone with the Holding Symbol "(H)";
  - b) permit a maximum gross floor area devoted to ground floor commercial uses on Part "A" of the subject lands as shown on Attachments #2 and #3, to a maximum of 500 m<sup>2</sup> and restricted to the following uses:
    - Bank or Financial Institution;

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- Business or Professional Office;
  - Eating Establishment;
  - Eating Establishment, Convenience;
  - Eating Establishment, Take-out;
  - Personal Service Shop;
  - Pharmacy;
  - Retail Store;
  - Service or Repair Shop, limited to the repair of small household appliances and a dry cleaners; and,
- c) permit the site-specific zoning exceptions identified in Table 2 of this report.
3. THAT the Holding Symbol “(H)” shall not be removed from the portion of the subject lands identified as Part “A” on Attachment #2 and #3 and zoned C4(H) Neighbourhood Commercial Zone until the following conditions are addressed, to the satisfaction of the City:
- a) Vaughan Council shall identify and allocate the water supply and sewage servicing capacity to the subject lands; and,
  - b) the Owner shall carry out the Environmental Site Assessment clearance to completion, up to and including the satisfactory registration of the Record of Site Condition (RSC), the proof of which requires two (2) documents, a hard copy of the RSC signed by a qualified person and the Acknowledgement Form from the Ministry of Environment (MOE). Any Environmental Site Assessment (ESA) report(s) relied upon for the filing of the RSC shall be to the satisfaction of the City.
4. THAT Site Development File DA.12.079 (FCHT Holdings (Ontario) Corporation) BE APPROVED, to:
- a) permit the development of a 12-storey, mixed-use residential/commercial apartment building (future condominium) consisting of 250 residential units and 500 m<sup>2</sup> of ground floor commercial uses as shown on Attachments #5 to #8 inclusive and Attachment #11; and,
  - b) permit building elevation changes to the previously approved commercial Building “3”, as shown on Attachment #9; and,
  - c) that the development of both the residential apartment and commercial buildings be subject to the following conditions:
    - i) that prior to the execution of the Site Plan Letter of Undertaking:
      - 1. the final site plan, building elevations, landscape plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
      - 2. the final site grading and servicing plans, stormwater management report, functional servicing report, traffic assessment study, and noise feasibility study shall be approved by the Vaughan Development/Transportation Engineering Department;
      - 3. 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 the City’s Woodlot Acquisition Front-End Agreement;



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4. the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
- ii) the Site Plan Letter of Undertaking shall include the following provisions:
  1. for residential high-density development, 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% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, 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 Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and,
  2. the Owner shall implement a Transportation Demand Management (TDM) Program to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York, and provide a Letter(s) of Credit to secure the TDM requirements.

**28**

**TASK FORCE ON RESIDENTIAL CONDOMINIUMS  
RESIGNATION OF MEMBER**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 11, 2013:**

**Recommendation**

The City Clerk, on behalf of the Task Force on Residential Condominiums, recommends:

1. That the resignation of Ms. Pat Merlina, be received;
2. That the position of Ms. Pat Merlina be declared vacant; and
3. That the position not be filled at this time.

**29**

**PIERRE BERTON DISCOVERY CENTRE FUNDRAISING TASK FORCE  
INTERIM REPORT, PLEDGE FORM AND GRANT OPPORTUNITIES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 11, 2013:**

**Recommendation**

The City Clerk, on behalf of the Pierre Berton Discovery Centre Fundraising Task Force, recommends:

- 1) That the "Interim Report from Pierre Berton Fundraising Task Force Fundraising Strategy", identified as Attachment #1; and The "Pledge Form", identified as Attachment #2, be received; and
- 2) That the City of Vaughan apply to the Jackman Foundation and the J.P. Bickell Foundation and any other granting opportunities and foundations as the Task Force may identify.

30

**2011-2013 CITY OF VAUGHAN MAYOR'S GALA AND 2011-2012  
MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC  
– RECIPIENT ORGANIZATIONS TO MAY 3, 2013**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Hon. Maurizio Bevilacqua, P.C., Mayor, dated June 11, 2013:

**Member's Resolution**

Submitted by Hon. Maurizio Bevilacqua, P.C., Mayor

***Whereas***, the City of Vaughan is committed to fostering an inclusive society;

***Whereas***, Council by its adoption of Item 27 of Report No. 1 of the Committee of the Whole at its meeting of January 31, 2012 authorized:

- That the Mayor be authorized to distribute proceeds from the annual City of Vaughan Mayor's Gala and the Mayor Maurizio Bevilacqua Charity Golf Classic in accordance with the Council Resolution of Item 32 of Report No. 19 of the May 3, 2011 Council meeting;
- That the distributions not be made in an election year; and
- That the Mayor report to Council within 6 months with the details of the distributions once made.

***Whereas***, the May 3, 2011 Council resolution authorized that recipients include, but not be limited to:

- Vaughan Based Charities
- Not-for-profit Organization
- Community Group

***Whereas***, the use of the net proceeds was promoted to the public through the Mayor's Gala and the Mayor's Charity Golf Classic material, Council reports and media articles;

***Whereas***, the recipient organizations have been identified based on consultation with Members of Council, community leaders and active community engagement;

***Whereas***, the net proceeds are being held by the City of Vaughan in a segregated account;

***Whereas***, the Mayor reported to the Committee of the Whole on May 15, 2012, June 19, 2012 and November 27, 2012 with distributions made to date;

***It is therefore recommended that*** Council receive the attached list of recipient organizations to May 3, 2013 from the distributions of the 2011 to 2012 City of Vaughan Mayor's Gala and the 2011 to 2012 Mayor's Charity Golf Classic.

**Attachments**

Attachment 1: 2011-2013 City of Vaughan Mayor's Gala and 2011-2012 Mayor Maurizio Bevilacqua Charity Golf Classic Recipient Organizations

(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.)

31

**TASK FORCE ON RESIDENTIAL CONDOMINIUMS EXTENSION**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Tony Carella & Councillor Alan Shefman, dated June 11, 2013:

**Member's Resolution**

Submitted by Councillor Tony Carella & Councillor Alan Shefman

**Whereas**, the Task Force on Residential Condominiums first met on October 11, 2012, and was to bring forward a Findings Report by June 2013;

**Whereas**, the Task Force has realized it needs more time to bring forward recommendations, as the issues are complex;

**Whereas**, the Task Force has scheduled monthly meetings and a findings report with recommendations is being drafted;

**It is therefore recommended that** the Task Force On Residential Condominiums be given an extension to submit its Findings Report and Recommendations as soon as possible, but no later than December 2013.

**32 BUDGET AMENDMENT AND AWARD OF TENDER T13-146 - SUPPLY AND INSTALLATION  
OF OUTDOOR LIGHTING AT MAPLE COMMUNITY CENTRE, 10190 KEELE STREET  
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 11, 2013:

**Recommendation**

The Commissioner of Community Services, in consultation with the Directors of Purchasing Services, and Budgeting and Financial Planning recommends:

1. That T13-146, Supply and Installation Of Outdoor Lighting at the Maple Community Centre be awarded to Wayne Electric Co. Ltd., for the amount of \$162,500.00 (excluding HST); and,
2. That a 10% contingency allowance in the amount of \$16,250.00 be approved within which the Commissioner of Community Services be authorized to approve amendments to the contract; and,
3. That the budget for capital project BF-8317-13 be amended and increased by \$43,000 and funded as follows:
  - a) Transfer \$15,500 from capital project BF-8170-09 Dufferin Clark Community Centre-Parking Lot Asphalt; and,
  - b) Transfer \$27,500 from Building and Facilities Infrastructure Reserve as a result of closing capital projects in Q2; and,
4. That the inclusion of the matter on a public Committee or Council agenda with respect to increasing the capital budget identified as Budget Amendment and Award of Tender T13-146, Supply and Installation of Outdoor Lighting at the Maple Community Centre - is deemed sufficient notice pursuant to Section 2 (1)(c) of By-law 394-2002; and,
5. That the Mayor and the City Clerk be authorized to sign the necessary documents.

**33**

**CONTRACT AWARD – RFP13-017 SELECTION OF  
CHILD CARE CENTRE OPERATOR FOR CITY HALL – WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 11, 2013:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Recreation and Culture and the Director of Purchasing Services, and the Manager of Buildings and the Manager of Operating Budgets, recommends:

- 1) That Contract RFP13-017, Selection of Child Care Centre Operator for City Hall, be awarded to the YMCA of Greater Toronto for a five (5) year term commencing September 1, 2013, with an option to renew for two (2) additional five (5) year terms at the discretion of the City; and
- 2) That the Mayor and City Clerk be authorized to sign the appropriate documents; and,
- 3) That 25% of the annual rental fees collected be directed to the Building and Facilities General Reserve for the purpose of site repair, renovation and renewal requirements.

**34**

**FEDERAL MEDICAL MARIJUANA ACCESS REGULATION AMENDMENTS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner Legal & Administrative Services/City Solicitor, dated June 11, 2013:**

**Recommendation**

The Commissioner Legal & Administrative Services/City Solicitor, in consultation with the Commissioner of Planning, recommend:

1. That Council direct staff to review the regulatory tools and options available to deal with commercial producers of marijuana who physically situate in the municipality, and to report back to Council in September to seek further direction.

**35**

**METROLINX DIGITAL SIGN PILOT PROJECT**

**The Committee of the Whole recommends:**

- 1) That Vaughan Council support the Metrolinx Digital Signage Network proposal, which includes the installation of a pilot digital sign project on Provincial property at Hwy 407 east of Keele Street, in the City of Vaughan, subject to Allvision receiving all appropriate Provincial approvals and that 5% of the advertising time per day be allocated to the City of Vaughan, at no cost to the City, for community messaging as outlined in the presentation by Allvision, and that the sign include emergency messaging capability;
- 2) That the report of the Executive Director, dated June 11, 2013, be received; and
- 3) That the deputation of Mr. Blair Murdock, Allvision, Tanner Street, Mississauga, and Communication C9, presentation material, be received.

**Recommendation**

The Executive Director in consultation with the Commissioner of Planning recommends:

1. That this report be received for information.

**36**

**CEREMONIAL PRESENTATION  
CAPTAIN VICTOR ENNAMORATO, VAUGHAN FIRE AND RESCUE SERVICES  
FOR HIS HEROIC ACTIONS**

The Mayor and Members of Council honoured Captain Victor Ennamorato, Vaughan Fire and Rescue Service, for his heroic and brave actions while off duty, saving the life of a vehicular collision victim trapped in a burning vehicle.

**37**

**NEW BUSINESS – REQUEST FOR REPORT  
WITH RESPECT TO THE REQUEST BY THE VENUTO CENTRE FOR A DONATION**

**The Committee of the Whole recommends:**

- 1) That staff provide a report to the Committee of the Whole meeting of June 18, 2013, on the status of the request by the Veneto Centre for a donation.

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

**38**

**DEPUTATION – MR. PETER PALLOTTA  
WITH RESPECT TO PARKINSON SUPERWALK IN VAUGHAN**

**The Committee of the Whole recommends:**

- 1) That the deputation of Mr. Peter Pallotta, Maria Antonia Road, Woodbridge, and Communication C1, be received and referred to staff for a report to the Council meeting of June 25, 2013, addressing the deputant's request.

**39**

**DEPUTATION – MS. VITTORIA ASPRO  
WITH RESPECT TO AN AMENDMENT TO A CITY OF VAUGHAN BY-LAW**

**The Committee of the Whole recommends:**

- 1) That the deputation of Ms. Vittoria Aspro, Forest Drive, Woodbridge, and Communication C2, be received; and
- 2) That staff prepare a report for September 2013 outlining the options with respect to, and the arguments pro and con, for the City reregulating trees on private property.

**40**

**OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**40.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS**

**The Committee of the Whole recommends:**

- 1) That the following Ad Hoc Committee reports be received:
1. Task Force on Residential Condominiums meeting of May 23, 2013 (Report No. 3)
  2. Pierre Berton Discovery Centre Fundraising Task Force meeting of May 24, 2013 (Report No. 2)
  3. Heritage Vaughan meeting of May 22, 2013 (Report No. 4)
  4. Pierre Berton Discovery Centre Fundraising Task Force of May 29, 2013 (Report No. 3)

**40.2 RECESS INTO CLOSED SESSION**

The Committee of the Whole recessed into Closed Session at 2:00 p.m. for the purpose of receiving legal advice with respect to Item 27, OFFICIAL PLAN AMENDMENT FILE OP.11.013, ZONING BY-LAW AMENDMENT FILE Z.11.044, SITE DEVELOPMENT FILE DA.12.079, FCHT HOLDINGS (ONTARIO) CORPORATION, WARD 4 – NORTHWEST OF BATHURST STREET AND RUTHERFORD ROAD.

The Committee of the reconvened into open session at 2:59 p.m. with the following Members present.

Councillor Rosanna DeFrancesca, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Gino Rosati  
Regional Councillor Michael Di Biase  
Regional Councillor Deb Schulte  
Councillor Tony Carella  
Councillor Alan Shefman  
Councillor Sandra Yeung Racco

**41 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
JUNE 11, 2013**

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

1. **PROPERTY MATTER  
ROGERS TELECOMMUNICATIONS TOWER LEASE  
NAPA VALLEY DRIVE AND RUTHERFORD ROAD  
STORM WATER MANAGEMENT POND SITE  
WARD 2**  

(acquisition or disposition of land)
2. **ONTARIO MUNICIPAL BOARD HEARING  
OFFICIAL PLAN AMENDMENT FILE OP.12.003  
ZONING BY-LAW AMENDMENT FILE Z.12.008  
JOHN DUCA  
5289 AND 5309 HIGHWAY 7  
SOUTH SIDE OF HIGHWAY 7 AND WEST OF KIPLING AVENUE – WARD 2**  

(litigation or potential litigation)

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