

**CITY OF VAUGHAN**  
**REPORT NO. 29 OF THE**  
**SPECIAL COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on July 16, 2015*

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The Special Committee of the Whole met at 2:34 p.m., on July 16, 2015.

Present: Councillor Sandra Yeung Racco, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Michael Di Biase  
Regional Councillor Mario Ferri  
Councillor Tony Carella  
Councillor Rosanna DeFrancesca  
Councillor Marilyn Iafrate

The following items were dealt with:

**1** **PROCLAMATION REQUEST**  
**PROSTATE CANCER AWARENESS MONTH**

**The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated July 16, 2015:**

**Recommendation**

The City Clerk recommends:

1. That September 2015 be proclaimed as "Prostate Cancer Awareness Month"; and
2. That the proclamation be posted on the City's website and published on the City Page Online.

**2** **MUNICIPAL ELECTIONS ACT REVIEW**

**The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated July 16, 2015:**

**Recommendation**

The City Clerk, in consultation with the Interim Commissioner of Legal & Administrative Services/City Solicitor recommends:

1. That Council adopt the formal resolution included as attachment 1 to this report as Council's submission to the Ministry of Municipal Affairs and Housing on the *Municipal Elections Act* review; and

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2. That this resolution be communicated to area municipalities, the Region of York, the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO), and the Association of Municipalities of Ontario (AMO).

**3        5550 LANGSTAFF ROAD: REMEDIATION AND DEVELOPMENT OF INFILL SITE**

**The Special Committee of the Whole recommends:**

- 1) That the following member's resolution submitted by Councillor Carella, dated July 16, 2015, be received; and
- 2) That the following deputations and Communications be received:
  1. Ms. Mary Monaco, Sicilia Street, Woodbridge;
  2. Ms. Simone Barbieri, Campania Court, Woodbridge, and Communication C7;
  3. Mr. Robert Karrass, Morton Karrass LLP, Sheppard Avenue East, Toronto;
  4. Ms. Phyllis Barbieri, Campania Court, Woodbridge;
  5. Mr. Gino Barbieri, Campania Court, Woodbridge;
  6. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg, and Communication C4, dated July 15, 2015;
  7. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge;
  8. Ms. Eva Sahlis, Sicilia Street, Woodbridge, and Communication C6, petition; and
  9. Mr. Tony Gentile, property owner.

**Member's Resolution**

Submitted by Councillor Tony Carella

**WHEREAS** the property known municipally as 5550 Langstaff Road was for many years the site of the dumping of construction debris (concrete, lumber, bricks) and tires; and

**WHEREAS** the plan for the infill development of this site contemplated two phases:

Phase 1, now essentially completed, respecting the lower portion of the property that fronts on Langstaff Road, including the environmental remediation of the site, and the construction of semi-detached houses along a new street having access onto Langstaff Road, and

Phase 2, respecting the upper portion of the property that backs onto the southern end of Campania Court, including the removal of all debris, the rehabilitation of the site, then followed by the registration of the plan of subdivision and the construction of houses along a new street running perpendicular to Campania Court; and

**WHEREAS** the two-phase nature of the remedial work was such that quantities of material have accumulated on the upper portion of the property, which must be removed prior to the development of the Phase 2 lands; and

**WHEREAS** the remediation of this site is the largest such project ever undertaken within the City of Vaughan, the work has extended over several years, such that the attendant nuisances of dust, noise, traffic and dirt have resulted in complaints being filed with the City, the Ministry of the Environment and Climate Change, the Ministry of Labour; and

**WHEREAS** the resolution of these complaints has resulted in delays and from time to time the suspension of the work, compounded by the effects of wet weather that have precluded the removal

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of soil from the site at various times, and/or the closure of destination sites for the removed soil---all of which has made the entire process a lengthier one; and

**WHEREAS** the owner proposes to remove the balance of the soil in the most efficient means possible, namely via triaxle vehicles along Campania Court and Sicilia Street, to Martin Grove Road--- a mid-block collector, a route that may result in damage to the two intervening local roadways, and

**WHEREAS** staff have advised the owner that permission to use local streets can only be granted if securities are posted to cover the cost of any damage to these streets caused by the removal and the owner enters into an agreement with the City to provide for matters such as the development and implementation of a communication plan, the maintenance of the roadway surface, a construction/remediation work plan, and traffic controls;

**NOW THEREFORE BE IT RESOLVED**

1. **That** Council endorse staff's recommendation with respect to the posting of securities and the execution of an agreement; and
2. **That** Council direct staff to convene a working group to be composed of no more than two representatives of the owner, no more than two representatives of the local residents, as well as city staff and staff of various provincial ministries, as appropriate, to expedite in the most efficient manner the winding up of the environmental remediation of the Phase 2 lands; and
3. **That** Council direct that upon the completion of the remediation of the site to the standards required by the City and the Ministry of the Environment, staff expedite any approvals necessary to facilitate the final completion of the residential development of the site.

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**STREET NAME APPROVAL  
SITE DEVELOPMENT FILE DA.14.021  
TWO SEVEN JOINT VENTURE LIMITED  
WARD 2 – VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD**

**The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015:**

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the following street names for the proposed streets in Site Development File DA.14.021 (Two Seven Joint Venture Limited) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street "A"	John Lawrie Street
Street "B"	DiPoce Way

*Regional Councillor Di Biase declared an interest with respect to this matter, as he is a named defendant in a lawsuit by Di Poce Management, and did not take part in the discussion or vote on the matter.*

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**STREET NAME APPROVAL  
APPROVED PLAN OF SUBDIVISION FILE 19T-05V10  
LAKE RIVERS INC./KLEINDOR DEVELOPMENTS INC  
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND TIMBER CREEK BOULEVARD**

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015, be approved subject to naming Street “5” ‘Ross Vennare Crescent’; and
- 2) That the deputation of Mr. Sam Balsamo, Kleindor Developments, Highway 7, Concord, be received.

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the following street names for the proposed streets in approved Plan of Subdivision File 19T-05V10 (Lake Rivers Inc./Kleindor Developments Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street “5”	Vennare Crescent
Street “6”	Condor Way

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**STREET NAME APPROVAL  
APPROVED PLAN OF SUBDIVISION FILE 19T-13V008 AND 19T-13V009  
CASTLEPOINT KIPLING NORTH AND SOUTH DEVELOPMENT LIMITED  
WARD 1 – VICINITY OF KIPLING AVENUE AND TESTON ROAD**

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015, be approved, subject to the following in accordance with Communication C3, from the Director of Development Planning, dated July 15, 2015:
  1. That Recommendation #1 as contained in Item #6 of the Special Committee of the Whole Agenda dated July 16, 2015, be amended to include the following street name:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street “K”	Ridgepoint Road

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**ZONING BY-LAW AMENDMENT FILE Z.15.015  
SITE DEVELOPMENT FILE DA.15.035  
2306651 ONTARIO INC.  
WARD 1 - VICINITY OF JANE STREET AND RUTHERFORD ROAD**

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.15.015 (2306651 Ontario Inc.) BE APPROVED, to remove the Holding Symbol "(H)" from the subject lands, shown on Attachments #1 and #2, thereby effectively zoning the subject lands C1 Restricted Commercial Zone.
2. THAT Site Development File DA.15.035 (2306651 Ontario Inc.) BE APPROVED, to permit the development of a two-storey, 3,740 m<sup>2</sup> motor vehicle sales establishment (Grand Touring Automobiles) as shown on Attachments #3 to #6, 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 Planning Department;
    - ii) the grading and servicing plan, erosion and sediment control plan, and storm water management report shall be approved by the Vaughan Development Engineering and Infrastructure Planning Services Department;
    - iii) the Owner shall satisfy all requirements of Consent Application B046/14 for the creation of a new lot, and a Certificate of Official pursuant to Section 53 of the *Planning Act* shall be issued by the City Clerk's Office; and,
    - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA).
3. THAT the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the subject lands, 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 Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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**ZONING BY-LAW AMENDMENT FILE Z.06.058  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V10  
MOSAİK PINEWEST INC. (FORMERLY MAPLEWEST ESTATES INC.)  
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

**The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015:**

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.06.058 (Mosaik Pinewest Inc.) 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 and OS1 Open Space Conservation Zone to RD2 Residential Detached Zone Two, RD2(H) Residential Detached Zone Two with the Holding Symbol "(H)", RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", and OS1 Open Space Conservation Zone, in the manner shown on Attachment #4, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report, and subject to the following:
  - a) the Holding Symbol "(H)" shall not be removed from the subject lands or portion(s) thereof, until the following condition is satisfied:
    - i) On Lots 24 to 36 inclusive, the Holding Symbol "(H)" shall not be removed until the detailed design of the proposed pedestrian bridges (including approaches) and stormwater management ponds/infiltration galleries throughout the Block Plan is to the satisfaction of the City of Vaughan and the Toronto and Region Conservation Authority (TRCA). Further, the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary and that lots may be eliminated as necessary to accommodate the final design of the stormwater management ponds and pedestrian bridges, to the satisfaction of the City of Vaughan.
2. THAT Draft Plan of Subdivision File 19T-06V10 (Mosaik Pinewest Inc.), as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-06V10 (Mosaik Pinewest Inc.) not be issued until the implementing Official Plan Amendment (OPA) #744 is approved by the Ontario Municipal Board (OMB) and is in full force and effect, and a fully executed Landowner's Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works.
4. THAT should the approval of Official Plan Amendment (OPA) #744 result in modifications to the Official Plan or the Block 40/47 Plan, the zoning and Draft Plan of Subdivision File 19T-06V10 (Mosaik Pinewest Inc.) and supporting documents including the Master Environmental Servicing Plan (MESP) shall be revised to conform to the approved OPA #744 and the Block 40/47 Plan.
5. THAT prior to the registration of the first Draft Plan of Subdivision or any phase thereof of any Draft Plan of Subdivision located within the Block 40/47 Plan, the MESP must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City of Vaughan.

6. THAT Draft Plan of Subdivision File 19T-06V10 (Mosaik PineWest Inc.) shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
7. THAT Draft Plan of Subdivision File 19T-06V10 (Mosaik Pinewest Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 47 residential units (168 persons equivalent).
8. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-06V10 (Mosaik Pinewest Inc.) 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 Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

**The Special Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015, be approved;
- 2) That the following deputations be received:
  1. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge;
  2. Mr. Lou Pompili, AllCap Management Inc., Confederation Parkway, Vaughan;
  3. Ms. Josie Fedele, West Woodbridge Homeowners Association, Albany Drive, Woodbridge; and
  4. Mr. Angelo Italiano, Mapes Avenue, Woodbridge; and
- 3) That the coloured elevation drawing submitted by the applicant be received.

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.15.001 (2410658 Ontario Ltd.) BE APPROVED, to facilitate the expansion of a legal non-conforming continuous mix and batching asphalt plant use on the subject lands shown on Attachments #1 and #2 with the addition of 4 silos, an at grade truck scale, main drag (enclosed conveyor), a twin shaft coater (mixer), an elevator, aggregate recycle bin and a 45.82 m<sup>2</sup> control house addition, as shown on Attachments #3 to #6, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Agreement:

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- i) the Vaughan Planning Department shall approve the final site plan, building elevations, and wall and fencing detail;
- ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final grading plan, stormwater management report and noise report; and,
- iii) the Owner shall successfully obtain approval of Minor Variance Application A144/15 for the expansion of the legal non-conforming continuous mix and batching asphalt plant use, 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.

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**ZONING BY-LAW AMENDMENT FILE Z.14.019  
HIGHWAY 27 LANGSTAFF GP LIMITED AND CENTRAL CARPENTRY LIMITED  
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND LANGSTAFF ROAD**

**The Special Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015, be approved;**
- 2) That the confidential recommendation contained in Confidential Communication C1, from the Interim Commissioner of Legal & Administrative Services/City Solicitor, the Commissioner of Planning, and Legal Counsel, dated July 16, 2015, be approved;**
- 3) That the deputation of Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge, be received; and**
- 4) That Communication C5, from Mr. Thomas Barlow, Fasken Martineau, Bay Street, Toronto, dated July 16, 2015, be received.**

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

- 1. THAT Zoning By-law Amendment File Z.14.019 (Highway 27 Langstaff GP Limited and Central Carpentry Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to:
  - a) rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" (developable lands), and OS1 Open Space Conservation Zone with the Holding Symbol "(H)" (valleylands and stormwater management lands), in the manner shown on Attachments #3 and #4, together with the site-specific zoning exceptions as identified in Table 1 of this report;
  - b) the implementing zoning by-law include appropriate wording that will restrict the zoning by-law from coming into effect until the appeal of Vaughan Official Plan (VOP) 2010 is resolved and approved by the Ontario Municipal Board (OMB) and the provisions of VOP 2010 that apply to the subject lands are in full force and effect;



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- c) the Holding Symbol "(H)" shall not be removed from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone, as shown on Attachments #3 and #4, until:
- i) Site Development File DA.14.088, and any future phases thereof, have been approved by Vaughan Council, and addresses all of the outstanding site plan issues identified in this report;
  - ii) the City is in receipt of confirmation from the Toronto and Region Conservation Authority (TRCA) that the limits of the Natural Heritage Network and OS1 Open Space Conservation Zone in the northeast corner of the site has been appropriately delineated and any required adjustments to the zone boundaries be identified in the by-law to remove the Holding provision;
  - iii) confirmation that the block containing the stormwater management pond is appropriately sized based on Ministry of the Environment and Climate Change (MOECC), City of Vaughan and TRCA standards, and any required adjustments to the zone boundaries be identified in the by-law to remove the Holding provision;
  - iv) the City is in receipt of confirmation of the MOECC's Acknowledgement/Registration of the Record of Site Condition;
  - v) the final use(s) and location of the John Lawrie heritage dwelling (8682 Regional Road 27) to be located within the same block as the stormwater management pond, shall be determined to the satisfaction of the City and TRCA.

*Regional Councillor Di Biase declared an interest with respect to this matter, as he is a named defendant in a lawsuit by Di Poce Management, and did not take part in the discussion or vote on the matter.*

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**ZONING BY-LAW AMENDMENT FILE Z.03.024  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V05  
GOLD PARK HOMES INC., 840999 ONTARIO LIMITED AND  
PRIMA VISTA ESTATES INC.  
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

**The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015:**

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.03.024 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) 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 and OS1 Open Space Conservation Zone to RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RT1(H) Residential Townhouse Zone and C4(H) Neighbourhood Commercial Zone all with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park

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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, and subject to the following:

- a) the Holding Symbol "(H)", shall not be removed from the subject lands or portion(s) thereof until the following conditions are satisfied:
  - i) The final alignment of Teston Road is determined by York Region to the satisfaction of the City of Vaughan for Blocks 458 and 479, and the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary.
  - ii) On Lots 112 to 128 inclusive, Lots 152 to 163 inclusive, Lots 258 to 263 inclusive, and Lots 283 to 289 inclusive the Holding Symbol "(H)" shall not be removed until the detailed design of the proposed pedestrian bridges (including approaches) and stormwater management ponds/infiltration galleries throughout the Block Plan is to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA). Further, the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary and that lots may be eliminated as necessary to accommodate the final designs of the stormwater management ponds and pedestrian bridges, to the satisfaction of the City of Vaughan.
  - iii) The requirements of the Remedial Action Plan (RAP) and the submission of the Ministry of the Environment and Climate Change (MOECC) Record of Site Condition to the satisfaction of the City for all Lots and Blocks on the subject lands.
  - iv) On Lot 151, the Holding Symbol "(H)" shall not be removed until the appropriate structural setback from the adjacent cemetery has been determined through the detailed design review of the subdivision.
- 2. THAT Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) as red-line revised on July 16, 2015, and shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 of this report.
- 3. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) not be issued until the implementing Official Plan Amendment (OPA) #744 is approved by the Ontario Municipal Board (OMB) and in full force and effect, and a fully executed Landowner's Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works.
- 2. THAT should the approval of Official Plan Amendment (OPA) #744 result in modifications to the Official Plan or the Block 40/47 Plan, the zoning and Draft Plan of Subdivision File 19T-13V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) and supporting documents including the Master Environmental Servicing Plan (MESP) shall be revised to conform to the approved OPA #744 and the Block 40/47 Plan.
- 3. THAT prior to the registration of the first Draft Plan of Subdivision or any phase thereof of any Draft Plan of Subdivision located within the Block 40/47 Plan, the MESP must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City of Vaughan.

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6. THAT Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
7. THAT Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 536.5 residential units (1,906 persons equivalent).
8. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) shall include the following clause:

“The Owner shall provide parkland and/or 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 Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

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**ZONING BY-LAW AMENDMENT FILE Z.03.107  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V25  
1387700 ONTARIO LIMITED, ROYBRIDGE HOLDINGS LIMITED,  
LINDVEST PROPERTIES (PINE VALLEY) LIMITED AND  
LINDVEST PROPERTIES (PINE VALLEY RB) LIMITED  
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

**The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015:**

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.03.107 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) 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 RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol “(H)”, RD2 Residential Detached Zone Two, RD2(H) Residential Detached Zone Two with the Holding Symbol “(H)”, RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park 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, and subject to the following:
  - a) The Holding Symbol “(H)”, shall not be removed from the subject lands, or portion(s) thereof, until the following condition is satisfied:
    - i) On Lots 1 to 13 inclusive, Lots 359 to 372 inclusive and Block 373 until the detailed design of the stormwater management ponds/infiltration galleries in the Plan is to the satisfaction of the City of Vaughan and the Toronto and

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Region Conservation Authority (TRCA). Further, the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary and that lots may be eliminated, as necessary to accommodate the final design of the stormwater management pond, to the satisfaction of the City of Vaughan.

2. THAT Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited), as shown on Attachment #5, as red-line revised on July 16, 2015, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1 to this report.
3. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) not be issued until the implementing Official Plan Amendment (OPA) #744 is approved by the Ontario Municipal Board (OMB) and is in full force and effect, and a fully executed Landowner's Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works.
4. THAT should the approval of Official Plan Amendment (OPA) #744 result in modifications to the Official Plan or the Block 40/47 Plan, the zoning and Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited)) and supporting documents including the Master Environmental Servicing Plan (MESP) shall be revised to conform to the approved OPA #744 and the Block 40/47 Plan.
5. THAT prior to the registration of the first Draft Plan of Subdivision or any phase thereof of any Draft Plan of Subdivision located within the Block 40/47 Plan, the MESP must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City of Vaughan.
6. THAT Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
7. THAT Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 418 residential units (1,474 persons equivalent).
8. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) shall include the following clause:

"The Owner shall provide parkland and/or 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 Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment."

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**ZONING BY-LAW AMENDMENT FILE Z.07.002  
DRAFT PLAN OF SUBDIVISION FILE 19T-07V01  
2097500 ONTARIO LIMITED  
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

**The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015:**

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.07.002 (2097500 Ontario Limited) 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 RD1 Residential Detached Zone One, RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone and OS2 Open Space Park 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-07V01 (2097500 Ontario Limited), BE APPROVED, subject to the Conditions of Approval set out in Attachment #1 to this report.
3. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-07V01 (2097500 Ontario Limited) not be issued until the implementing Official Plan Amendment (OPA) #744 is approved by the Ontario Municipal Board (OMB) and is in full force and effect, and a fully executed Landowner's Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works.
4. THAT should the approval of Official Plan Amendment (OPA) #744 result in modifications to the Official Plan or the Block 40/47 Plan, the zoning and Draft Plan of Subdivision File 19T-07V01 (2097500 Ontario Limited) and supporting documents including the Master Environmental Servicing Plan (MESP) shall be revised to conform to the approved OPA #744 and the Block 40/47 Plan.
5. THAT prior to the registration of the first Draft Plan of Subdivision or any phase thereof of any Draft Plan of Subdivision located within the Block 40/47 Plan, the MESP must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City of Vaughan.
6. THAT Draft Plan of Subdivision File 19T-07V01 (2097500 Ontario Limited) shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
7. THAT Draft Plan of Subdivision File 19T-07V01 (2097500 Ontario Limited) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 83.5 residential units (299 persons equivalent).
8. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-07V01 (2097500 Ontario 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

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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.”

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**ZONING BY-LAW AMENDMENT FILE Z.14.010  
DRAFT PLAN OF SUBDIVISION FILE 19T-14V004  
LILIANA DAMIANI  
WARD 3 - VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE**

**The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015:**

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.14.010 (Liliana Damiani) 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 RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol “(H)”, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)”, A Agricultural Zone, OS1 Open Space Conservation Zone and OS2(H) Open Space Park Zone with the Holding Symbol “(H)”, 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, and subject to the following:
  - a) the Holding Symbol “(H)” shall not be removed from the subject lands or portion(s) thereof, until the following condition is satisfied:
    - i) On Lots 1 to 4 inclusive, Lot 93, Lot 94 and Block 110 the Holding Symbol “(H)” shall not be removed until the Ministry of Tourism, Culture and Sport approves all outstanding reports respecting archeological assessment, to the satisfaction of the City of Vaughan.
2. THAT Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani), as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) not be issued until the implementing Official Plan Amendment (OPA) #744 is approved by the Ontario Municipal Board (OMB) and is in full force and effect, and a fully executed Landowner’s Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works.
4. THAT should the approval of Official Plan Amendment (OPA) #744 result in modifications to the Official Plan or the Block 40/47 Plan, the zoning and Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) and supporting documents including the Master Environmental Servicing Plan (MESP) shall be revised to conform to the approved OPA #744 and the Block 40/47 Plan.
5. THAT prior to the registration of the first Draft Plan of Subdivision or any phase thereof of any Draft Plan of Subdivision located within the Block 40/47 Plan, the MESP must be approved to

the satisfaction of the Toronto and Region Conservation Authority, York Region and the City of Vaughan.

6. THAT Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
7. THAT Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 101 residential units (362 persons equivalent).
8. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) 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 Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

**The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated July 16, 2015:**

The City Clerk recommends:

1. That September 25, 2015 be proclaimed as Franco-Ontarian Day in the City of Vaughan;
2. That the Franco-Ontarian flag be raised at Vaughan City Hall on September 25, 2015 for a period no longer than one week in accordance with the Flag Raising/Half Masting policy; and
3. That the proclamation be posted on the City's website and published on the City Page Online;

**The Special Committee of the Whole recommends:**

- 1) That the confidential recommendation of the Committee of the Whole (Closed Session) meeting of July 16, 2015, be approved;
- 2) That the following report of the Interim Commissioner of Legal & Administrative Services/City Solicitor, dated July 16, 2015, be received;

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- 3) That Confidential Communication C2, from the Interim Commissioner of Legal & Administrative Services/City Solicitor, the Commissioner of Planning and Legal Counsel, dated July 14, 2015, be received; and
- 4) That the deputation of Mr. Leo Longo, Aird & Berlis LLP, be received.

**Recommendation**

The Interim Commissioner of Legal & Administrative Services/City Solicitor recommends:

1. That the Confidential Communication from the Interim Commissioner of Legal & Administrative Services/City Solicitor be received.

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**OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**17.2 RECESS INTO CLOSED SESSION**

The Committee of the Whole recessed into Closed Session at 5:04 p.m. for the purpose of receiving legal advice with respect to Item 16:

**ONTARIO MUNICIPAL BOARD  
ZONING BY-LAW AMENDMENT Z.14.038  
SITE PLAN APPLICATION DA.14.071  
8204 & 8210 PINE VALLEY DRIVE  
WARD 2**

The Committee of the Whole reconvened into open session at 6:24 p.m. with the following Members present:

Councillor Sandra Yeung Racco, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Michael Di Biase  
Regional Councillor Mario Ferri  
Councillor Tony Carella  
Councillor Rosanna DeFrancesca  
Councillor Marilyn Iafrate

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The meeting adjourned at 6:26 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair