

CITY OF VAUGHAN
REPORT NO. 30 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on June 24, 2014*

The Committee of the Whole met at 11:05 a.m., on June 17, 2014.

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

The following items were dealt with:

1 **PROCLAMATION REQUEST**
UNITED JEWISH APPEAL OF GREATER TORONTO WEEK

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 17, 2014:

Recommendation

The City Clerk recommends:

1. That the week of September 7 to September 13, 2014 be proclaimed as "United Jewish Appeal of Greater Toronto Week"; and
2. That the proclamation be posted on the City's website and published on the City Page Online.

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

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 17, 2014:

Recommendation

The City Clerk recommends:

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1. That September 25, 2014 be proclaimed "Franco-Ontarian Day";
2. That the Franco-Ontarian Flag be raised on September 25, 2014 at Vaughan City Hall; and
3. That the proclamation be posted on the City's website and published on the City Page Online.

**3 PIERRE BERTON DISCOVERY CENTRE FUNDRAISING TASK FORCE
 FINDINGS REPORT**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Clerk, dated June 17, 2014, be approved subject to replacing the words "look for" in recommendation 4. with "identify".**

Recommendation

The City Clerk, on behalf of the Pierre Berton Discovery Centre Fundraising Task Force, forwards the following recommendation from its meeting of May 23, 2014 (report No. 3, Item 1) for consideration:

1. That the Findings Report set out in Attachment 1, be received;
2. That Council consider re-establishing a future Fundraising Task Force in the next term of Council to continue the work that the current Task Force has started in order to maintain the momentum and interest in the project;
3. That the current members of the Task Force be invited to apply for the next term of the Task Force in addition to other members of the community, to continue the work of the Task Force;
4. That City staff continue to look for funding sources/opportunities for the project;
5. That Council look at establishing a phased-in approach for the use of church site as the Phase 1 Discovery Centre and ensure that Phase 1 renovations to the building can easily accommodate a larger footprint for future expansion of the building in a second phase;
6. That Council consider adding to the 2015 Budget funding for a study and proposed architectural drawings on the renovations and upgrades to the current church building to allow for both Phase 1 of the Discovery Centre and some public/community uses to be determined for the site;
7. That Council consider establishing a smaller program at the site utilizing the same vision and mandate of the Discovery Centre, in addition to other public uses for the building;
8. That the goal of this smaller program at the site be to assist in advancing the interest and support for the centre, until such time as significant funding is available to fully develop the Discovery Centre in Kleinburg; and
9. That the reserve monies for this project, estimated to be approximately \$654,000, be used to develop the smaller "Discovery Centre" program for the building.

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- iii. the owner shall enter into a Development Agreement and any other agreement as required, with the City of Vaughan, to provide for the necessary road and infrastructure improvements to the satisfaction of the City;
- iv. the owner shall submit to the City of Vaughan a Record of Site Condition (RSC) filed on the Ministry of the Environment (MOE) Environmental Site Registry, and include all documentation relied upon for the filing along with the Ministry of the Environment (MOE) acknowledgment letter;
- v. the owner shall satisfy all requirements of the Vaughan Public Works Department respecting waste management on the site;
- vi. the owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA);
- vii. the owner shall satisfy all requirements of Canadian Pacific Railway (CPR); and,
- viii. the owner shall satisfy all requirements of York Region.

Councillor Carella declared an interest with respect to the foregoing matter as he is an officer of the corporation of the neighbouring property of this site development application, and did not take part in the discussion or vote on the matter.

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**OFFICIAL PLAN AMENDMENT FILE OP.13.003
ZONING BY-LAW AMENDMENT FILE Z.13.005
PORTSIDE DEVELOPMENTS (KIPLING) INC.
WARD 2 - VICINITY OF KIPLING AVENUE AND REGIONAL ROAD 7**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014, be approved; and**
- 2) **That the following deputations and Communication be received:**
 - 1. **Mr. Jeffrey E. Streisfield, Land Law, and Communication C1, dated June 11, 2014;**
 - 2. **Mr. Michael Manett, Michael S. Manett Planning Services Inc., Foxwood Road, Thornhill; and**
 - 3. **Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge.**

Recommendation

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

- 1. **THAT Official Plan Amendment File OP.13.003 and Zoning By-law Amendment File Z.13.005 (Portside Developments (Kipling) Inc.), BE REFUSED.**
- 2. **THAT City Staff and external consultants be directed to attend the Ontario Municipal Board Hearing in support of the refusal.**

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**OFFICIAL PLAN AMENDMENT FILE OP.13.005
ZONING BY-LAW AMENDMENT FILE Z.13.008
SITE DEVELOPMENT FILE DA.13.016
CELEBRATION ESTATES INC.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND KIPLING AVENUE**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 24, 2014; and**
- 2) That the following deputations be received:**
 - 1. Ms. Marlene Saunders, Lansdowne Avenue, Woodbridge; and**
 - 2. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc, Mapes Avenue, Woodbridge.**

Recommendation

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

1. THAT Official Plan Amendment File OP.13.005 (Celebration Estates Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, specifically to redesignate the subject lands from "Low-Rise Residential" to "Mid-Rise Residential" with a maximum Floor Space Index (FSI) of 3.5 and building height of 10-storeys.
2. THAT Zoning By-law Amendment File Z.13.008 (Celebration Estates Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R3 Residential Zone to RA3 Apartment Residential Zone, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT Site Development File DA.13.016 (Celebration Estates Inc.) BE APPROVED, to permit the development of an apartment building having a 5-storey component with frontage on Lansdowne Avenue and a 10-storey component on Regional Road 7, containing 154 units, with a Floor Space Index (FSI) of 3.5 and 208 parking spaces as shown on Attachments #3 to #8, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevation plans and landscape plan;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site grading and servicing plans, underground parking plans, Traffic Impact Study/Traffic Demand Management Plan, noise report and storm water management report;
 - iii. the owner shall satisfy all requirements of the Toronto and Region Conservation Authority, and,
 - iv. the owner shall withdraw their appeals to VOP 2010.
4. THAT Vaughan Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System.

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“IT IS HEREBY RESOLVED THAT Site Development File DA.13.016 be allocated sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System for a total of 154 residential units.”

5. 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 5% of the value of the subject lands, or a fixed unit rate per unit, whichever is higher, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s “Cash-In-Lieu of Parkland Policy”.
6. THAT the owner contribute financially towards traffic calming measures or roadway improvements required on Lansdowne Avenue and/or Burwick Avenue.
7. THAT Vaughan Council direct the Vaughan Planning Department, Policy Planning Division, to undertake a land use study for the area at the northeast quadrant of the Kipling Avenue and Regional Road 7 intersection as shown on Attachment #2, with the final boundaries to be determined by the Planning Department, Policy Planning Division, to address land use designations, density and building heights and identify opportunities where intensification may occur. A Transportation Study should also be carried out in conjunction with the land use study.

7

**CONCORD GO CENTRE SECONDARY PLAN - FILE 26.3
CITY OF VAUGHAN RESPONSE TO PUBLIC, GOVERNMENT,
AND AGENCY SUBMISSIONS
RELATED FILE: OP.07.013, 1834374 ONTARIO INC.
WARDS 4 AND 5**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Policy Planning, dated June 17, 2014, be approved;**
- 2) **That Confidential Communication C5 from the Director of Legal Services, dated June 16, 2014, be received;**
- 3) **That the following deputations and Communication be received:**
 1. **Dr. Malgosia Askanas, Rockview Gardens, Concord;**
 2. **Dr. Paul Correa, Concord West Ratepayers, Rockview Gardens, Concord;**
 3. **Ms. Josephine Mastrodicasa, Hillside Avenue, Concord; and**
 4. **Mr. Philip Levine, IBI Group, Richmond Street West, Toronto and Communication C10, dated June 16, 2014; and**
- 4) **That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Policy Planning recommend:

1. THAT the “Track Changes” version of the draft Concord GO Centre Secondary Plan (June 2014), forming Attachment 10 to this report, reflecting the modifications set out in the section of the report entitled “Issues Resulting in Substantial Changes to the Plan” and in Attachment 9 “Response Table for Agency and Public Comments”, BE APPROVED and be forwarded to

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a future Council meeting for adoption, subject to any further direction resulting from this meeting and final staff review.

2. THAT the adopted Secondary Plan be forwarded to York Region for approval as an insertion into Volume 2 of the Vaughan Official Plan 2010, being the incorporation of a new Section 11.12 "Concord GO Centre" as one of the "Secondary Plan Areas" identified on Schedule 14-A to Volume 1 of VOP 2010.
3. THAT staff be directed to initiate, for consideration through the Capital Budgeting process, the preparation of:
 - a) A Feasibility Study to establish whether an east-west street from Bowes Road north of Highway 7, extending over (or under) the GO Rail line, into the Concord GO Centre Secondary Plan Area (Area 1) is justified (Projected to Commence: 2015);
 - b) A Comprehensive Transportation Study to address the post-Phase 1 development of the Concord GO Secondary Plan Area for the purposes of identifying the level of development in subsequent phases and any concurrent transportation improvements (Projected to Commence: 2016).

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**ZONING BY-LAW AMENDMENT FILE Z.13.045
SITE DEVELOPMENT FILE DA.13.110
BLACKWOOD REAL ESTATE GENERAL PARTNER I LTD.
WARD 3 - VICINITY OF WESTON ROAD AND HIGHWAY 407**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

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

1. THAT Zoning By-law Amendment File Z.13.045 (Blackwood Real Estate General Partner I Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone and C7 Service Commercial Zone, subject to site-specific Exception 9(1332) to EM1 Prestige Employment Area Zone together with the site-specific zoning exceptions identified in Table 1 of this report to facilitate the development of a 3-storey Health Fitness Centre and accessory uses as shown on Attachments #5 to #9.
2. THAT Site Development File DA.13.110 (Blackwood Real Estate General Partner I Ltd.) BE APPROVED, to permit the development of a 3-storey Health and Fitness Centre, in the manner shown on Attachments #5 to #9, subject to the following conditions:
 - a. that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, signage, building elevations and temporary membership/employment office elevations;

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- ii. the Vaughan Development / Transportation Engineering Department shall approve the final site servicing and grading plan and stormwater management plan;
 - iii. the owner shall enter into an agreement with the Vaughan Development/Transportation Engineering Department for the servicing during the duration of the Temporary Membership / Employment Office, if required;
 - iv. the owner shall satisfy all requirements of the Ministry of Transportation; and,
 - v. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department.
- b) that the Site Plan Letter of Undertaking 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 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 Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
 - ii. Prior to release of a separate Site Plan Letter of Credit, the owner shall design and construct at no cost to the City, a 1.5m wide sidewalk (at \$90/metre), on the east side of Weston Road between Century Place and the northern driveway (across from the 407ETR ramp), and one pedestrian connection to the sidewalk as per the approved site plan, to the satisfaction of the City of Vaughan, Region of York, 407ETR and Ministry of Transportation. The owner shall obtain all necessary approvals to construct the sidewalk. The owner shall post this Site Plan Letter of Credit with the City of Vaughan to construct the sidewalk and pedestrian connections incurred by the value of the sidewalk.
 - iii. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

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**STREET NAME APPROVAL
STREET NAME RESERVE LIST & HERITAGE STREET NAME RESERVE LIST
CITY OF VAUGHAN
ALL WARDS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014:

Recommendation

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

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1. THAT the street names shown on Attachment #1, BE APPROVED, and be added to the City's Street Name Reserve List.
2. THAT the street names shown on Attachment #2, BE APPROVED, and be added to the City's Heritage Street Name Reserve List for use in the Kleinburg community.

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**ZONING BY-LAW AMENDMENT FILE Z.13.047
706147 ONTARIO INC.
WARD 1 - VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014:

Recommendation

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

1. THAT Zoning By-law Amendment File Z.13.047 (706147 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically the R1 Residential Zone, to permit a Business or Professional Office (office of a real estate agent) as an additional permitted use together with the site-specific zoning exceptions identified in Table 1 of this report on the subject lands shown on Attachments #1 and #2.

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**ZONING BY-LAW AMENDMENT FILE Z.12.019
SITE DEVELOPMENT FILE DA.12.045
ZEPKO HOLDINGS INC.
WARD 1 – VICINITY OF KING-VAUGHAN ROAD AND HIGHWAY 400**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014:

Recommendation

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

1. THAT Zoning By-law Amendment File Z.12.019 (Zepco Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically the A Agricultural Zone, on the subject lands shown on Attachments #1 and #2, to maintain a Truck Parking Facility and Material Storage Use as defined in this report and accessory office and truck repair uses for a temporary maximum period of 3 years (maximum permitted under the Planning Act), in the manner shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT prior to the implementation of the Zoning By-law, the owner shall acquire a Temporary Easement (less than 21 years) over a portion of the lands to the south of the subject lands, for the maneuvering of trucks, as identified on Attachment #3, and the Temporary Easement must be registered with the Land Registry Office to the satisfaction of the Vaughan Planning Department.

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3. THAT Site Development File DA.12.045 (Zepco Holdings Inc.) BE APPROVED, to recognize the existing temporary Truck Parking Facility and Material Storage Use, as shown on Attachment #3, subject to the following conditions:
 - a. That prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan;
 - ii. the Vaughan Building Standards Department shall approve the final site servicing plan; and,
 - iii. the Vaughan Development/Transportation Engineering Department shall approve the final site plan, Noise Report and Storm Water Management Brief.
 - b. That the Site Plan Letter of Undertaking include the following provisions:
 - i. the owner shall acknowledge and abide by the half load restriction on King-Vaughan Road;
 - ii. the owner shall asphalt pave the driveway apron and provide a \$10,000 Letter of Credit to the City of Vaughan to cover the cost of any necessary repairs or improvements to King-Vaughan Road which are necessary due to damage from trucks entering and leaving the site;
 - iii. a maximum of 11 people can be employed in accordance with the on-site septic system report; and,
 - iv. a Building Permit for the on-site septic system be obtained.

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**ZONING BY-LAW AMENDMENT FILE Z.14.018
SITE DEVELOPMENT FILE DA.14.002
SOBEYS CAPITAL INCORPORATED
WARD 2 - VICINITY OF LANGSTAFF ROAD AND NEW HUNTINGTON ROAD**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

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

1. That Zoning By-law Amendment File Z.14.018 (Sobeys Capital Incorporated) BE APPROVED, to remove the Holding Symbol "(H)" from a portion of the subject lands as shown on Attachment #2, thereby effectively zoning these lands EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone, subject to Exception 9(1254).
2. That Site Development File DA.14.002 (Sobeys Capital Incorporated) BE APPROVED, to permit the Phase 2 development of the subject lands shown on Attachments #1 and #2, with

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a one-storey, industrial building expansion comprised of a warehouse facility and office and minor exterior modifications to Phase 1, as shown on Attachments #3 to #5, subject to the following conditions:

- a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevations, landscape plan and signage plan;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, and stormwater management report;
 - iii. the owner shall satisfy all conditions and requirements of the Toronto and Region Conservation Authority (TRCA) and the Ministry of Transportation (MTO);
 - iv. the owner shall have applied and successfully obtained approval from the Vaughan Committee of Adjustment for a Minor Variance Application for the required site-specific exceptions to Zoning By-law 1-88 as identified in Table 1 of this report, and if approved, the Committee's decision shall be final and binding;
 - v. the owner shall amend the approved Site Plan Agreement for Phase 1, to include the proposed modifications, consisting of new sidewalk, new curbing, and revised parking stall layout, to the satisfaction of the City of Vaughan;
 - vi. the owner shall provide confirmation that the proposed development continues to conform to the Block 57/58 West MESP;
 - vii. the Zoning By-law to remove the "H" Holding Symbol on the subject lands shall be in full force and effect;
 - viii. the owner shall, if applicable, pay all required Development Charges, and Special Service Area Development Charges to the satisfaction of the Vaughan Development Finance and Investments Department.
- b) that the implementing Site Plan Letter of Undertaking 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 2% of the value of the subject lands for the Phase 2 area, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. 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 approval shall form the basis of the cash-in-lieu payment; and
 - ii. the cash-in-lieu payment in accordance with Section 42 of the Planning Act will not be required as long as the Vaughan Council Policy waiving such payment remains in effect for industrial land.

**13 YORK REGION SANITARY SEWER WORKS AT MARITA PAYNE PARK
IN THE NORTH DON COLLECTOR
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Commissioner of Engineering and Public Works, dated June 17, 2014:

Recommendation

The Commissioner of Planning and the Commissioner of Engineering and Public Works, in consultation with the Director of Parks Development, Director of Public Works, Manager of Parks Operations, Manager of Parks Services and Senior Manager of Real Estate, recommend:

1. That this report regarding the proposed works by York Region for the York-Durham sanitary sewer rehabilitation project, located within Marita Payne Park, be received for information.

**14 ZONING BY-LAW AMENDMENT FILE Z.12.026
1738283 ONTARIO INC.
WARD 2 - VICINITY OF KIPLING AVENUE AND LANGSTAFF ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014:

Recommendation

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

1. THAT Zoning By-law Amendment File Z.12.026 (1738283 Ontario Inc.) BE APPROVED, for the subject lands shown on Attachments #1 and #2, to amend City of Vaughan Zoning By-law 1-88, specifically to rezone Part "A" of the subject lands from A Agricultural Zone to R2 Residential Zone and Part "B" of the subject lands from R2 Residential Zone to A Agricultural Zone, in the manner shown on Attachments #3 and #4 to facilitate the creation of 3 residential lots to be developed with single detached dwellings, and to maintain an existing lot with two heritage dwellings on lands to remain A Agricultural Zone, together with the site-specific zoning exceptions identified in Table 1 of this report.

**15 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-14V001
WOODBIDGE CROSSING LTD.
WARD 2 - VICINITY OF KIPLING AVENUE AND MEETING HOUSE ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014:

Recommendation

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

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-14V001 (Woodbridge Crossing Ltd.) BE APPROVED, subject to the conditions set out in Attachment #1.

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**SITE DEVELOPMENT FILE DA.14.038
BIALIK HEBREW DAY SCHOOL
WARD 4 - VICINITY OF BATHURST STREET AND LEBOVIC CAMPUS DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.14.038 (Bialik Hebrew Day School) BE APPROVED, to facilitate the development of an 868 m² addition to the existing private school subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Planning Department shall approve the final site plan, elevation drawings and landscape plan;
 - ii) the Vaughan Development / Transportation Engineering Department shall approve the final site servicing and grading plan and stormwater management report;
 - iii) the owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA)

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**PROCUREMENT OF A CONSULTANT
VAUGHAN METROPOLITAN CENTRE URBAN DESIGN GUIDELINES
FILE 25.5.12.3
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Urban Design, dated June 17, 2014:

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Urban Design recommend:

1. THAT staff be authorized to prepare and release a Request for Proposal (RFP) to retain a consultant to develop the Vaughan Metropolitan Centre Urban Design Guidelines and that the project be funded from the approved Capital Project DP-9538-14.
2. THAT staff report back to a future Committee of the Whole meeting with a Recommendation for Award of Contract.

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**SITE DEVELOPMENT FILE DA.14.014
ROYAL 7 DEVELOPMENTS LTD.
WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, the Interim Director of Planning/Director of Development Planning and Manager of Development Planning, dated June 17, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.14.014 (Royal 7 Developments Ltd.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 37-storey residential apartment (future condominium) building, located on a podium ranging in height from one to five-storeys, consisting of 351 residential units and 2,102 m² of ground floor commercial area, as shown on Attachments #4 to #10, subject to the following conditions:
 - a) that prior to the execution of the implementing Site Plan Agreement:
 - i. the Vaughan Planning Department shall approve the final site plan, landscape plans, building elevations, signage plans, wind study, and shadow study;
 - ii. the owner shall redesign the landscape plan along the north limit of the subject lands to provide a pedestrian connection from the central park area to the Black Creek, to the satisfaction of the Vaughan Planning Department;
 - iii. the Vaughan Development/Transportation Engineering Department shall approve:
 1. the final site servicing plan, site grading plan, stormwater management plan, storm area drainage design, erosion and sediment control plan, environmental noise report, geotechnical/soils report, and transportation demand management plan; and,
 2. the final street sections, photometric lighting plan, and parking level plans;
 - iv. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department; and,
 - v. the owner shall satisfy all hydro requirements of Power Stream Inc.
 - b) that the Site Plan Agreement include the following provisions:
 - i) "For residential high-density development, the owner shall dedicate parkland equivalent to 1 hectare per 300 units and/or pay to City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a fixed rate

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per unit prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy."

- ii) "The owner shall provide a separate Letter of Credit in the sum of \$97,650.77 (0.3895 ha @ \$250,708.00 per hectare), as security for its proportionate share of the cost of the "VMC Jane/Hwy 7 Stormwater Management and Black Creek Flood & Erosion Works".
 - iii) "The Owner shall provide a separate Letter of Credit in the sum of \$97,650.77 (0.3895 ha @ \$250,708.00 per hectare), as security for its proportionate share of the cost of the VMC Jane/Highway 7 Stormwater Management and Black Creek Flood and Erosion Works".
2. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol, dated October 29, 2013:

"IT IS HEREBY RESOLVED THAT Site Development File DA.14.014 be allocated sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System for a total of 258 residential units. This is in addition to the remaining (93 residential units) servicing capacity originally allocated on November 14, 2005 to Plan of Subdivision File19T-00V21."

19

**SITE DEVELOPMENT FILE DA.13.107
WEST WOODBRIDGE VILLAGE TOWNS LTD.
WARD 2 - VICINITY OF KIPLING AVENUE AND MEETING HOUSE ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, the Interim Director of Planning/Director of Development Planning and Manager of Development Planning, dated June 17, 2014, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning, the Interim Director of Planning/Director of Development Planning and Manager of Development Planning recommend:

- 1. THAT Site Development File DA.13.107 (West Woodbridge Village Towns Ltd.) BE APPROVED, for the subject lands shown on Attachments #1 and #2 to facilitate the development of 56, 3-storey townhouse units and 1 detached dwelling unit served by a private common element condominium road and 14 visitor parking spaces as shown on Attachments #3 to #7, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevations, and landscape plan;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, stormwater management

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- report, and the required revisions to the proposed fence along the south lot line;
- iii. the Vaughan Public Works Department shall approve the final waste management plan and waste collection design standards;
 - iv. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department, Canadian Pacific Railway, and the Toronto and Region Conservation Authority (TRCA); and,
 - v. the related Draft Plan of Subdivision (File 19T-12V010) shall be registered.
- b) that the Site Plan Agreement 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 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;
 - ii. a warning clause shall be included in all Agreements of Purchase and Sale or Lease, and in the Condominium Agreement and Condominium Declaration advising all future owners/tenants/lessees that the development will not be served by municipal garbage pick-up/recycling or snow plowing, and that such services will be privately administered by the Condominium Corporation;
 - iii. the Owner shall grant an easement in favour of the City of Vaughan for access over the private amenity space/tot lot located at the southwest corner of the subject lands (Attachment #3) should the lands to the immediate west be used for a public park. The Site Plan Agreement shall include all requirements and conditions respecting the amenity area lands identified in this report.
2. THAT an Administrative Correction to Zoning By-law 1-88, BE APPROVED, specifically to amend site-specific Exception 9(1388) by deleting Schedule "E-1515" and substituting a new Schedule "E-1515" that accurately reflects the required road widening and daylight triangle along Kipling Avenue, and any additional zoning exceptions inadvertently omitted in the original implementing zoning by-law.
3. THAT the following street name for the proposed private road shown on Attachment #3, BE APPROVED:

STREET

Private Drive

PROPOSED NAME

Citypark Circle

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**SITE DEVELOPMENT FILE DA.14.032
YORK CATHOLIC DISTRICT SCHOOL BOARD
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, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.14.032 (York Catholic District School Board) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a new two-storey elementary school as shown on Attachments #3 to #6 inclusive, subject to the following conditions:
 - a. the Vaughan Planning Department shall approve the final site plan, landscape plan, photometric lighting plan, pylon sign design, and building elevations;
 - b. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, erosion and sediment control plan, stormwater management report, and traffic impact study;
 - c. the School Board shall satisfy all waste management requirements of the Vaughan Public Works Department; and,
 - d. the School Board shall successfully obtain approval from the Vaughan Committee of Adjustment for the required exceptions to Zoning By-law 1-88, as 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.

21

**SITE DEVELOPMENT FILE DA.14.025
CONDOR PROPERTIES LIMITED/MUZZO BROTHERS GROUP INC.
WARD 4 – VICINITY OF LANGSTAFF ROAD AND NORTH RIVERMEDE ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

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

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1. THAT Site Development File DA.14.025 (Condor Properties Limited/Muzzo Brothers Group Inc.) BE APPROVED, to facilitate the development of a 1,522.84 m² 2-storey banquet hall with two levels of underground parking, and a 2,259.90 m² 1-storey multi-unit employment building, as shown on Attachments #3 to #6 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, elevation drawings, landscape plans and signage details;
 - ii. the Vaughan Development / Transportation Engineering Department shall approve the final site servicing and grading plan and stormwater management report;
 - 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; and,
 - iv. the owner shall satisfy all requirements of York Region.

22 **OFFICIAL PLAN AMENDMENT FILE OP.12.010**
ZONING BY-LAW AMENDMENT FILE Z.12.025
1834371 ONTARIO INC. (LIBERTY DEVELOPMENT CORPORATION)
WARD 4 - VICINITY OF REGIONAL ROAD 7 AND MAPLECRETE ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014, be approved;
- 2) That the following be approved in accordance with Communication C11 from the Commissioner of Planning, dated June 16, 2014:
 1. That Recommendation 3.d) in Item #22 (Liberty Development Corporation) of the Committee of the Whole report dated June 17, 2014, be deleted and replaced with the following condition for the removal of the Holding Symbol "(H)":
 - "d) the owner shall carry out the Environmental Site Assessment (ESA) 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). The approval of the Site Development Application to proceed to a technical report to the Committee of the Whole will be conditional on the proponent addressing outstanding ESA comments to the satisfaction of the City including the review and acceptance of a Remedial Action Plan. The RSC and ESA reports relied upon for the RSC filing will be a condition of site plan approval of the Site Development File DA.13.021 and will be required prior to the issuance of a Building Permit."
- 3) That Confidential Communication C8, from Legal Counsel, dated June 16, 2014, be received; and
- 4) That the deputation of Mr. Barry Horosko, Brattys LLP, be received.

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Recommendation

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

1. THAT Official Plan Amendment File OP.12.010 (1834371 Ontario Inc. (Liberty Development Corporation)) BE APPROVED, specifically to amend OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #528 and OPA #663 (The Avenue 7 Land Use Future Study Plan), to extend the limits of the "Gateway Site" designation (applicable to 2951 Road 7 and 190 Maplecrete Road) to include the property municipally known as 180 Maplecrete Road, in order to apply a consistent maximum building height of 35 storeys and a density of 5.5 Floor Space Index (FSI) on the entirety of the subject lands, as shown on Attachment #2.
2. THAT Zoning By-law Amendment File Z.12.025 (1834371 Ontario Inc. (Liberty Development Corporation)) BE APPROVED, to rezone the subject lands from C8 Office Commercial Zone, C8(H) Office Commercial Zone with the Holding Symbol "(H)", and EM1 Prestige Employment Area Zone to C9(H) Corporate Centre Zone and OS2(H) Open Space Park Zone, both with the Holding Symbol "(H)" in the manner shown on Attachment #11, together with the site-specific zoning exceptions identified in Table 2 in the zoning section of this report to implement the conceptual site plan shown on Attachment #4.
3. THAT the Holding Symbol "(H)" shall not be removed from the subject lands (or a portion thereof) zoned C9(H) Corporate Centre Zone and OS2(H) Open Space Park Zone until such time that the following conditions are addressed, to the satisfaction of the City of Vaughan:
 - a) Vaughan Council shall have approved a Site Development application for the subject lands, or a portion thereof;
 - b) the approval of a site plan for the respective development of Phases 2 and 3 on the subject lands shown on Attachment #3, shall not proceed until a building permit has been issued for the 12-storey, 20,207 m² GFA office building in Phase 1;
 - c) the water supply and sewage servicing capacity has been identified and allocated to the subject lands by Vaughan Council;
 - d) 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). The complete Environmental Site Assessment (ESA) will include the ESA Phase 2, which will then determine the requirement of an ESA Phase 3 (a Remediation Plan), and finally the subsequent Remediation Plan Implementation Report. The approval of a Site Development Application will be conditional on, if required, the review and approval of the Remediation Plan. However, the review and approval of the Remediation Plan Implementation Report and the RSC will be a condition of site plan approval of Site Development File DA.13.021 and will be required prior to the submission of any Building Permit;
 - e) the owner shall contribute to community benefits as mutually agreed to with the City of Vaughan through an executed density bonussing agreement between both parties and satisfied at the Phase 1 site development stage; and,
 - f) all strata title arrangements shall be finalized and details respecting, but not limited to, access, maintenance, liability, cross section details, and monetary contributions shall have been agreed upon by the owner with the City and all the necessary agreements shall be executed.

23

**TELECOMMUNICATION FACILITY SITING PROTOCOL
TASK FORCE FINDINGS REPORT – STAFF REVIEW AND RESPONSE
ALL WARDS**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014, be approved; and**
- 2) That the revised ‘Protocol’ include strategies for ensuring the following:**
 - 1. That potential sites for telecommunications towers be pre-identified in all future block plans; and**
 - 2. That the party proposing each new tower be required to plan for the future accommodation of co-locating service providers by licensing sufficient compound space and by building towers of sufficient height to permit such accommodations.**

Recommendation

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

1. THAT Vaughan Council BE ADVISED that the Vaughan Planning Department supports Recommendations #1 to #3, #5 to #7, #9 to #11, #15 to #18, #20, #22 to #24, #26, #27, #29, #31 to #32, and #35 of the Telecommunication Facility Siting Protocol Task Force.
2. THAT Vaughan Council BE ADVISED that the Vaughan Planning Department supports Recommendations #4, #8, #12 to #14, #19, #21, #25, #28, #30, #33 and #34 of the Telecommunication Facility Siting Protocol Task Force, subject to the responses and amendments contained in this report.
3. THAT the Vaughan Planning Department be directed to prepare a new City of Vaughan Telecommunication Facility Siting Protocol (“Protocol”), for consideration at a future Committee of the Whole (Working Session) meeting, in early 2015.

24

**STOP-UP AND CLOSE PUBLIC HIGHWAY
PORTIONS OF BARONS STREET
NASHVILLE HEIGHTS – BLOCK 61 WEST
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated June 17, 2014:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, in consultation with the Director of Legal Services, recommend:

1. That the portions of Barons Street, described as Part 4 on Reference Plan 65R-34793 and Parts 5 and 6 on Plan 65R-34906, are declared surplus as they are no longer required as public highway; and

- 25 ASSUMPTION AND COMPLETION OF OUTSTANDING WORKS
 MAPLECREST ESTATES SUBDIVISION
 PLAN OF SUBDIVISION 65M-3225 (19T-96V03)
 WARD 1 – VICINITY OF MCNAUGHTON DRIVE AND KEELE STREET**

Recommendation

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3225; and
2. That staff retain the necessary contractor(s) to complete the priority outstanding municipal works in the subdivision with funding from the development securities held by the City (Cash deposit) in the amount of \$257,584.59.

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated June 17, 2014:

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

- 21

27

**ASSUMPTION – JRN HOLDINGS SUBDIVISION, PHASE 2
PLAN OF SUBDIVISION 65M-4105 (19T-00V09)
WARD 3 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 and the Director of Development/Transportation Engineering, dated June 17, 2014:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plans 65M-4105; and
2. That the Municipal Services Letter of Credit be reduced to \$2,000 to guarantee the completion of outstanding forestry deficiencies in the subdivision to the satisfaction of the Parks & Forestry Operations Department. Upon the completion of the forestry works, the Municipal Services Letter of Credit will be released.

28

**ASSUMPTION – RAINBOW CREEK SUBDIVISION
PLAN OF SUBDIVISION 65M-3927 (19T-04V13)
WARD 2 VICINITY OF LANGSTAFF ROAD & HIGHWAY 27**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated June 17, 2014:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3927; and
2. That the Municipal Letter of Credit be released after the Owner has provided the City with an \$86,000 cash deposit to guarantee the repair of the remaining deficiencies. The cash deposit will be refunded upon the completion of the repair works to the satisfaction of City.

29

**PARKING REVIEW – VILLARBOIT CRESCENT
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated June 17, 2014:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Engineering Services recommend:

1. That Council receive this report for information.

30

**ALL-WAY STOP CONTROL REVIEW
GOLDEN FOREST ROAD AND CORAL ACRES DRIVE/
ST. CECILIA CATHOLIC ELEMENTARY SCHOOL DRIVEWAY
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated June 17, 2014:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Engineering Services recommend:

1. That Council enacts a By-law to install an all-way stop control at the intersection of Golden Forest Road and Coral Acres Drive/St. Cecilia Catholic Elementary School driveway.

31

**TEMPORARY ROAD CLOSURE
MERINO ROAD FROM KEELE STREET TO RYDER ROAD
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director Engineering Services, dated June 17, 2014:

Recommendation

The Commissioner of Engineering and Public Works and the Director Engineering Services recommend:

1. That the necessary by-law be passed authorizing the temporary closure of Merino Road, from 40 metres west of Keele Street to 40 metres east of Ryder Road, for the purpose of replacing the Merino Road culvert, which is tentatively scheduled to occur between August 5, 2014 and December 12, 2014 inclusive.

32

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 Development/Transportation Engineering, and the Director of Engineering Services, dated June 17, 2014:

Recommendation

The Interim City Manager, the Commissioner of Engineering and Public Works, the Director of Public Works, the Director of Development/Transportation Engineering, and the Director of Engineering Services, 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.

**33 SELECTION OF ENGINEERING CONSULTANT FOR CONTRACT ADMINISTRATION AND
INSPECTION SERVICES FOR THE VAUGHAN HEALTHCARE CENTRE PRECINCT
RFP14-071
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated June 17, 2014, be approved; and
- 2) That the following be approved in accordance with Communication C2, from the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated June 13, 2014:
 1. That subsequent to the execution of the City's Memorandum of Understanding with Mackenzie Health, as directed by Council at its meeting of May 6, 2014, Request for Proposal RFP14-071 Selection of Engineering Consultant for Contract Administration and Inspection Services for the Vaughan Healthcare Centre Precinct in the City of Vaughan be awarded to Cole Engineering Group Ltd. in the total amount of \$531,115.00.00, plus applicable taxes and administration recovery for Part A \$253,558.00 and B \$277,557.00;
 2. That the following project cost, plus applicable taxes, be approved:
 - a) An equal proportion of the contingency allowance for Part A and B in the total amount of \$80,000.00, plus applicable taxes and administration recovery be approved within which the Commissioner of Engineering and Public Works, or his designate is authorized to approve amendments to this contract;
 - b) That funding in the sum of \$531,115.00, including all contingency allowance, applicable taxes and administration recovery be approved from Capital Project No. CO-0054-09; and
 - c) That Part B in the amount of \$253,558.00 and fifty percent of the contingency plus applicable taxes and administration recovery of this assignment only be carried out on condition that the servicing associated with the Vaughan Healthcare Centre Precinct proceeds to construction.
 3. That the Mayor and City Clerk be authorized to sign the appropriate documents.

Recommendation

The Commissioner of Engineering and Public Works and the Director of Engineering Services, in consultation with the Commissioner of Finance and City Treasurer and the Director of Purchasing recommend:

1. That Committee of the Whole at its meeting of June 17, 2014 give consideration to the recommendations contained within a Communication to be provided following the evaluation meeting for RFP 14-071 – Selection of Engineering Consultant for Contract Administration and Inspection Services for the Vaughan Healthcare Centre Precinct.

34

**AWARD OF TENDER T14-072
VAUGHAN HEALTHCARE CENTRE – CONTRACT 1
SITE PRE-GRADING/MAJOR MACKENZIE DRIVE IMPROVEMENTS
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated June 17, 2014, be approved; and
- 2) That the following be approved in accordance with Communication C3, from the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated June 12, 2014:
 1. That subsequent to the execution of the City's Memorandum of Understanding with Mackenzie Health, as directed by Council at its meeting of May 6, 2014, Tender T14-072, Vaughan Healthcare Centre – Contract 1 – Site Pre-Grading/Major Mackenzie Improvements, be awarded to Con Drain Company (1993) Limited in the amount of \$7,994,295.39, plus applicable taxes;
 2. That a contingency allowance in the amount of \$1,200,000.00, plus applicable taxes, be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract;
 3. That \$5,551,337.88 be funded by Capital Budget Project No. CO-0054-09 – Vaughan Hospital Precinct Development inclusive of contingency allowances, administration recovery fees and applicable taxes;
 4. That a budget amendment in the amount of \$4,085,460.56 be approved for the culvert works on Major Mackenzie Drive and be funded from the City's Wastewater Reserve;
 5. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Award Tender T14-072 is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002 as amended; and
 6. That the Mayor and City Clerk be authorized to sign the appropriate documents.

Recommendation

The Commissioner of Engineering and Public Works and the Director of Engineering Services, in consultation with the Director of Purchasing Services and the Commissioner of Finance and City Treasurer recommend:

1. That Committee of the Whole at its meeting of June 17, 2014 give consideration to the recommendations contained within a Communication to be provided following the tender opening for T14-072 –Vaughan Healthcare Centre – Contract 1 – Site Pre-Grading/Major Mackenzie Improvements.

35

**TRANSCANADA CORPORATION
KING'S NORTH CONNECTION PROJECT UPDATE
WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated June 17, 2014, be approved; and
- 2) That the confidential recommendation contained in Confidential Communication C6 from the Director of Legal Services, dated June 16, 2014, be approved.

Recommendation

The Commissioner of Engineering and Public Works and the Director of Engineering Services recommend:

1. That this update on the proposed King's North Connection Project be received.

36

2014 MUNICIPAL ELECTION – MEET AND GREET SESSIONS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal & Administrative Services/City Solicitor and the Executive Director, City Manager's Office, dated June 17, 2014:

Recommendation

The Commissioner of Legal & Administrative Services/City Solicitor and the Executive Director, City Manager's Office in consultation with the City Clerk recommend:

1. That staff make a formal request for impartial arm's-length organizations to act as event coordinators for up to five (5) meet and greet sessions for the 2014 municipal and school board elections at community centres or at City Hall during the period of September 15 to October 10, 2014, including, but not limited to:

Canadian Automobile Association;
Vaughan Chamber of Commerce;
Omni Television;
York Region Media Group; and,
Rogers Communications Inc.;
2. That the event coordinator's responsibilities include acting as the event lead, inviting registered candidates, establishing, communicating and monitoring a set of protocols for participants, and ensuring that every registered candidate is entitled to attend;
3. That the protocols for each event must include a requirement that only the following will be permitted for each candidate at each meet and greet session:
2 chairs;
1 table;
1 lawn sign;
campaign literature; and
a maximum of 2 campaign representatives;

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4. That the protocols for each event must provide that it is the responsibility of the candidate or campaign representative to remove literature, etc.;
5. That the City Clerk in consultation with the Director of Recreation and Culture be authorized to make such arrangements necessary to give effect to these recommendations, including:
 - a) soliciting and selecting event coordinators; and
 - b) determining and allocating venues and times;
6. That staff be directed to work with the event coordinator(s) as follows:
 - a) City Clerk's Office: Posting information about the meet and greet sessions on the Elections web site;
 - b) Corporate Communications: Posting dates, times and locations on the City website and at community centres;
 - c) Recreation and Culture: Providing date and time options that present the least amount of impact to program participants and processing rental contracts accordingly; and
 - d) Building and Facilities: Site preparation (tables and chairs) and clean up.

**37 REQUEST FOR NOISE EXEMPTION - KIEWIT ELLISDON (KED)
 VIVANEXT / H2VMC PROJECT
 WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services/City Solicitor and the Director of By-law & Compliance, dated June 17, 2014:

Recommendation

The Commissioner of Legal and Administrative Services/City Solicitor and the Director of By-law & Compliance recommend:

1. That Kiewit-EllisDon (KED) be granted a noise exemption, in accordance with the City's Noise By-law 96-2006, for the purposes of road widening construction activities related to the installation of dedicated bus lanes associated with the Viva Rapid Transit routes on Highway 7 (from Hwy 400 east to 100 m east of Bowes Road) for the period of June 24, 2014 through December 21, 2014;
2. That this request for noise exemption be granted with the following conditions:
 - a) That construction communication notices be sent to surrounding residents and business owners within a 60 metre radius, in keeping with City standards, advising them of the impending work;
 - b) That the construction communication notices to residents and business owners include contact information for York Region Rapid Transit Corporation; and
 - c) That no construction take place on Sundays or Statutory Holidays.

40 VAUGHAN NEWCOMER'S BUS TOUR - SEPTEMBER 17 & 18, 2014

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Executive Director, Office of the City Manager, dated June 17, 2014:

Recommendation

The Executive Director, Office of the City Manager, in consultation with the Director of Recreation and Culture, recommends:

1. That the following report on the Vaughan Newcomer's Bus Tour be received.

41 ENERGY CONSERVATION DEMAND MANAGEMENT PLAN

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Strategic and Corporate Services and Manager of Environmental Sustainability, dated June 17, 2014:

Recommendation

The Commissioner of Strategic and Corporate Services and Manager of Environmental Sustainability, in consultation with the Director of Building and Facilities recommends:

1. That the City of Vaughan approve the Energy Conservation Demand Plan as per the requirement of Ontario Regulation 397/11- Energy Conservation and Management Plans; and
2. That the Environmental Sustainability Office, in partnership with the Building and Facilities Department and Purchasing Services Department, undertake a pre-qualification process for energy performance contract service providers.

42 CIVIC CENTRE RESOURCE LIBRARY, TENDER AWARD - WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, dated June 17, 2014:

Recommendation

The Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, in consultation with the Commissioner of Finance and City Treasurer, the Director of Purchasing Services and the Chief Executive Officer of Vaughan Public Libraries, recommend:

1. That Tender T14-155 for the construction of the Civic Centre Resource Library be brought forward to Council on June 24, 2014.

43 KLEINBURG LIBRARY RENOVATIONS, TENDER AWARD - WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, dated June 17, 2014:

Recommendation

The Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, in consultation with the Commissioner of Finance and City Treasurer, the Director of Purchasing Services and the Chief Executive Officer of Vaughan Public Libraries, recommend:

1. That Tender T14-172 for the renovations of the Kleinburg Library be brought forward to Council on June 24, 2014.

44 FATHER ERMANNO BULFON COMMUNITY CENTRE FITNESS RENOVATION AND EXPANSION, TENDER AWARD - WARD 2

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, dated June 17, 2014:

Recommendation

The Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, in consultation with the Commissioner of Finance and City Treasurer, the Director of Purchasing Services and the Director of Recreation and Culture, recommend:

1. That Tender T14-024 for the Father Ermanno Bulfon Community Centre Fitness Renovation and Expansion be brought forward to Council on June 24, 2014.

45 REQUEST FOR SIDEWALK REMOVAL – MASI COURT (WARD 2)

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated June 17, 2014:

Member's Resolution

Submitted by Councillor Tony Carella

Whereas Masi Court is a cul-de-sac in Sonoma Heights that runs south from Buena Vista Drive, with seven residences on each side of the street, and a sidewalk along the east side only; and

Whereas given the short length of Masi Court and the small number of houses on the street, the presence of a sidewalk is an anomaly, as City policy is that a street with less than 40 houses does not require a sidewalk on either side of the street; and

Whereas the explanation for the existence of the sidewalk would appear to lie in the fact that the original intention was to connect the sidewalk on Masi Court to the sidewalk that runs along the north side of Rutherford Road, very near to the southern end of Masi Court; and

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Whereas it would appear that the significant difference in the grade of the two sidewalks and the narrowness of the distance between them resulted in a decision not to connect the two sidewalks, effectively causing the sidewalk on Masi Court to become a “dead end”; and

Whereas members of all fourteen households along Masi Court have signed a petition indicating that they wish to see the sidewalk removed and are prepared to pay all costs relating to its removal;

It is therefore recommended that

1. Appropriate staff be directed to meet with the residents of Masi Court, to participate in the development of a plan acceptable to staff for the removal of the subject sidewalk and the appropriate rehabilitation of the public space between the curb and the boundary between the City's road allowance and the seven private properties along the east side of Masi Court;
2. Such plan to include evidence of the consent of all fourteen households to the removal of the sidewalk and evidence of the seven benefitting households' willingness to undertake all expenses relating to the removal;
3. The plan shall be executed in its entirety within one year of Council's approval of this resolution;
4. The process by which this request is dealt shall not be deemed a precedent for any such future requests

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**STOP SIGN AT JULIA VALENTINA AVENUE AND MODESTO
VALLEY/FONTESELVA AVENUE (WARD 2)**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated June 17, 2014:

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, the residents in the vicinity of the intersection of Julia Valentina Ave. and Modesto/Fonteselva Avenue have requested a stop sign at this intersection; and

Whereas, observations by third parties have confirmed that motorists travelling in either direction along this section of the road do appear to drive at speeds in excess of the legal limit; and

Whereas, a few years past, a motorist lost control of their vehicle and crashed onto a front lawn at 101 Julia Valentina Ave., knocking the hydro vault and the boulevard tree, and

Whereas, it appears that the number of families with young children living in the area is above average;

It is therefore recommended that appropriate staff be directed to prepare at the earliest opportunity a staff report on the appropriateness of a stop sign at this site.

47 **DESIGNATION OF PUBLIC PARKING AT KLEINBURG UNITED CHURCH**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor lafrate, dated June 17, 2014:

Member's Resolution

Submitted by Councillor Marilyn lafrate

Whereas, the Village of Kleinburg lacks sufficient parking opportunities to support the business core, and

Whereas, approximately 5 parking spaces were recently lost on Kellam St. due to issues with road width safety, and

Whereas, the City of Vaughan purchased the Kleinburg United Church a number of years ago to house the future Pierre Berton Discovery Centre, and

Whereas, the purchase included a large parking lot that has the capacity to hold up to 20 vehicles, and

Whereas, the timing for the use of the church is still unknown at this time.

It is therefore recommended that Council for the City of Vaughan endorse the use of the Kleinburg United Church property as a temporary Public Parking Lot to help alleviate the parking shortage in the Kleinburg core, and

That lines be painted to designate the parking spaces and

That a sign be placed at the entrance of the parking lot identifying it as a municipal parking lot with related parking restrictions.

48 **ALL-WAY STOP REQUEST FOR PEAK POINT BOULEVARD AND SALAMANDER COURT/ WOODPASS GATE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution submitted by Councillor lafrate, dated June 17, 2014, be approved; and
- 2) That the deputation of Mr. Rino LaLama, Peak Point Boulevard, Maple, be received.

Member's Resolution

Submitted by Councillor Marilyn lafrate

Whereas, a petition has been received by the City of Vaughan from 22 households within the area asking for an all-way stop to make this section Peak Point Boulevard safer for motorists and pedestrians, and

Whereas, there currently exists an all-way stop west of this location and the next one is 750 metres away at St. Raphael CES, and

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Whereas, the area between the two all-way stops has a sharp curve in the road as well as a fairly steep incline which makes it difficult for motorists exiting either Salamander Court or Woodpass Gate to both see the cars coming and assessing the speed of those vehicles as they come down the hill and around the bend, and

Whereas, this intersection where the all-way stop is being proposed already has brick features built into the road that clearly delineates the intersection, and

Whereas, a similar situation in Woodbridge with the brick inlay at an intersection was recently granted an all-way stop, and

Whereas, residents around this intersection have complained that the brick in the road has the same effect of rumble strips when cars drive over them at full speed, and

Whereas, the noise coming from the brick in the pavement is causing residents to be unable to enjoy their homes and affecting their sleep, and

Whereas, installing an all-way stop would mitigate the noise issue for the area residents given that cars would no longer be driving over the brick at full speed, and

Whereas, the all-way stop solution would be far more affordable than the City removing the brick and re-paving the intersection.

It is therefore recommended that staff report back on the feasibility of the residents' request for an all-way stop at this location prior to Council meeting of June 24, 2014.

49

OPEN STREETS PILOT- 2015

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Regional Councillor Schulte, dated June 17, 2014:

Member's Resolution

Submitted by Regional Councillor Deb Schulte

Whereas, the City of Vaughan supports active transportation through a number of initiatives identified in *Green Directions Vaughan*, *Active Together* and our Transportation Master Plan; and

Whereas, an open streets or car free day event means temporarily making the streets available to a city's residents so that they have a safe and free space for recreational and sports activities while vehicles are prohibited over a 4-5 hour period of time; and

Whereas, an open streets event has the potential for a community to adopt healthier lifestyles, improve social cohesion, develop new ways of interacting with their cities, catalyze economic reactivation of a community and protect the environment by improving air quality; and

Whereas, open streets events successfully held in other Ontario municipalities could provide a framework to model this type of event after; and

Whereas, a number of community members and York Region's Active Transportation group have expressed interest in assisting to host the event on a west-east route across Vaughan which is expected to attract 500-600 people; and

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Whereas, within *Green Directions Vaughan*, Vaughan's Community Sustainability and Master Plan, the City is committed to providing leadership by implementing and sharing sustainable best practices with the community;

It is therefore recommended:

1. That City of Vaughan staff from Environmental Sustainability, Development / Transportation Engineering and Recreation work with community partners to explore the feasibility of piloting an Open Street day in 2015;
2. That City of Vaughan staff report back to Council in Q1, 2015 on the financial, logistical and administrative resources required to execute such an event.

50 TENDER AWARD – T14-145 - ROAD CRACK TREATMENT SERVICES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering & Public Works, dated June 17, 2014:

Recommendation

The Commissioner of Engineering & Public Works, in consultation with the Commissioner of Finance and City Treasurer, and the Director of Purchasing Services, recommends:

1. That Tender T14-145 be awarded to Metro Asphalt Sealer & Repairs Ltd for 3 years, with three optional one year extensions; and,
2. That the Mayor and Clerk be authorized to sign the necessary documents.

**51 SELECTION OF ENGINEERING CONSULTANT
FOR STORMWATER INFRASTRUCTURE FUNDING STUDY
RFP14-043**

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 17, 2014:

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Commissioner of Finance and City Treasurer, Director of Financial Services and Director of Purchasing recommend:

1. That Request for Proposal 14-043 for Stormwater Infrastructure Funding Study in the City of Vaughan be awarded to Watson and Associates Economists Ltd. in association with AMEC Environment and Infrastructure in the amount of \$ 173,170 (excluding HST);
2. That a contingency allowance in the amount of \$22,512, be approved within which the Commissioner of Engineering and Public Works, or his designate is authorized to approve amendments to this contract;
3. That the total RFP costs in the amount of approximately \$200,000 be funded from operating account for Storm Sewer & Drainage Admin – Professional Fees.

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**OFFICIAL PLAN AMENDMENT FILE OP.14.002
ZONING BY-LAW AMENDMENT FILE Z.14.003
1678573 ONTARIO INC.
WARD 3 - 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 Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014, be approved;
- 2) That the site development related to Official Plan Amendment File OP.14.002 and Zoning By-law Amendment File Z.14.003 be reserved servicing capacity from the York-Durham-Peel Servicing Scheme and water supply from the York Water Supply System for a maximum of 200 residential units (620 persons equivalent). This reservation shall automatically be revoked after a period of 12 months in the event that a site plan agreement has not been executed; and
- 3) That the deputation of Ms. Elvira Caria, Vellore Woods Ratepayers Association, Bunting Drive, Woodbridge, be received.

Recommendation

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

1. THAT Official Plan Amendment File OP.14.002 (1678573 Ontario Inc.), BE APPROVED, to amend Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2, Site-Specific Policy 13.23 (Originally OPA #723) by redesignating the subject lands from "High-Rise Residential" to "Low-Rise Residential" to permit the development of a low-rise built form consisting of block townhouses, as shown on Attachment #6.
2. THAT Site-Specific Policy 13.23 in VOP 2010 be deleted in its entirety and replaced with the following, but not limited to, implementing policies:
 - a. the subject lands shall be developed with a maximum of 200 townhouse units with a maximum building height of 3-storeys or 13m, as shown on Attachments #6 and #7;
 - b. a maximum of 7 townhouse dwelling units shall be permitted in each townhouse block;
 - c. visitor parking shall be provided at a minimum ratio of 0.2 spaces per unit; 10 additional visitor parking spaces may be located along the east lot line within the Ministry of Transportation 9-10m setback, however, MTO concurrence is required and the visitor parking shall not be used towards calculating the minimum required visitor parking for the development;
 - d. the amenity/parkette area for any development on the subject lands shall be designed to the satisfaction of the City of Vaughan;
 - e. a minor variation from numerical requirements in the Amendment shall be permitted without an Official Plan Amendment, provided that the general intent of the Plan is maintained and that amenity space is not reduced to less than 714m². Minor variations, in this site-specific amendment shall mean a maximum of 5% variation from the identified numerical requirement;

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- f. prior to Site Plan approval for the subject lands or phase thereof and to the satisfaction of the City of Vaughan and/or respective approval authority, the owner shall:
 - i. develop and implement a comprehensive Transportation Demand Management Program;
 - ii. a detailed noise and vibration study shall be submitted in support of a development application on the subject lands and the recommendation of the noise and vibration study shall be implemented at the Site Plan stage, to the satisfaction of the City of Vaughan;
 - iii. address Site Plan matters including but not limited to transportation and servicing including traffic circulation, site access, emergency access, site grading, noise (including berms, fencing/screening, and/or buffering adjacent to Highway 400 and any required MTO permits for work within the approved 9-10 m setback area), proper pedestrian connections including to the GO Transit Commuter parking lot, and appropriate conveyances and easements, if required;
 - iv. the owner shall provide a facility fit plan showing a children's play area and equipment together with a well-designed landscape treatment plan for the parkette/amenity area of a minimum size of 714 m² to the satisfaction of the City of Vaughan;
 - v. an Urban Design and Architectural Design Brief, and a Landscape Master Plan shall be provided to address the following:
 - pedestrian walkways through the site, lighting, and parking
 - a barrier free pedestrian connection to the GO Transit Commuter Station, which shall function as a secondary emergency access
 - on-site traffic circulation
 - landscaping and planting including fencing, visual screening and buffering
 - sustainable development objectives and features
 - appropriate amenity area size and location (not less than 714m²)
 - berm and fence along the Highway 400 frontage, if required;treatment along the Highway 400 frontage shall be in accordance with a Noise Study, approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - g. the proposed development may occur in phases, and the owner will be required to submit a phasing plan for approval by the City of Vaughan;
 - h. the owner shall carry out all necessary Environmental works and shall register a Record of Site Condition (RSC), to the satisfaction of the City of Vaughan Development/Transportation Engineering Department; and,
 - i. the owner shall participate in and satisfy all requirements of the Block 32 West Cost Sharing Agreement.
3. THAT Zoning By-law Amendment File Z.14.003 (1678573 Ontario Inc.) BE APPROVED, to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)", and subject to Exception 9(416) to RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol "(H)", to permit a maximum of 200 townhouse units on the

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subject lands, as shown on Attachment #6, together with the site-specific exceptions identified in Table 1 of this report.

4. THAT a Holding Symbol "(H)" shall be placed on the subject lands and shall not be removed until the following conditions are addressed to the satisfaction of the City of Vaughan:
 - a. sewer and water allocation has been identified and allocated by the City of Vaughan Council;
 - b. the City of Vaughan has been provided with written clearance from the Trustee for Block 32W that the owner has entered into and signed the Block 32W Cost Sharing Agreement;
 - c. a Site Development application is approved by Vaughan Council for the subject lands;
 - d. a Record of Site Condition (RSC) shall be registered with the Ministry of Environment to the satisfaction of the Vaughan Development/Transportation Engineering Department.
5. THAT the owner shall contribute their proportionate share towards major community and infrastructure facilities such as schools, parks, greenways, road and road improvements, external services and storm water management facilities. Property owners will be required to enter into one or more agreements as a condition of the development approval, providing for the equitable distribution of the cost of the land and community facilities. Prior to final Site Plan approval, the Trustee for Block 32 West shall provide the City with a letter indicating that the owner has fulfilled all cost sharing and other obligations of the Block 32W Developers Group Agreement.

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**ZONING BY-LAW AMENDMENT FILE Z.13.009
DRAFT PLAN OF SUBDIVISION FILE 19T-13V004
DRAFT PLAN OF SUBDIVISION FILE 19T-13V005
QUADRANT HOLDINGS INC.**

WARD 4 - VICINITY OF LEBOVIC CAMPUS DRIVE AND THOMAS COOK AVENUE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014:

Recommendation

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

1. THAT Zoning By-law Amendment File Z.13.009 (Quadrant Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)", subject to Exception 9(1352) to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" (maximum 205 street townhouse units on public roads) and OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachments #4 and #5, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" as shown on Attachments #4 and

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#5, until Vaughan Council identifies and allocates water supply and sewage servicing capacity to the subject lands.

3. THAT Draft Plan of Subdivision File 19T-13V004 (Quadrant Holdings Inc.) BE APPROVED, to facilitate a plan of subdivision for 110 street townhouse dwelling units as shown on Attachment #4, subject to the conditions of approval set out in Attachment #1.
4. THAT Draft Plan of Subdivision File 19T-13V005 (Quadrant Holdings Inc.) BE APPROVED, to facilitate a plan of subdivision for 95 street townhouse dwelling units as shown on Attachment #5, subject to the conditions of approval set out in Attachment #1.
5. THAT the subdivision agreement for Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005 (Quadrant Holdings Inc.) shall contain 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.”

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**ZONING BY-LAW AMENDMENT FILE Z.14.012
SITE DEVELOPMENT FILE DA.12.025
2157160 ONTARIO INC.**

WARD 1 - VICINITY OF REGIONAL ROAD 50 AND NASHVILLE ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Development Planning, dated June 17, 2014, be approved;
- 2) That the deputation of Mr. Alan Young, Weston Consulting, Millway Avenue, Vaughan, be received; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

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

1. THAT Zoning By-law Amendment File Z.14.012 (2157160 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to remove the Holding Symbol “(H)” from the subject lands zoned C2(H) General Commercial Zone on Attachment #2, thereby effectively zoning the subject lands C2 General Commercial Zone, subject to Exception 9(1144).
2. THAT the implementing Zoning By-law to remove the Holding Symbol “(H)” not be enacted until the Ontario Municipal Board issues a decision approving the Site Development File DA.12.025, generally with the conditions as set out in Recommendation #3 below.
3. THAT the Ontario Municipal Board be advised that City of Vaughan Council ENDORSES Site Development File DA.12.025 (2157160 Ontario Inc.) to facilitate the development of the

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subject lands shown on Attachments #1 and #2 with a Truck Refueling Station (Building “A”), a Truck Repair building (Building “B”), and associated uses as shown on Attachments #3 to #8 inclusive, subject to the following conditions:

- a) that prior to the execution of the Site Plan Agreement:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevations, signage plan, landscape plan and landscape cost estimate;
 - ii. the Vaughan Building Standards Department and/or the Ministry of Environment shall approve the final sewage works report and site servicing and grading plan;
 - iii. the Vaughan Development/Transportation Engineering Department shall approve the final site plan, site servicing and grading plan, environmental noise study, erosion and sediment control plan, and stormwater management report;
 - iv. the site plan, site servicing and grading plan, landscaping plan, photometric plan, hydraulic modelling report and stormwater management report shall be amended as required to comply with the requirement of the Region of Peel that Regional Road 50 be widened to a distance of 25.25 metres from the centre line of the pavement of Regional Road 50, as reconstructed;
 - v. the final plans and reports listed above shall be submitted to Vaughan for consideration and approved by City Staff in consultation with the TRCA, the Regions of York and Peel, and any other commenting agencies deemed necessary by Vaughan;
 - vi. the resulting changes to the site plan shall continue to meet the zoning by-law requirements for setbacks, landscaping, parking, and any other requirements in By-law 1-88;
 - vii. if there are any zoning deficiencies resulting from revisions to the site plan that the owner shall successfully obtain approval for all of the required variances and satisfy any conditions imposed by the decision to approve;
 - viii. the owner's acoustical consultant shall provide an addendum letter commenting on any implications of the site plan modifications for the recommendations previously made in their report, and the owner shall comply with all of the recommendations;
 - ix. the owner's transportation consultant shall provide a revised truck turn simulation for the modified site plan to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Regions of York and Peel;
 - x. the owner shall not locate any structures or berms within the area to be dedicated for the widening of Highway 50;
 - xi. the owner shall satisfy all conditions and requirements of the Toronto and Region Conservation Authority;
 - xii. the owner shall satisfy all conditions and requirements of York Region;
 - xiii. the owner shall satisfy all conditions and requirements of Peel Region; and,

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- xiv. the appeal by the owner to the Ontario Municipal Board respecting policies of the Vaughan Official Plan 2010 be resolved.
- b) the Site Plan Agreement shall contain the following provisions:
 - i. should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Planning/ Cultural Heritage Department shall be notified immediately.
 - 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 Region of York Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
 - iii. the owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 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 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.
 - iv. the owner shall agree to establish cross-easements to the properties immediately to the north and south to achieve internal roadway connectivity at such time as the properties immediately to the north and south proceed with an application to develop their respective lands, and the owner shall pursue reciprocal permanent easements.
- 4. THAT the Ontario Municipal Board not issue its written Order until it has received written confirmation from the City that the owner has satisfied all requirements of the City of Vaughan, the Toronto and Region Conservation Authority (TRCA), and the Regions of York and Peel.
- 5. THAT City Staff be directed to attend the Ontario Municipal Board Hearing in support of the approval of the Site Development application, generally on terms and conditions recommended by City staff.

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**ZONING BY-LAW AMENDMENT FILE Z.13.007
DRAFT PLAN OF SUBDIVISION FILE 19T-13V002
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V003
SITE DEVELOPMENT FILE DA.13.072
TEEFY DEVELOPMENTS INC.
WARD 4 - VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014, be approved;
- 2) That the following be approved in accordance with Communication C12, from the Commissioner of Planning, dated June 17, 2014:

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1. That the following be included as conditions of subdivision and condominium approval in Attachments #1 and #2 to Item #55 (Teefy Developments Inc.), respectively:

“Prior to final approval, the owner shall provide the City with written confirmation from the Trustee of the Block 10 Thornhill Woods Developers Group that the owner has fulfilled all cost sharing obligations as stipulated in the Thornhill Woods Developers Cost Sharing Agreement.”
- 3) That the deputation of Mr. Mark Yarranton, KLM Planning Partners Inc., be received;
- 4) That Communication C9, from Ms. Tanya Roman, Block 10 Thornhill Woods Developers Group Inc., Vogell Road, Richmond Hill, dated June 16, 2014 be received; and
- 5) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

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

1. THAT Zoning By-law Amendment File Z.13.007 (Teefy Developments Inc.) BE APPROVED, specifically to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #3 and #4, from A Agricultural Zone to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone (valleylands/buffers) in the manner shown on Attachment #7 and to permit the zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the subject lands until the following conditions are satisfied:
 - a) Vaughan Council has identified and allocated servicing capacity for the subject lands; and,
 - b) the satisfactory registration of a Record of Site Condition (RSC) with the Ministry of Environment on the Environmental Site Registry to the satisfaction of the Vaughan Development/Transportation Engineering Department.
3. THAT Draft Plan of Subdivision File 19T-13V002 (Teefy Developments Inc.) to facilitate the creation of two blocks under a single registered M Plan, in the manner shown on Attachment #5, BE APPROVED, subject to the pre-conditions of approval and conditions of approval set out in Attachment #1 to this report.
4. THAT Draft Plan of Condominium (Common Element) File 19CDM-13V003 (Teefy Developments Inc.) as shown on Attachment #6, BE APPROVED, subject to the Conditions of Approval set out in Attachment #2.
5. THAT Site Development File DA.13.072 (Teefy Developments Inc.) BE APPROVED, to facilitate the development of a 149 block townhouse dwelling units (freehold) served by a private common element condominium road, as shown on Attachments #8 to #13 inclusive, subject to the following conditions:

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- a) Prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, landscape plan, and building elevations;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, photometric lighting plan, scoped environmental impact study, detailed stormwater management report, and functional servicing report;
 - iii. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department including entering into a Site Plan Agreement with York Region;
 - iv. the owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and,
 - v. the Draft Plan of Subdivision File 19T-13V002 shall be registered; and,
 - vi. 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 prior to the execution of the Site Plan Letter of Undertaking, the owner shall agree to settle their appeal (Appeal #63) in part to VOP 2010 subject to the approval from the Ontario Municipal Board of a site-specific policy and/or change in land use designation to reflect the approved development applications.

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**ZONING BY-LAW AMENDMENT FILE Z.12.046
DRAFT PLAN OF SUBDIVISION FILE 19T-12V011
YORK MAJOR HOLDINGS INC.
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND MCNAUGHTON ROAD EAST**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014:

Recommendation

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

- 1. THAT Zoning By-law Amendment File Z.12.046 (York Major Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from M1 Restricted Industrial Zone subject to Exception 9(1097) to the following zone categories in the manner shown on Attachment #5 to facilitate the development of 5 apartment buildings with at-grade commercial uses, 165 street townhouse (freehold) units with driveway access onto a public street, and 70 street townhouse units (freehold) with driveway access onto a common element condominium rear laneway:
 - i. RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)";
 - ii. RA3(H) Apartment Residential Zone with the Holding Symbol "(H)";
 - iii. OS2 Open Space Park Zone; and,

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- iv. permit the site-specific zoning exceptions identified in Table 1 of this report, subject to the comments in this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned RT1(H) Residential Townhouse Zone and RA3(H) Apartment Residential Zone until Vaughan Council identifies and allocates water supply and sewage servicing capacity to the subject lands and a site development application(s) is approved by Vaughan Council for the development, or phases thereof.
3. THAT Draft Plan of Subdivision File 19T-12V011 (York Major Holdings Inc.) shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1.
4. THAT the implementing Subdivision Agreement for Draft Plan of Subdivision File 19T-12V011 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 Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

For residential high-density development, the Owner shall dedicate parkland and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a fixed rate per unit prior to the issuance of a Building permit, in accordance with the Planning Act and the City's cash-in-lieu Policy."
5. Prior to issuance of the Notice of Decision for Draft Plan of Subdivision File 19T-12V011, the implementing Official Plan Amendment #1 shall be in full force and effect.
6. THAT the York Major Holdings Inc. Transportation Management and Sidewalk Plan (TMSP), dated May 30, 2014, forming Attachment #9 to this report, BE APPROVED subject to detailed design.

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**APPLICATION FOR BLOCK PLAN APPROVAL
FILE BL.40/47.2003
BLOCK 40/47 DEVELOPERS GROUP INC.
WARD 3, VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 24, 2014, for a report addressing options for a park on the peninsula lands; and
- 2) That the following deputations and Communication be received:
 1. Mr. Mark Yarranton, KLM Planning Partners Inc., and Communication C13;
 2. Mr. Francesco Di Sarra, Wilson Avenue, Toronto; and
 3. Ms. Gillian Evans, Pine Valley Drive, Woodbridge.

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Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Policy Planning recommend:

1. THAT the Block 40/47 Plan, dated May 25, 2014 and forming Attachment 4 to this report, BE APPROVED, subject to the fulfillment of the conditions contained in Attachment 1 to this report.
2. THAT the Block Plan forming Attachment 4, as modified through the resolution of the conditions identified herein and based on Regional consideration of OPA 744 as modified, be the basis for the review and consideration of the implementing draft plans of subdivision and zoning by-law amendment applications for the Block 40/47 area (BL.40/47.2003).
3. THAT prior to the draft approval of the first draft plan of subdivision in the Block 40/47 area, Council shall have given final approval to the Block 40/47 Block Plan with any required revisions to reflect changes thereto resulting from the fulfillment of the conditions of approval provided herein and any changes resulting from the Regional review and approval of the modified OPA 744.
4. THAT the Block Plan application technical submissions and supporting studies be updated in response to changes resulting from the fulfillment of the aforementioned conditions to the satisfaction of the affected agency, and that such changes be made prior to the draft approval of the first draft plan of subdivision in the Block 40/47 area.
5. THAT the Region of York be requested to:
 - a) Modify Amendment No. 744 to Vaughan Official Plan 600 by:
 - i. Amending Schedule 1, being Schedule A "Land Use" to OPA No. 600, by redesignating the lands located at the southeast corner of Pine Valley Drive and the southerly Primary Road access (Street I on Appendix 4) from "Medium Density Residential/Commercial" to "Low Density Residential", as shown on Attachment 7.
 - ii. Amending Paragraph 5, Section IV, by deleting clause v.b. and substituting therefor the following:
 - b. Street Townhouses shall also be permitted in the Low Density Residential Area, within the above noted lands, provided that they are located adjacent to Pine Valley Drive and/or south of Street 1, as shown on Schedule 1, provided that no Townhouse lots shall abut the southerly residential boundary of Block 47. The maximum permitted density within the areas specified above shall not exceed 18 units per net residential hectare.
 - iii. Amending Paragraph 6, Section IV by adding the following clause xv:
 - xv. Compatibility with adjacent Rural Uses

Residential Uses, as provided for in this Plan, shall be developed in a manner that is compatible with adjacent Rural/Agricultural Uses. Measures to ensure compatibility will be considered and implemented through the draft plan of subdivision/zoning approval processes. Such measures may include: the provision of buffer areas, landscaping and screening, increased building setbacks, sympathetic massing and architectural treatments and grading measures that minimize the use of retaining structures.

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- iv. Amending Section iv, Paragraph 7, by deleting clause d.ii.
6. THAT at the time of consideration of the implementing draft plans of subdivision the following condition of approval shall be applied to all draft plans of subdivision in the Block 40/47 area:
- Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provisions of parks, cash-in-lieu of parkland, road and municipal services within Block 40/47. This agreement shall also provide a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
- The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy". If required, non-participating Owners shall pay additional cash-in-lieu to the City.
7. THAT the Block 40/47 Transportation Management and Sidewalk Plan, dated May 2014, forming Attachment 6 to this report be APPROVED, subject to the Conditions attached hereto as Attachment 1 of this report.

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OVERNIGHT ON-STREET PARKING PERMIT FEES

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated June 17, 2014:

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, Ward 2 is the site of a pilot project with respect to permit-based, on-street, overnight parking; and

Whereas, the question of the appropriateness of the fees charged for permits has been raised by a number of residents who are regular purchasers of such permits; and

Whereas, there is no study which can be cited to either justify or call into question the level of the aforesaid fees, to determine whether they are in fact reasonable or unreasonable in comparison to similar fees in other municipalities, nor whether there is any justification for fees higher than those charged in other municipalities (e.g., higher fees needed to cover project start-up costs);

It Is therefore recommended that appropriate staff be directed to provide a report to the next Committee of the Whole with a justification for the current fees in comparison to other municipalities, or a new fee schedule that more accurately reflects fees charged in other municipalities for the same or similar permits, or any other recommendation staff deem appropriate.

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PRE-QUALIFICATION PROCESS

The Committee of the Whole recommends:

- 1) That the following member's resolution submitted by Regional Councillor Di Biase, dated June 17, 2014, be received; and
- 2) That Confidential Communication C4, from the Commissioner of Legal & Administrative Services/City Solicitor, dated June 12, 2014, be received.

Member's Resolution

Submitted by Regional Councillor Michael DiBiase

Whereas, the City of Vaughan is committed to a transparent and fair tendering/bid process; and,

Whereas, the City of Vaughan in June of 2013 developed "NEW PROCESSES AND PROCEDURES" that was immediately implemented into major projects which included the Civic Centre Resource Library and Father Ermanno Bulfon Community Centre projects; and,

Whereas, the City has received complaints and inquiries from multiple bidders regarding the pre-qualification process for these two projects; and

Whereas, at least two members of Council have raised concerns regarding the pre-qualification process involving these two projects; and,

Whereas, an audit or review of processes is not an uncommon practice; and, the City's auditor has audited other processes and capital projects for compliance to policies and procedures as part of his departmental audit program; and

It is therefore recommended in keeping with the City's commitment to continuous improvement, that a review of the pre-qualification process involving these two projects be done immediately by the City Auditor. This will allow the City to evaluate the process in greater detail and potentially identify opportunities to make continuing improvements to the City's business practices and procedures.

The review of the submissions should include but not limited to the following:

1. **That** the information submitted fully complied with the strict criteria listed in the bid documents; and,
2. **That** the scoring be reviewed to ensure consistent application of the scoring principles and awarding of points to each bidder as set out in the bid documents; and,
3. **That** the request and collection of references was done as per the City's procedures and the awarding of points for each category was done in a consistent manner.

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**CEREMONIAL PRESENTATION – IN RECOGNITION OF THE
RECREATION & CULTURE DEPARTMENT'S
RECEIPT OF THE HEART WISE DESIGNATION**

A presentation was made by the Mayor and Members of Council in recognition of the Recreation and Culture Department's receipt of the Heart Wise Designation from the GTA Heart Wise Exercise Network for fitness and health.

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OTHER MATTERS CONSIDERED BY THE COMMITTEE

61.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad Hoc Committee reports be received:

1. Heritage Vaughan meeting of May 21, 2014 (Report No. 5)
2. Pierre Berton Discovery Centre Fundraising Task Force meeting of May 23, 2014 (Report No. 3)
3. Accessibility Advisory Committee meeting of May 26, 2014 (Report No. 3)

61.2 RECESS INTO CLOSED SESSION

The Committee of the Whole recessed into Closed Session at 5:18 p.m. for the purpose of receiving legal advice with respect to Item 59, PRE-QUALIFICATION PROCESS.

The Committee of the Whole reconvened into open session at 6:31 p.m. with all Members present.

**62 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
JUNE 17, 2014**

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

1. **WARD 1 CIVIC HERO AWARD 2014**
(personal information about an identifiable individual)
2. **PROPERTY MATTER
LONG TERM GROUND LEASE – MACKENZIE HEALTH
JANE STREET AND MAJOR MACKENZIE DRIVE
WARD 1**
(acquisition or disposition of land)
3. **ONTARIO MUNICIPAL BOARD HEARING
OPA 653 – FILE OP.05.020 AND ZBL FILE Z.07.029
TESMAR HOLDINGS INC.
NORTHEAST CORNER OF JANE ST AND RIVEROCK GATE – WARD 4**
(litigation or potential litigation)
4. **ONTARIO MUNICIPAL BOARD HEARING
VOP 2010 VOLUME 2
VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN
WARD 4**
(litigation or potential litigation)
5. **PROPERTY MATTER
SALE OF CITY LAND
PART OF LOT 7, CONCESSION 7
124 WOODBRIDGE AVENUE
WARD 2**
(acquisition or disposition of land)
6. **PROPERTY MATTER
ACQUISITION OF BLOCK 59 DISTRICT PARK
WARD 2**
(acquisition or disposition of land)

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| 7. | PROPERTY MATTER
EXPROPRIATION FOR PARK AND EXTENSION OF LAWFORD ROAD
3930, 3956 AND 4020 MAJOR MACKENZIE DRIVE
WARD 3 | (acquisition or disposition of land) |
| 8. | LITIGATION MATTER
46 UPLANDS AVENUE
WARD 5 | (litigation or potential litigation) |
| 9. | FORMER EMPLOYEE MATTER | (solicitor/client privilege) |
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The meeting adjourned at 6:51 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair