

***For consideration by the Council
of the City of Vaughan
on September 26, 2017***

**REPORT NO. 31 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 26, 2017**

Recommendation

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

1. THAT Zoning By-law Amendment File Z.16.008 (2472406 Ontario Limited) BE APPROVED, to amend the C3 Local Commercial Zone, subject to site-specific Exception 9(128) of Zoning By-law 1-88, for the subject lands shown on Attachments #1 and #2 to:
 - a) permit one of the following commercial uses on the ground floor of the existing building to a maximum Gross Floor Area (GFA) of 178 m²:
 - Business or Professional Office
 - Regulated Health Professional Office or Clinic (restricted to one (1) practitioner)
 - Personal Service Shop (limited to a Laundromat use)
 - Print Shop
 - Retail Store
 - Retail Store, Convenience
 - Veterinary Clinic (restricted to one (1) practitioner), excluding the boarding of animals.
 - b) permit a residential dwelling unit on the second floor with a maximum GFA of 70m² in the existing building; and
 - c) permit the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Zoning By-law Amendment File Z.16.008 (and related Site Development File DA.17.045) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1 residential unit (3 persons equivalent).
3. THAT prior to the enactment of the implementing Zoning By-law:
 - i) the Development Planning Department shall finalize the review of Site Development File DA.17.045; and
 - ii) the Owner shall pay Development Charges in accordance with the City of Vaughan, York Region, and both Boards of Education Development Charge By-laws in effect at the time of payment, to the satisfaction of the Financial Planning and Development Finance Department.

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**ZONING BY-LAW AMENDMENT FILE Z.14.029
SITE DEVELOPMENT FILE DA.14.055
CENTREVILLE HOMES (MERINO) INC.
WARD 1 - VICINITY OF KEELE STREET AND MERINO ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated September 19, 2017, be approved;
- 2) That the following deputations be received:

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1. **Ms. Maria Donato, Weller Crescent, Maple; and**
 2. **Mr. Murray Evans, Evans Planning, Keele Street, on behalf of the applicant; and**
- 3) **That the coloured elevation submitted by the applicant be received.**

Recommendation

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

1. THAT Zoning By-law Amendment File Z.14.029 (Centreville Homes (Merino) Inc.) BE APPROVED, to rezone the subject lands from R1V Old Village Residential Zone to R5 Residential Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT Site Development File DA.14.055 (Centreville Homes (Merino) Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2, with 4 semi-detached dwelling units as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations and landscape plan and details;
 - ii) the Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final site servicing and grading plan, noise feasibility study and stormwater management report;
 - iii) the Owner shall enter into a Development Agreement with the DEIP Department to facilitate the installation of a sanitary sewer and fire hydrant on Merino Road;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) the Owner shall satisfy all requirements of York Region; and
 - vi) the Owner shall satisfy all requirements of Canada Post.
 - b) the Site Plan Agreement shall include the following clauses:
 - i) the Owner shall submit to the City a certification letter from an Environmental Engineer confirming the proper removal of the existing septic bed on the subject lands in accordance with all applicable legislation;
 - ii) the Owner shall be responsible to finance and implement the sanitary system improvements in the Maple Heritage Conservation District (MHCD) based on the conclusions and recommendations of the City's Focus Area Core Wastewater Servicing Strategy Study to the satisfaction of the City of Vaughan;
 - iii) the Owner shall submit an application, either a Part Lot Control or a Consent to Sever, in order to create 4 freehold residential lots and an open space block to be conveyed into public ownership;

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- iv) the Owner shall pay to the City of Vaughan by way of certified cheque as cash-in-lieu for 4 additional replacement trees at a rate of \$550.00 per tree (total \$2,200.00) to the satisfaction of the Development Planning Department;
 - v) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland, 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 Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment;
 - vi) The Owner shall agree to include in all Offers of Purchase and Sale a clause advising purchasers/tenants that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels exceed the Ministry of the Environment and Climate Change's (MOECC) noise criteria tolerances;
 - vii) the dwelling has been fitted with a forced air heating system and the ducting was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Ministry of Environment and Climate Change (MOECC) noise criteria tolerances. (Note: The location and installation of the outdoor air conditioning device should minimize the noise impacts and comply with criteria of MOECC publication NPC-300, Residential Air Conditioning Devices);
 - viii) purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the MOECC's noise criteria tolerances;
 - ix) the Owner shall agree to implement the stormwater management and erosion control measures as outlined in the drawings and stormwater management report to the satisfaction of the Toronto and Region Conservation Authority (TRCA); and
 - x) the Owner shall agree to maintain the drainage facilities, including grading and infiltration trenches as approved and constructed to maintain infiltration and stormwater management for the subject lands, to the satisfaction of the TRCA.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:
- "THAT Site Development File DA.14.055 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 4 residential units (14 persons equivalent)."

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**ZONING BY-LAW AMENDMENT FILE Z.16.052
DRAFT PLAN OF SUBDIVISION FILE 19T-16V010
NASHVILLE DEVELOPMENTS (NORTH) INC.
WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated September 19, 2017:

Recommendation

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

1. THAT Zoning By-law Amendment File Z.16.052 (Nashville Developments (North) Inc.) BE APPROVED, to:
 - a) amend Zoning By-law 1-88 on the subject lands shown on Attachments #2 and #3, specifically to rezone the subject lands from A Agricultural Zone, A Agricultural Zone subject to site-specific Exception 9(189) and RR Rural Residential Zone subject to site-specific Exception 9(256) to the following zones in the manner shown on Attachment #4.
 - RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four both with the Holding Symbol “(H)”;
 - RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” subject to site-specific Exception 9(1440); and
 - OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS4 Open Space Woodlot Zone;
 - b) permit the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report; and
 - c) that the Holding Symbol “(H)” shall not be removed from the subject lands or portion(s) thereof until the following conditions are satisfied:
 - i) Street access through Draft Plan of Subdivision Files 19T-10V004 (to the north), 19T-10V005 (to the south) and 19T-15V006 (to the east) is secured to the satisfaction of the Development Engineering and Infrastructure Planning Department.
 - ii) Blocks 129 to 133 inclusive are developed with Block 56 in Registered Plan 65M-4564 (Plan of Subdivision File 19T-10V005, Pinestaff Developments Inc.) and are in a consistent zone to form full lots for future development.
2. THAT Draft Plan of Subdivision File 19T-16V010 (Nashville Developments (North) Inc.), BE APPROVED, to facilitate a residential Draft Plan of Subdivision comprised of 125 lots for detached dwellings and 8 blocks to be combined with future blocks on the adjacent lands to create full lots for future detached dwellings, as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

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"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-16V010 (Nashville Developments (North) Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 129 residential units (462 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City."

4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-16V010 (Nashville Developments (North) Inc.) include the following clauses:
- i) Prior to final approval of the Draft Plan of Subdivision the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 61 West to the satisfaction of the City. The agreement shall include, but not be limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 61 West. This agreement shall also provide a provision for additional developers to participate in the Developers' Group Agreement when they wish to develop their lands.
 - ii) The Owner shall provide parkland and/or pay to Vaughan, by way of certified cheque, cash-in-lieu of the dedication of parkland prior to the issuance of a Building Permit in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

**5 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-17V004
 MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC.
 WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND LAWFORD ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated September 19, 2017:

Recommendation

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

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-17V004 (Maplequest (Vaughan) Developments Inc.) BE APPROVED, as shown on Attachment #6, subject to the Conditions of Draft Approval set out in Attachment #1.

**6 SITE DEVELOPMENT FILE DA.17.027
 2523360 ONTARIO INC.
 WARD 2 - VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated September 19, 2017, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

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Recommendation

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

1. THAT Site Development File DA.17.027 (2523360 ONTARIO INC.) BE APPROVED, to permit the development of an automobile gas bar (Esso) that includes vehicle and truck fueling stations, a convenience retail store, a drive-through eating establishment (Tim Horton's) and a car wash, as shown on Attachments #3 to #7, subject to the following conditions:
 - a) that prior to the execution of a Site Plan Letter of Undertaking:
 - i) Draft Plan of Subdivision File 19T-06V01 (Squire Ridge Investments Ltd.) shall be registered;
 - ii) the Development Planning Department shall approve the final site plan, building elevations, signage (including the digital billboard), landscape plan, lighting plan, and gateway entry feature;
 - iii) the Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final design of the Huntington Road driveway accesses, the final functional site servicing and grading plan, stormwater management report, and traffic impact study;
 - iv) the Owner shall convey to the City, free of all costs and encumbrances, a 0.3 m reserve along Huntington Road extending fifteen (15) metres south from the Langstaff Road and Huntington Road daylight triangle, to the satisfaction of the Development Engineering and Infrastructure Planning Department;
 - v) the Owner shall satisfy all requirements of York Region;
 - vi) the Owner shall satisfy all requirements of the Environmental Services Department (Solid Waste Management) Division;
 - vii) the Owner shall satisfy all requirements of the Development Planning Department regarding archaeological clearance; and
 - viii) the Owner shall successfully obtain approval of a Minor Variance application for the required site-specific exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment. The Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee.
 - b) that the Site Plan Letter of Undertaking include the following provision:
 - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the *Planning Act* and City of Vaughan Policy, prior to the issuance of a Building Permit. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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**SITE DEVELOPMENT FILE DA.16.114
BIALIK HEBREW DAY SCHOOL
WARD 4 - BATHURST STREET AND LEBOVIC CAMPUS DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated September 19, 2017, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.16.114 (Bialik Hebrew Day School) BE APPROVED; on the subject lands shown on Attachments #1 and #2, to permit a 1,788 m² addition to an existing private school and to provide an additional 62 parking spaces, as shown on Attachments #4 to #6, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, elevation drawings, landscape plan, and landscape cost estimate;
 - ii) the Owner shall satisfy all requirements of the Development Engineering and Infrastructure Planning Department; and
 - iii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.

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**SITE DEVELOPMENT FILE DA.16.107
SUNRAY GROUP OF HOTELS INC.
WARD 4 - VICINITY OF STEELES AVENUE WEST AND HIGHWAY 400**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated September 19, 2017, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.16.107 (Sunray Group of Hotels Inc.), BE APPROVED; on the subject lands shown on Attachments #1 and #2 to permit a 4-storey addition (consisting of 16 additional rooms), a 1-storey breakfast room, and a new main entrance to the existing hotel on the property, as shown on Attachments #3 to #5, subject to the following conditions:

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- a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, landscape plan and landscape cost estimate, building elevations, and all signage details;
 - ii) the Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final site servicing and grading plan, stormwater management, truck turning movements, and the Traffic Impact Study;
 - iii) the Environmental Services Department, Solid Waste Management Division shall approve the final site plan;
 - iv) the Owner shall satisfy all requirements of the Ministry of Transportation (MTO);
 - v) the Owner shall successfully obtain approval of a Minor Variance Application for the required site-specific Exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment. The Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee; and
 - vi) the Owner shall satisfy all requirements of Alectra Utilities Corporation.

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**SITE DEVELOPMENT FILE DA.17.001
PS ROMINA DRIVE INC.
WARD 4 - VICINITY OF JANE STREET AND LANGSTAFF ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated September 19, 2017, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

Recommendation

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

- 1. THAT Site Development File DA.17.001 (PS Romina Drive Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a three-storey, 13,430 m² self-storage facility (Public Storage), as shown on Attachments #3 to #6, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plan and signage details;
 - ii) the proposed overhead doors on the east elevation facing Jane Street shall match the colour of the building façade and additional deciduous trees shall be planted within the proposed landscape strip adjacent to Jane Street in

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order to mitigate any visual impact the overhead doors may have on the Jane Street frontage, to the satisfaction of the Development Planning Department;

- iii) the Development Engineering and Infrastructure Planning Department shall approve the final grading and servicing plan, erosion and sediment control plan, and storm water management report;
- iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and
- v) the Owner shall satisfy all requirements of York Region.

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**SITE DEVELOPMENT FILE DA.17.021
SEVENPLEX DEVELOPMENTS INC.
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND ZENWAY BOULEVARD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated September 19, 2017, be approved;**
- 2) That the confidential recommendation of the Committee of the Whole (Closed Session) meeting of September 19, 2017, be approved;**
- 3) That the following deputations and Communications be received:**
 - 1. Mr. Frank Mazzotta, Armour Heights Developments, Zenway Boulevard, Vaughan, Communication C1, dated September 15, 2017, and Communication C7, dated September 19, 2017, submitted at the meeting;**
 - 2. Mr. Brian Luckman, President, New Era Electronics, Zenway Boulevard, Vaughan; and**
 - 3. Mr. Mark Yarranton, President, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant;**
- 4) That the following Communications be received:**
 - C3 Mr. Mauro Poletti and Mr. Victor Peca, Mortgage Intelligence Group, Zenway Boulevard, Vaughan, dated September 18, 2017**
 - C4 Mr. Nunzio Parente, Trade Electrical Contractors Inc., Zenway Boulevard, Woodbridge, dated September 18, 2017**
 - C5 Mr. Daniel Seca, Dreamworld Event Planning Inc., Zenway Boulevard, Vaughan, dated September 18, 2017; and**
 - C6 Mr. Joseph Burnett, Chairman, Burnac Corporation, St. Clair Avenue West, Toronto, dated September 18, 2017; and**
- 5) That the coloured elevation submitted by the applicant be received.**

Recommendation

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

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1. THAT Site Development File DA.17.021 (Sevenplex Developments Inc.) BE APPROVED, to permit the development of an automobile gas bar (Pioneer) that includes fueling stations, a convenience retail store, a drive-through eating establishment and a car wash, as shown on Attachments #3 to #8, subject to the following conditions:
 - a) that prior to the execution of a Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, elevations, signage (including wall signage for the drive-through eating establishment), landscape plan (including additional landscaping), gateway entry feature (including gateway columns and end buttresses), landscape cost estimate and lighting plan;
 - ii) the Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final functional site servicing and grading plans, stormwater management report, and the Transportation Mobility Plan Study;
 - iii) the Owner shall submit a letter from the Block 58 Block Trustee indicating that they are in good standing with the Block 58 Block Trustee, and to confirm that all financial obligations are fulfilled for the payment of its proportionate share of the sanitary trunk sewers, to the satisfaction of the Development Engineering and Infrastructure Planning Department;
 - iv) the Owner shall satisfy all requirements of York Region;
 - v) the Owner shall satisfy all requirements of the Environmental Services Department - Solid Waste Management Division; and
 - vi) the Owner shall successfully obtain approval of a Minor Variance application for the required site-specific exceptions to Zoning By-law 1-88, as identified in Table 1 of this report from the Committee of Adjustment. The Owner and the abutting Owner to the south shall also successfully obtain approval of Consent Applications to create reciprocal mutual driveway easements from the Committee of Adjustment. The Committee's decisions regarding the Minor Variance and Consent applications shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
 - b) that the Site Plan Letter of Undertaking include the following provision:
 - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the *Planning Act* and City of Vaughan Policy, prior to the issuance of a Building Permit. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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**SITE DEVELOPMENT FILE DA.17.050
ROYBRIDGE HOLDINGS LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND REGIONAL ROAD 27**

The Committee of the Whole recommends:

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- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated September 19, 2017, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendation

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

1. THAT Site Development File DA.17.050 (Roybridge Holdings Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 993.2 m² eating establishment (Kona Grill) with an enclosed patio, as shown on Attachments #3 to #6, subject to the following conditions:
 - a) that prior to the execution of a Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, building elevations, signage details, landscape plan and lighting plan;
 - ii) the Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final functional site servicing and grading plan, stormwater management report, and the Trip Generation Review Study;
 - iii) the Owner shall satisfy all requirements of York Region; and
 - iv) the Owner shall satisfy all requirements of the Environmental Services Department (Solid Waste Management) Division.

12 **STREET NAME CHANGE**
REGISTERED PLAN 65M-4486 (PLAN OF SUBDIVISION FILE 19T-12V009)
NINE - TEN WEST LIMITED
WARD 4 - VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated September 19, 2017:

Recommendation

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

1. THAT the proposal to rename the following existing laneways in Registered Plan 65M-4486 (Nine-Ten West Limited) as shown on Attachment #2, BE APPROVED as follows:

EXISTING LANEWAY

PROPOSED LANEWAY NAME

Laneway V74
Laneway V73
Laneway V72

Laneway V72
Adaskin Avenue
Heriot Place

2. THAT Vaughan Council direct the City Clerk to initiate the laneway name change process to implement the laneway names identified in Recommendation #1 above.

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**CAMELOT ON 7 INC.
ALLOCATION OF SERVICING CAPACITY TO SITE DEVELOPMENT FILE DA.15.057
WARD 2 - VICINITY OF ISLINGTON AVENUE AND HIGHWAY 7**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, the Director of Development Engineering and Infrastructure Planning and the Director of Development Planning, dated September 19, 2017:

Recommendation

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

1. That Vaughan Council pass the following resolution with respect to the allocation of servicing capacity:
 - a) That Site Development Application File DA.15.057 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 128 residential units (283 persons equivalent).

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**2464879 ONTARIO INC. (CITY PARK HOMES)
ALLOCATION OF SERVICING CAPACITY TO SITE DEVELOPMENT FILE DA.16.003
WARD 5 - VICINITY OF DUFFERIN STREET AND CENTRE STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, the Director of Development Engineering and Infrastructure Planning and the Director of Development Planning, dated September 19, 2017, be approved; and
- 2) That Communication C2 from Mr. Leo F. Longo, Aird & Berlis LLP, Brookfield Place, Toronto, dated September 18, 2017, be received.

Recommendation

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

1. That Vaughan Council pass the following resolution with respect to the allocation of servicing capacity:
 - a) That Site Development Application File DA.16.003 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 56 residential townhouse units (171 persons equivalent).

15

**ASSUMPTION – ARBAND PHASE 1 SUBDIVISION
PLAN OF SUBDIVISION 65M-3941 (19T-00V19)
WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated September 19, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services, Parks and Forestry Operations, the Director of Environmental Services, the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3941; and
2. That the Municipal Services Letter of Credit for Plan 65M-3941 be reduced to \$187,750 to guarantee the completion of minor roadworks, streetscaping and landscaping items to the satisfaction of the Development Engineering and Infrastructure Planning Department, Development Planning and Transportation Services and Parks and Forestry Operations. Upon successful completion of the roadworks, streetscaping and landscaping items the Municipal Services Letter of Credit will be released.

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**ASSUMPTION – YESHIVA (NER ISRAEL) PHASE 1 SUBDIVISION
PLAN OF SUBDIVISION 65M-3650 (19T-98V11)
WARD 4, VICINITY OF RUTHERFORD ROAD AND BATHURST STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated September 19, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services, Parks and Forestry Operations, the Director of Environmental Services, the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3650 and that the Municipal Services Letter of Credit be released.

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**ASSUMPTION – FERNBROOK HOMES MAJOR MAC PHASE 1 SUBDIVISION
PLAN OF SUBDIVISION 65M-3932 (19T-00V12)
WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated September 19, 2017:

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FOR CONSIDERATION BY COUNCIL, SEPTEMBER 26, 2017**

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services, Parks and Forestry Operations, the Director of Environmental Services, the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3932; and
2. That the Municipal Services Letter of Credit for Plan 65M-3932 be reduced to \$125,000 to guarantee the completion of minor landscape and streetscape deficiencies and minor roadwork deficiencies to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Departments. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**18 ASSUMPTION – FERNBROOK HOMES MAJOR MAC PHASE 2 SUBDIVISION
 PLAN OF SUBDIVISION 65M-4069 (19T-00V12)
 WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated September 19, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services, Parks and Forestry Operations, the Director of Environmental Services, the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4069; and
2. That the Municipal Services Letter of Credit for Plan 65M-4069 be reduced to \$30,000 to guarantee the completion of minor landscape and streetscape deficiencies to the satisfaction of the Development Planning Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**19 ASSUMPTION – FERNBROOK HOMES MAJOR MAC PHASE 2A SUBDIVISION
 PLAN OF SUBDIVISION 65M-4189 (19T-00V12)
 WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated September 19, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services, Parks and Forestry Operations, the Director of Environmental Services, the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

**REPORT NO. 31 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 26, 2017**

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4189; and
2. That the Municipal Services Letter of Credit for Plan 65M-4189 be reduced to \$27,500 to guarantee the completion of minor landscape and streetscape deficiencies to the satisfaction of the Development Planning Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

20

**ASSUMPTION – MAJOR BOB FARMS PHASE 1 SUBDIVISION
PLAN OF SUBDIVISION 65M-3924 (19T-89124)
WARD 4, VICINITY OF TESTON ROAD AND DUFFERIN STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated September 19, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services, Parks and Forestry Operations, the Director of Environmental Services, the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3924; and
2. That the Municipal Services Letter of Credit for Plan 65M-3924 be reduced to \$30,400 to guarantee the completion of minor landscape and streetscape deficiencies to the satisfaction of the Development Planning Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

21

**ASSUMPTION – MAJOR BOB FARMS PHASE 2 SUBDIVISION
PLAN OF SUBDIVISION 65M-4036 (19T-89124)
WARD 4, VICINITY OF TESTON ROAD AND DUFFERIN STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated September 19, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services, Parks and Forestry Operations, the Director of Environmental Services, the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4036; and
2. That the Municipal Services Letter of Credit for Plan 65M-4036 be reduced to \$7,100 to guarantee the completion of minor landscape and streetscape deficiencies to the satisfaction of the Development Planning Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

22

**ASSUMPTION – MAJOR BOB FARMS PHASE 2B SUBDIVISION
PLAN OF SUBDIVISION 65M-4194 AND 65M-4223 (19T-89124)
WARD 4, VICINITY OF TESTON ROAD AND DUFFERIN STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated September 19, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services, Parks and Forestry Operations, the Director of Environmental Services, the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plans 65M-4194 and 65M-4223; and
2. That the Municipal Services Letter of Credit for Plans 65M-4194 and 65M-4223 be reduced to \$5,500 to guarantee the completion of minor landscape and streetscape deficiencies to the satisfaction of the Development Planning Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

23

**SIGN VARIANCE APPLICATION
FILE NO: SV.17-004
OWNER: CAMBAY HOLDINGS INC.
LOCATION: 3450 MAJOR MACKENZIE DRIVE
BUILDING B, UNITS 7/8
BLOCK 64, 65M-3885
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 19, 2017:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.17-004, Cambay Holdings Inc. be APPROVED subject to the following amendment:
 - a) Sign 3 be approved providing that it is erected on the south elevation at the height that is consistent with the sign on the south elevation at Unit 1.

24

**RESTORATION OF A DETACHED
RESIDENTIAL BUILDING AND NEW DEVELOPMENT
9869 KEELE STREET AND 9891 KEELE STREET
(WILLIAM BAILEY HOUSE) - MAPLE HERITAGE CONSERVATION DISTRICT
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
WARD 1 - EAST SIDE OF KEELE STREET AND SOUTH OF MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends approval of the recommendation of the Heritage Vaughan Committee, dated August 16, 2017:

**REPORT NO. 31 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 26, 2017**

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of August 16, 2017 (Item 1, Report No. 6) for Council's consideration:

- 1) That the recommendation contained in the following report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated August 16, 2017, be approved;
- 2) That the applicant consider locating the designated parking spots for the heritage structure in reasonable proximity to the building; and
- 3) That the applicant consider redesigning lots 10 and 13 to introduce entrances along the main street and extending the sidewalks into the 3 block residential units.

Report of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage, dated August 16, 2017

Recommendation

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

1. THAT Heritage Vaughan approve the proposed restoration and rehabilitation of the detached dwelling municipally known as 9891 Keele Street.
2. THAT Heritage Vaughan recommend to Council that, subject to final approval of the Development Application under the *Planning Act*, a heritage permit be issued for the the proposed new construction under Section 42 of *Ontario Heritage Act*, subject to following conditions:
 - a) The Development Application under the *Planning Act* must receive final approval before the issuance of the heritage permit. It is understood that Heritage Vaughan Committee recommendations to Council regarding the issuance of a heritage permit do not constitute support for any Development Application under the *Planning Act* or permits or requirements currently under review or to be submitted in the future by the Owner as it relates to the subject application;
 - b) Any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - c) That a Letter of Credit to the amount of \$150, 000 (calculated at \$100 per square foot) shall be provided to the City of Vaughan for the William Bailey House through the Letter of Undertaking; and
 - d) Although the properties have undergone Stage 1 and 2 Archaeological Assessment and was declared to be free of archaeological concerns, the following standard clauses shall apply:
 - 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 City of Vaughan's Urban Design and Cultural Heritage Division of the Development Planning Department shall be notified immediately.*

25 PROCLAMATION AND FLAG RAISING REQUEST
HISPANIC HERITAGE MONTH

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Clerk, dated September 19, 2017, be approved;
- 2) That October be proclaimed as Hispanic Heritage Month on an annual basis moving forward;
- 3) That the Hispanic flag be raised at Vaughan City Hall on every second Saturday of October on an annual basis moving forward; and
- 4) That the deputation by Ms. Gina Balseca, Founder and CEO of Fuerza Latina, Keele Street, be received.

Recommendation

The City Clerk recommends:

1. That October 2017 be proclaimed as Hispanic Heritage Month;
2. That the Hispanic flag be raised at Vaughan City Hall on October 14, 2017 for the balance of the day; and
3. That the proclamation be posted on the City's website and published on the City Page online.

**26 FILLING OF VACANCY CAUSED BY RESIGNATION
OF FORMER DEPUTY MAYOR / REGIONAL COUNCILLOR:
VAUGHAN METROPOLITAN CENTRE (VMC) SUB-COMMITTEE**

The Committee of the Whole recommends:

- 1) That Local and Regional Councillor Sunder Singh be appointed to the vacancy on the Vaughan Metropolitan Centre Sub-Committee.

Recommendation

1. That Council consider appointing a Regional Councillor to the Vaughan Metropolitan Centre (VMC) Sub-Committee in the vacancy caused by the resignation of former Deputy Mayor and Regional Councillor, Michael Di Biase.

27

REQUEST FOR STAFF TO ATTEND A COMMUNITY MEETING

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor lafrate, dated September 19, 2017:

Member's Resolution

Submitted by Councillor Marilyn lafrate.

Whereas, I've been asked to organize a community meeting with residents regarding a proposed development application in Maple,

Now therefore be it resolved, that staff from the Planning department be allowed to attend an evening meeting to provide information and that Council ratify the action taken.

28

STAFF ATTENDANCE AT A COMMUNITY MEETING (WARD 2)

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated September 19, 2017:

Member's Resolution

Submitted by Councillor Tony Carella.

Whereas, the residents in the Stone Palace Way and Royal Pine Avenue area have expressed concerns with respect to speeding and are requesting a community meeting to discuss possible resolutions

It is therefore recommended:

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

29

**KLEINBURG UNITED CHURCH
PUBLIC OFFERING OF CHURCH PEWS**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor lafrate, dated September 19, 2017:

Member's Resolution

Submitted by Councillor Marilyn lafrate.

Whereas, the City purchased the Kleinburg United Church in 2010 with the intent of renovating it to include an exhibit to honour the late Pierre Berton and create a multi-use facility for the community; and

Whereas, the existing interior church pews have no monetary value to the City and will be removed and disposed of by the awarded General Contractor during construction in September 2017; and

Whereas, some members of the community whom attended past Public Meetings related to the project expressed personal interest in retaining the church pews directly to the local Councillor's office; and

Whereas, Item 18.3 in the City's Corporate Procurement Policy states that "where surplus stock is offered to but not required by any City department, another municipality, non-profit or charitable organization it shall be disposed of through a public process unless otherwise approved by Council";

It is therefore recommended:

That Council approve the request to provide a public offering of the church pews to both the general public and members of the community that have expressed interest directly to the local Councillor's office at no charge prior to the removal and disposal by the awarded General Contractor.

**30 STAFF ATTENDANCE AT A COMMUNITY MEETING (WARD 2)
CARRYING PLACE RATEPAYERS ASSOCIATION**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated September 19, 2017:

Member's Resolution

Submitted by Councillor Tony Carella.

Whereas, the Carrying Place Ratepayers' Association has requested a community meeting respecting the development at 9681 & 9691 Islington Ave. (as proposed by Gatehollow Estates Inc.) and as detailed in files OP.16.010 & Z.16.039.

It is therefore recommended:

- 1. That** appropriate staff be directed to attend a future evening meeting with area residents to discuss their concern, said meeting to be convened by the local councillor at a city-owned or leased facility

31 PROCLAMATION REQUEST
CHILD CARE WORKER AND EARLY CHILDHOOD EDUCATOR APPRECIATION DAY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 19, 2017:

Recommendation

The City Clerk recommends:

1. That October 25, 2017 be proclaimed as “Child Care Worker and Early Childhood Educator Appreciation Day”; and
2. That the proclamation be posted on the City’s website and published on the City Page online.

32 OTHER MATTERS CONSIDERED BY THE COMMITTEE

32.1 RECESS INTO CLOSED SESSION

The Committee of the Whole recessed into Closed Session at 1:38 p.m. for the purpose of receiving legal advice with respect to Item 10:

**REPORT NO. 31 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 26, 2017**

**SITE DEVELOPMENT FILE DA.17.021
SEVENPLEX DEVELOPMENTS INC.
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND ZENWAY BOULEVARD.**

The Committee of the Whole reconvened into open session at 1:46 p.m. with the following Members present:

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

32.2 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad Hoc Committee reports be received:

1. Pierre Berton Tribute Task Force meeting of June 12, 2017 (Report No. 3).
2. Vaughan Metropolitan Centre Sub-Committee meeting of June 13, 2017 (Report No. 2).
3. Heritage Vaughan Committee meeting of June 21, 2017 (Report No. 5).
4. Heritage Vaughan Committee meeting of August 16, 2017 (Report No. 6).

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The meeting adjourned at 1:57 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair, Chair