

CITY OF VAUGHAN
REPORT NO. 32 OF THE
COMMITTEE OF THE WHOLE

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

The Committee of the Whole met at 11:05 a.m., on June 18, 2013.

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

The following items were dealt with:

1 TOW TRUCK LICENSING -TOWING AND STORAGE RATES

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 City Clerk, dated June 18, 2013:

Recommendation

The Commissioner of Legal and Administrative Services/City Solicitor and the City Clerk, in consultation with the Manager of Special Projects, Licensing and Permits/Insurance Risk Management and the Acting Director of Enforcement Services, recommend:

- 1) That this report be received for information.

2 TASK FORCE ON THE CITY'S ROLE IN FESTIVALS AND COMMUNITY EVENTS
FINDINGS REPORT

The Committee of the Whole recommends:

- 1) That the following recommendation of the Task Force on the City's Role in Festivals and Community Events be approved:
 1. That the Findings Report, be received; and

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2. That the Findings report and its recommendations be referred to staff for review and that a report be provided to a future Committee of the Whole meeting; and

- 2) That the report of the City Clerk, dated June 18, 2013, be received.

Recommendation

The City Clerk, on behalf of the Task Force on the City's Role in Festivals and Community Events, forwards the following for Council's consideration:

- 1) Recommendation of the May 13, 2013, meeting of the Task Force on the City's Role in Festivals and Community Events:
 1. That the Findings Report, be received; and
 2. That the Findings report and its recommendations be referred to staff for review and that a report be provided to a future Committee of the Whole meeting.

3 CONTRACT AWARD – RFP13-178 ADVERTISING AT RECREATION FACILITIES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 18, 2013:

Recommendation

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

- 1) That Contract RFP13-178, Advertising at Recreation Facilities, be awarded to Futuresign Multimedia Displays Inc. for a three (3) year term commencing September 1, 2013, with an option to renew for two (2) additional one (1) year terms at the discretion of the City; and
- 2) That the Mayor and City Clerk be authorized to sign the appropriate documents.

4 AWARD OF TENDER T13-029 - PROVISION OF JANITORIAL & DAY PORTER SERVICES FOR JOINT OPERATIONS CENTRE, AL PALLADINI COMMUNITY CENTRE, MAPLE COMMUNITY CENTRE, GARNET A. WILLIAMS COMMUNITY CENTRE AND NORTH THORNHILL COMMUNITY CENTRE, WARDS 1, 2, 4, AND 5

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 18, 2013:

Recommendation

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

That T13-029, Provision of Janitorial Services & Day Porter Services be awarded to the following:

- a That Part A - Joint Operations Centre be awarded to Kleenzone Ltd. for the amount of \$176,959.22 (including HST), for a total contract period of three (3) years with an optional extension of two (2) additional years; and,

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- b That Part B - Al Palladini Community Centre be awarded to Cleana Facility Services for the amount of \$244,080.00 (including HST), for a total contract period of three (3) years with an optional extension of two (2) additional years; and,
- c That Part C - Maple Community Centre, Garnet A Williams Community Centre, North Thornhill Community Centre and Al Palladini Community Centre be awarded to National Cleaning Contractors for the amount of \$476,803.50 (including HST), for a total contract period of three (3) years with an optional extension of two (2) additional years; and,
- d That the Mayor and City Clerk be authorized to sign the necessary documents.

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**DRAFT PLAN OF SUBDIVISION FILE 19T-12V008
MAJORWEST DEVELOPMENT CORP.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND VELLORE WOODS BOULEVARD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013:

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

- 1. THAT Draft Plan of Subdivision File 19T-12V008 (Majorwest Development Corp.) to facilitate the residential subdivision shown on Attachment #4, BE APPROVED, subject to the conditions of approval set out in Attachment #1.

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**SITE DEVELOPMENT FILE DA.12.049
BRENT & LOIS PEEBLES
WARD 2 - VICINITY OF REGIONAL ROAD #27 AND SIMMONS STREET**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 25, 2013, to allow the applicant to meet as soon as possible with the local Councillor, interested local residents, and staff as appropriate, to discuss arrangements regarding parking, times of operation, etc., to be incorporated into a site development agreement and be to the reasonable satisfaction of all parties;
- 2) That the following deputations be received:
 - 1. Mr. Vincenzo Torelli, Simmons Street, Woodbridge;
 - 2. Mr. Eduard Krasnokvtsky, Simmons Street, Woodbridge;
 - 3. Mr. Edward Evans, Simmons Street, Woodbridge;
 - 4. Mr. Brent Peebles, Plymouth Brethren Christian Church, Jeffcoat Drive, Toronto, applicant; and
 - 5. Mr. Matthew Corney, Plymouth Brethren Christian Church; and
- 3) That the following Communications be received:
 - C7 Mr. Tony Di Benedetto, Di Benedetto Lane, Woodbridge, dated June 17, 2013; and
 - C10 Mr. Salvatore Grassa, dated June 18, 2013.

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Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.12.049 (Brent & Lois Peebles) BE APPROVED, to permit the conversion of an existing detached residential dwelling to a Place of Worship (*Plymouth Brethren Church*), 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 final site plan, landscape plan and landscape cost estimate shall be approved by the Vaughan Development Planning Department; and,
 - ii) the Owner shall apply for a Minor Variance Application, which shall be approved by the Vaughan Committee of Adjustment to facilitate the required exception to Zoning By-law 1-88 identified in Table 1 of this report, and the Committee's decision shall be final and binding.

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**SITE DEVELOPMENT FILE DA.12.068
RITAJO DEVELOPMENTS LTD.
WARD 4 - VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

The Committee of the Whole recommends:

- 1) **That recommendation 1. contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved contingent upon the initial fulfilment of recommendation 2. ; and**
- 2) **That the deputation of Mr. Sean Galbraith, Proliferate Consulting Group, Price Street, Toronto, be received.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.12.068 (Ritajo Developments Ltd.) BE APPROVED, to permit the installation of a 25 m high monopole telecommunication tower (with Canadian flag and banners) and associated radio equipment cabinets (Attachments #3 to #5 inclusive) by the Proponent (Rogers Communications Inc.), consistent with Attachments #1 to #5.
2. THAT the Vaughan Development Planning Department work with the Owner (Ritajo Developments Ltd.) of the subject lands to install additional lighting in the form of coloured pot lights located at the top of the corner building fronting onto Rutherford Road, which is outstanding from the original approval of the development of the commercial plaza; and, that this matter be treated separate from the approval and installation of the proposed telecommunication tower.

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**SITE PLAN CONTROL PROCESS - FOLLOW UP REVIEW
CITY OF VAUGHAN
FILE 12.28
ALL WARDS - CITY WIDE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved, subject to replacing the fourth bullet in 1. b) i) with:**

- **external modifications to existing buildings including major front façade changes, which do not exceed the gross floor area of the existing building by more than 25%; and,**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT the following amendments to the City's Official Plan and Site Plan Control By-law BE APPROVED, to implement the recommended changes to the Site Plan Approval process approved by Vaughan Council on January 29, 2013:
 - a) that OPA #200 (Site Plan Control) and the new City of Vaughan Official Plan 2010 BE AMENDED, to implement the delegation of Site Plan Approval Authority to the Commissioner of Planning or designate (Director of Development Planning) in accordance with the specified class of development identified for delegation in the City of Vaughan Site Plan Control By-law;
 - b) that the City of Vaughan Site Plan Control By-law (By-law 228-2005, as amended) BE AMENDED, to:
 - i) implement the delegation of Site Plan Approval Authority to the Commissioner of Planning or designate (Director of Development Planning) for the following classes of development:
 - all street townhouse dwellings where the Official Plan and Zoning By-law are in-effect;
 - all commercial/retail corporate rebranding for existing building elevations and signage provided that the building elevations and signage for the first building for each corporate rebranding initiative must be approved by Vaughan Council and there are no or only minor changes to the approved site plan;
 - single detached dwellings in a Heritage Conservation District not located within a registered plan of subdivision or subject to architectural control;
 - external modifications to existing buildings including major front façade changes, which do not exceed the gross floor area of the existing building by more than 50%; and,

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- minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, parking, signage, etc.);
 - ii) include a provision to permit any class of development that is delegated for approval to the Commissioner of Planning or designate, to be “bumped-up” to Vaughan Council for a decision when a minimum of two (2) Members of Council request in writing utilizing the “Notice of Application for Delegated Site Plan Approval” as shown on Attachment #1, within the circulation period for the application (typically 3 weeks), thereby effectively cancelling the delegated authority for the particular application as identified in this report; and,
 - iii) require Site Plan Control for development on employment lots that abut an Open Space Zone;
- c) that OPA #705 (Complete Application Requirements), By-law 278-2009 (Pre-Application Consultation Meetings) and the new City of Vaughan Official Plan 2010 (Volume 1) BE AMENDED, to exempt the following classes of development from the requirement to hold a Pre-Application Consultation Meeting, prior to the submission of a planning application:
- i) street townhouse dwellings where the Official Plan and Zoning By-law are in effect;
 - ii) minor additions to an existing building that comply with Zoning By-law 1-88, where the Commissioner of Planning or designate (Director of Development Planning) is of the opinion that the use and development of the lands provided for in the original Site Plan Letter of Undertaking or Site Plan Agreement remains substantially unaltered, and where no City Department or Public Agency would object to the application;
 - iii) minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, etc.); and,
 - iv) applications for new signage or changes to existing signage;
- d) that City of Vaughan Official Plan 2010 BE AMENDED, to require that the following classes of development be implemented using a Site Plan Agreement:
- i) all classes of new development in an Intensification Area including the Vaughan Metropolitan Centre, a Primary Centre, Local Centre, Primary Intensification Corridors, Primary Intensification Corridors within Employment Areas, Regional Intensification Corridors and Regional Intensification Corridors Within Employment Areas as defined by Vaughan Official Plan 2010. Additions, expansions, and alterations to existing development will be implemented as either an amendment to the original implementing document (i.e. Site Plan Agreement or Letter of Undertaking) or as a minor modification to the existing approval(s);
 - ii) all Mid and High Rise buildings as defined by the new City of Vaughan Official Plan 2010 (i.e. buildings over 6 storeys in height);
 - iii) all classes of development utilizing strata parking and/or park arrangements, and/or Planning Act Section 37 density bonussing;

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- iv) all classes of development where the Commissioner of Planning or designate (Director of Development Planning) is of the opinion that a Site Plan Agreement is required to secure specific City interests;
 - v) where a public/private partnership funding for community infrastructure is proposed; and,
 - vi) all other classes of development will continue to be implemented using a Site Plan Letter of Undertaking;
2. THAT the implementing Site Plan Control By-law consolidate the City's current Site Plan Control By-laws (By-law 228-2005, as amended by By-laws 34-2007, 237-2007, 127-2008, 214-2008 and 279-2009) together with the amendments approved by Vaughan Council through the Site Plan Process Review identified in this report.
3. THAT the City of Vaughan Policy Manual, specifically Policy 07.1.02 (Review of Site Plan Approval Process - Industrial Buildings), Policy 07.1.03 (Site Development Process - Consolidated), and Policy 07.1.10 (Site Development Applications - Approval of Proposed Building Elevations for Industrial Sites Along Major Roads) as shown on Attachments #2, #4 and #6, respectively, BE AMENDED, as shown on Attachments #3, #5 and #7, respectively, to reflect the amendments to the Site Plan Approval process identified in this report.

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**OFFICIAL PLAN AMENDMENT FILE OP.09.003
1539253 ONTARIO LTD.
WARD 1 - VICINITY OF KIPLING AVENUE & TESTON ROAD**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to September 2013, to allow further consultation between the applicant, staff, and the local residents;
- 2) That the following deputations and Communication be received:
 - 1. Ms. Josie Vivona, Green Valley Court, Kleinburg;
 - 2. Mr. Robert Klein, KARA, Kleinburg, and Communication C9, dated June 18, 2013;
 - 3. Mr. Antony Niro, Laurentian Boulevard, Maple; and
 - 4. Ms. Rosemarie Humphries, representing the applicant.

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

- 1. THAT Official Plan Amendment File OP.09.003 (1539253 Ontario Ltd.) BE APPROVED, to amend OPA #600, specifically the "Rural Use Area" designation to establish the development limits of the subject lands in order to facilitate the use of the subject lands shown on Attachments #1 and #2 for a recreational facility comprised of the following uses as shown on Attachment #3:
 - i) recreational uses conducted outdoors on playing fields including but not limited to soccer, cricket and football fields, tennis courts, and associated parking areas, picnic areas, and pedestrian and bicycle trails; and,
 - ii) recreational uses conducted within an indoor facility including but not limited to an ice rink and cultural centre with associated parking, and accessory maintenance and storage buildings related to the permitted uses; a Cultural Centre is defined as one

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or more buildings not to exceed a total of 11,000 m² to be used for community activities including recreational uses and may include private or public commercial uses incidental thereto, and a Cultural Centre shall not include a place of worship.

2. THAT the implementing Official Plan Amendment include the following policies:
- i) the limits of development shall be in accordance with the final approved Natural Heritage Evaluation Report and Vegetation Enhancement Plan as identified on Attachments #3 and #4;
 - ii) that the outdoor and indoor recreational uses shall be conducted in the general areas as shown on Attachments #3 and #4;
 - iii) in support of a Zoning By-law Amendment application, a Site Development application and the following reports and studies, as required, shall be submitted:
 - Market/Need Facility Study;
 - Archaeological Assessment/Evaluation to the satisfaction of the Vaughan Cultural Services Division;
 - Hydrological Study;
 - Environmental Impact Statement;
 - Built Heritage Evaluation;
 - Noise Impact Study;
 - Water Conservation Plan;
 - Final Functional Servicing Report;
 - Traffic Study Update;
 - Cultural Heritage Resource Impact Assessment; and,
 - Any other study(ies) that may be required as part of the processing of a Zoning By-law Amendment Application;
 - iv) that prior to the demolition of any building on the subject lands, the approval of a Heritage Permit shall be required;
 - v) the implementing Zoning By-law shall define the specific permitted recreational uses and shall limit such uses to those that can be accommodated on site and conform to the final Vegetation Enhancement Plan and Conservation Plan;
 - vi) the appropriate road widening shall be identified at the Site Plan Approval stage to the satisfaction of the Vaughan Development/ Transportation Engineering Department; and,
 - vii) the implementing Zoning By-law shall not be enacted until Vaughan Council approves a Site Development Application.

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**ZONING BY-LAW AMENDMENT FILE Z.12.033
SITE DEVELOPMENT FILE DA.12.081
MERCEDES-BENZ CANADA INC.
WARD 5 - VICINITY OF STEELES AVENUE WEST AND HILDA AVENUE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

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Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.12.033 (Mercedes-Benz Canada Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically the C2 General Commercial Zone, to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.12.081 (Mercedes-Benz Canada Inc.) BE APPROVED, to permit the development of the subject lands with a 2-storey, 12,235 m², motor vehicle sales establishment as shown on Attachments #3 to #10, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the implementing Zoning By-law shall be enacted by Vaughan Council and be in-full force and effect;
 - ii) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - iii) the final site grading and servicing plan, storm water management report, lighting plan and noise study shall be approved to the satisfaction of the Vaughan Development / Transportation Engineering Department; and,
 - iv) the Owner shall satisfy all requirements of the City of Toronto Development Engineering Technical Services Division.

**11 AWARD OF TENDER T13-136 AND BUDGET AMENDMENT
 DICK BRIDGE REHABILITATION
 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 18, 2013, be approved; and**
- 2) That the deputation of Mr. Antony Niro, Laurentian Boulevard, Maple, be received.**

Recommendation

The Commissioner of Engineering and Public Works and the Director of Engineering Services in consultation with the Director of Purchasing Services and the Director of Budgeting and Financial Planning recommends:

1. That Tender T13-136, Dick Bridge Rehabilitation, be awarded to Carlington Construction Inc. in the amount of \$493,267.50, plus applicable taxes;
2. That the following project costs, plus applicable taxes, be approved:
 - a. A contingency allowance in the amount of \$75,000.00, 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;

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- b. A Geotechnical and Material Testing amount of \$10,000.00, plus applicable taxes be approved, to ensure compliance with all applicable standards;
 - c. Additional funding in the amount of \$103,000.00 be transferred from Capital Project EN-1872-13 to cover the shortfall;
3. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Award of Tender T13-136 and Budget Amendment is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002
4. That the amounts of the above recommendations, illustrated within this report, be funded by Capital Budget Project Nos. EN-1887-12, 1887-13 and 1872-13, including all contingency allowances, applicable taxes and administration recovery; and
5. That the Mayor and City Clerk be authorized to sign the appropriate documents.

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**AWARD OF TENDER T13-063 AND BUDGET AMENDMENT
WATERMAIN REPLACEMENT AND ROAD REHABILITATION
CHAVENDER PLACE AND MEETING HOUSE ROAD
ROAD REHABILITATION
NORTON PLACE, ROSEBURY LANE AND ROSEWOOD COURT
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated June 18, 2013:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Engineering Services in consultation with the Director of Purchasing Services and the Director of Budgeting and Financial Planning recommends:

1. That Tender T13-036, Watermain Replacement and Road Rehabilitation Chavender Place and Meeting House Road, Road Rehabilitation Norton Place, Rosebury Lane and Rosewood Court be awarded to Direct Underground Inc., in the amount of \$1,357,345.00, plus applicable taxes;
2. That the following project costs, plus applicable taxes, be approved:
 - a. A contingency allowance in the amount of \$140,000.00, within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract;
 - b. A Geotechnical and Material Testing amount of \$14,000.00, to ensure compliance with all applicable standards;
 - c. Additional funds in the amount of \$31,412.54 for this project, to be funded from the Water Reserve;
3. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Award of Tender T13-063 and Budget Amendment is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002

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4. That the amounts of the above recommendations, illustrated within this report, be funded by Capital Budget Project Nos. EN-1902-12, E-1903-12 and EN-1871-13, including all contingency allowances, applicable taxes and administration recovery; and
5. That the Mayor and City Clerk be authorized to sign the appropriate documents.

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**ASSUMPTION – WOODVALLEY SUBDIVISION PHASE 1
19T-95062, PLANS OF SUBDIVISION 65M-3917 & 65M-3918
WARD 4 – VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

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 18, 2013:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development & Transportation Engineering, in consultation with the Manager of Urban Design, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement with Woodvalley Developments Inc. Phase 1, Plans of Subdivision 65M-3917 and 65M-3918, and the Municipal Services Letter of Credit be reduced to \$202,000 pending the completion of the remaining landscape deficiencies in the subdivision and the outstanding streetscaping on Bathurst Street, which will be installed by the Region at the Owners cost in conjunction with the Bathurst Street road widening and reconstruction project.

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**ASSUMPTION – THORNHILL WOODS PHASE 1
19T-90008, PLAN OF SUBDIVISION 65M-3591
WARD 4 – VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD**

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 18, 2013:

Recommendation

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

1. THAT Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3591 and the Municipal Services Letter of Credit be reduced to \$215,000 and held until the City determines the Owner's financial obligation towards the repair of the twenty four (24) cracked sewer connection tees fittings in the subdivision following a five year extended monitoring period; and
2. THAT the City's Cracked Sewer Service Connection Tee Fitting Repair Protocol be amended to include the option of a five year monitoring period as outlined in this report.

**15 ADDITIONAL PROFESSIONAL ENGINEERING FEES (RFP 12-058)
VMC BLACK CREEK RENEWAL-CLASS ENVIRONMENTAL ASSESSMENT STUDY
 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 Development / Transportation Engineering, dated June 18, 2013:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development / Transportation Engineering, in consultation with the Commissioner of Planning, Director of Purchasing Services, Director of Budgeting & Financial Planning, and the Director of Development Finance & Investments, recommend:

1. THAT additional funding in the amount of \$185,000 excluding HST be approved for professional consulting services to be coordinated by The Municipal Infrastructure Group in connection with the completion of the VMC Black Creek Renewal Class Environmental Assessment Study assignment (Capital Project No. DT-7058-11);
2. THAT the budget for Capital Project DT-7058-11 be increased from \$257,500 to \$451,500 to cover the estimated cost of a collaborated process involving all property owners and stakeholders, which has become necessary to identify a financially and technically feasible channel concept and to ensure the successful completion of the VMC Black Creek Renewal Class Environmental Assessment Study, with funding from Development Charges; and
3. THAT the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the capital budget identified as VMC Black Creek Renewal Class Environmental Assessment Study is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002.

**16 CYCLE FACILITIES IMPLEMENTATION PLAN FOR PETER RUPERT AVENUE,
CONFEDERATION PARKWAY, STAFFERN DRIVE AND NORTH RIVERMEDE ROAD
 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 Development / Transportation Engineering, dated June 18, 2013:

Recommendation

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

1. THAT staff proceed with implementation of bike lanes on Peter Rupert Avenue, Confederation Parkway, Staffern Drive and North Rivermede Road;
2. THAT the Consolidated Traffic By-law 284-94 be amended to designate bicycle lanes on Peter Rupert Avenue, Confederation Parkway, Staffern Drive and North Rivermede Road for the use of bicycles only (where designated), and that Consolidated Parking By-law 1-96 be updated with the appropriate parking prohibitions; and

**17 PARTIAL ASSUMPTION – HUMBERPLEX SUBDIVISION PHASE 1
 19T-01V04 - PLAN OF SUBDIVISION 65M-3895
 WARD 1 – VICINITY OF HIGHWAY NO.27 AND NASHVILLE SIDEROAD**

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 18, 2013:

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 roads and municipal services in the first phase of the Humberplex Subdivision Plan (65M-3895) on Summerbreeze Court, Springrain Court, Rainbow's End and Wishing Well Court and that the current Municipal Services Letter of Credit be retained in accordance with the Subdivision Agreement for the balance of the works in the subdivision.

18 TRAVEL TO FRIENDSHIP CITY BAGUIO, PHILIPPINES – POST VISIT UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Economic Development, dated June 18, 2013:

Recommendation

The Director of Economic Development in consultation with the Deputy Mayor/Regional Councillor Gino Rosati and Councillor Marilyn Iafrate recommends:

1. THAT this report be received for information purposes.

**19 BUDGET AMENDMENT AND
 GRANT FUNDING FOR ENERGY CONSERVATION IMPROVEMENT AUDIT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 18, 2013:

Recommendation

The Commissioner of Community Services, in consultation with the Manager of Capital and Reserve Planning and the Manager of Environmental Sustainability recommends:

1. That the budget for capital project BF-8100-07 Energy Conservation Improvement Audit be amended and increased by \$32,000 to reflect Save on Energy Audit Funding Grant of \$32,000 to be received from Ontario Power Authority; and,
2. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Budget Amendment Grant Funding for Energy Conservation Improvement Audit is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002.

20 IMPLEMENTATION OF RECOMMENDATIONS FROM CITY HALL AUDIT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager, dated June 18, 2013:

Recommendation

The Interim City Manager in consultation with the Commissioner of Community Services and the Commissioner of Legal and Administrative Services/City Solicitor recommend:

- 1) That this report be received for information.

**21 TRAFFIC OPERATIONS REVIEW
MELVILLE AVENUE FROM RUTHERFORD ROAD TO MAJOR MACKENZIE DRIVE
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 18, 2013, be approved; and
- 2) That the following be approved:
 1. That staff implement their pilot project for installation of solar powered Radar Message Boards along Melville Avenue for a period of 12 months (excluding winter months) and measure the effectiveness on driver behaviour from the data collected;
 2. That an all-way stop be installed at the intersection of Parktree Drive and Springside Road which is located directly in front of Maple High School;
 3. That based on consultation that took place on September 5, 2012 with York Regional Police, that the existing Community Safety Zone be extended from Springside Road (existing limit) southerly to Hawker Road;
 4. That since speed reduction is common in all Community Safety Zones, that the limit within the Melville Community Safety Zone be reduced from 50 km/hour to 40 km/hour in order to improve safety for children accessing the two parks and school within the zone; and
 5. That as per the staff report, that a 2014 capital budget be submitted to identify potential strategies to lower current operating speeds along the entire length of Melville Avenue from Rutherford Road to Major Mackenzie Drive.

Recommendation

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

1. That Council receive this report for information.

**ZONING BY-LAW AMENDMENT FILE Z.10.034
DRAFT PLAN OF SUBDIVISION FILE 19T-10V005
PINESTAFF DEVELOPMENTS 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 Commissioner of Planning and the Director of Development Planning, dated June 18, 2013:

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.10.034 (Pinestaff Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone to RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four, RSI(H) Residential Semi-Detached Zone One, each with the Holding Symbol "(H)", OSI Open Space Conservation Zone, OS2 Open Space Park Zone, and OS4 Open Space Woodlot Zone in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report and subject to the following:
 - a) require that prior to the removal of the Holding Symbol "(H)", the following conditions shall be addressed:
 - A) The Owner shall not enter into any Agreements of Purchase and Sale with end users (*) for the subject lands until such time as:
 - 1) the City of Vaughan shall have approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - 2)
 - i) the Council of the City of Vaughan has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,
 - ii) York Region has advised, in writing, that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the City allocation used for the subject development; or,
 - 3) The Regional Commissioner of Environmental Services and the City of Vaughan confirm servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development; and,
 - B) The Owner shall not enter into any Agreements of Purchase and Sale with non-end users for the subject lands unless the Agreement of Purchase and Sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the City. This agreement shall be registered on title, committing the Owner to the same terms as set out in item "A" above:
 - i) That for Lots 58 to 115 inclusive and Blocks 131, 133, 134, 135, 167 and 168 located between Streets "B" and "E", the Owner shall demonstrate to the satisfaction of the Toronto and Region Conservation Authority (TRCA)

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that the realignment and enhancement of Tributary A (identified on Figure 2 of the Nashville Heights Natural Heritage Evaluation and Environmental Impact Study, prepared by Beacon Environmental, dated July 2011) to its proposed location within Open Space Block 154 and Open Space Buffer Blocks 155 and 156 has been implemented pursuant to the TRCA approved strategy and plans. This will include, but is not limited to the submission of as-built drawings, revised flood plain modeling, site photos and inspection reports to the satisfaction of the TRCA;

- ii) That Lots 111 to 115 inclusive and Block 134 shall only be developed when Street "G", for access, is constructed in conjunction with the adjacent lands to the south in Draft Approved Plan of Subdivision File 19T-10V004 (Nashville Developments Inc.);
 - iii) That Blocks 124 to 132 inclusive shall only be developed in conjunction with the adjacent lands to the north;
 - iv) That Blocks 133 to 150 inclusive shall only be developed in conjunction with the adjacent lands to the south in Plan of Subdivision File 19T-10V004 (Nashville Developments Inc.);
 - v) That Phase 2A or 3A of Draft Plan of Subdivision File 19T-10V004 (Nashville Developments Inc.) dated and last revised December 20, 2011 shall be registered; and,
- b) the implementing Zoning By-law shall include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
- 2. THAT Draft Plan of Subdivision File 19T-10V005 (Pinestaff Developments Inc.), as red-line revised (June 18, 2013), and shown on Attachment #5, BE APPROVED, subject to the pre-conditions and conditions set out in Attachment #1 to this report.
 - 3. THAT prior to final approval, or any part thereof of Draft Plan of Subdivision File 19T-10V005 (Pinestaff Developments Inc.), the Owner shall enter into the Developer's Group Agreement for Block 61.
 - 4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-10V005 (Pinestaff Developments Inc.), shall include the following provision clause:

"The Owner shall dedicate parkland and/or pay to Vaughan by way of certified cheque cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment."
 - 5. THAT the approved Block 61 West Plan as shown on Attachment #6 be revised to reflect the Draft Plan of Subdivision shown on Attachment #5.

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**SITE DEVELOPMENT FILE DA.13.036
COS SHORE INC.
WARD 4 - VICINITY OF KEELE STREET AND TESTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.13.036 (Cos Shore Inc.) BE APPROVED, to facilitate the development of a 978.75 m² industrial building with accessory office and open storage, as shown on Attachments #3 to #7 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, landscape plan and landscape cost estimate, and the relocation of the garbage enclosure internal to the proposed building shall be approved by the Vaughan Development Planning Department; and,
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development / Transportation Engineering Department.

24

**ANIMAL SERVICES – PIGEONS
(Referred)**

The Committee of the Whole recommends:

- 1) That the pigeon provisions contained in Part 10 of Animal Control By-law 53-2002 be amended as follows:**
 1. That the provisions be in accordance with Option 3 contained in this report; and
 2. That lofts (coops) be setback 10 meters from any dwelling unit;
- 2) That staff provide a report by September 2014 with respect to complaints received to determine if changes to the provisions have resolved the residents' issues;**
- 3) That staff review appropriate fees for licensing of pigeons and related appeals and provide appropriate notice to the public and report to Council at a future meeting to amend the Fees and Charges By-law 396-2002;**
- 4) That the following deputations and Communication be received:**
 1. Ms. Maj-Lis Vettoretti, Fermar Drive, Maple, and Communication C6, dated June 17, 2013;
 2. Mr. Mike van der Jagt, Canadian Racing Pigeon Union, Tillson Avenue, Tillsonburg;
 3. Mr. Dario Vettoretti, Fermar Drive, Maple;

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4. Mr. Cory Ouwendyk, Pine Valley Racing Pigeon Club, Willis Road, Woodbridge; and
 5. Mr. Carlo Del Frate, Woodstream Boulevard, Woodbridge;
- 5) That the following Communications be received:
- C2 Mr. Steve Walsh, Canadian Racing Pigeon Union, Tillson Avenue, Tillsonburg, dated June 11, 2013; and
 - C3 Commissioner of Legal and Administrative Services & City Solicitor, dated June 13, 2013; and
- 6) That the report of the Commissioner of Legal & Administrative Services & City Solicitor and the Acting Director of Enforcement Services, dated May 21, 2013, be received.

Recommendation

Council, at its meeting of June 4, 2013, adopted the following recommendation (Item 25, Committee of the Whole, Report No. 23):

Committee of the Whole recommendation of May 21, 2013:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Committee of the Whole meeting of June 18, 2013, and that staff be requested to report back on the issues raised by Committee, including the policies of other municipalities and recommendations on suitable setbacks; and
- 2) That the deputation of Ms. Maj-Lis Vettoretti, Fermar Drive, Maple, be received.

Report of the Commissioner of Legal & Administrative Services & City Solicitor and the Acting Director of Enforcement Services, dated May 21, 2013

Recommendation

The Commissioner of Legal & Administrative Services & City Solicitor and the Acting Director of Enforcement Services recommend that:

1. The pigeon provisions contained in Part 10 of the Animal Control By-law 53-2002 be amended in accordance with the recommendations contained in this Report;
2. Staff review appropriate fees for licensing of pigeons and related appeals and provide appropriate notice to the public and report to Council at a future meeting to amend the Fees and Charges By-law 396-2002.

25

**SITE DEVELOPMENT FILE DA.13.027
REGIONAL MUNICIPALITY OF YORK
WARD 1 – VICINITY OF TESTON ROAD AND BATHURST STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved;

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- 2) That York Region be requested to change the facility name to reflect the community that is housing it;
- 3) That the Mayor and Regional Councillors take up this matter directly with Regional Council and staff;
- 4) That the deputation of Mr. Antony Niro, Laurentian Boulevard, Maple, be received; and
- 5) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.13.027 (Regional Municipality of York) BE APPROVED, to facilitate the development of a 907.33 m² pumping station building, a 136 m² chemical disinfection building, and a radio communication tower (approximately 31 m in height) as shown on Attachments #3 to #8 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Approval by the Vaughan Development Planning Department that may be approved in phases to allow the development of the site and two buildings to be constructed ahead of the radio communication tower that is subject to public consultation with the community in accordance with Federal regulation affecting telecommunication tower/antenna facilities:
 - i) the final site plan, building elevations, landscape plan and cost estimate, Arborist Survey and Report, and Tree Preservation Protection, Replacement and Enhancement Plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final Oak Ridges Moraine conformity report shall be approved by the Vaughan Policy Planning Department, Environmental Section;
 - iii) the final site servicing and grading plan, erosion and sediment control plan, stormwater management report, and acoustic and vibration assessment report shall be approved by the Vaughan Development / Transportation Engineering Department;
 - iv) a Minor Variance Application for a reduction to the minimum interior side yard setback (east) from 15 m to 10.48 m shall be approved by the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding; and,
 - v) the Region of York shall notify all owners/ratepayer associations within a distance of 250 m, and all neighbouring local municipalities within a distance of 500 m measured from the tower base and follow the public consultation process required by Industry Canada's Protocol (CPC-2-0-03) for regulating telecommunication facilities as adopted by the Region of York on April 23, 2009 and the City of Vaughan's Protocol for establishing telecommunication tower/antenna facilities that was adopted on June 23, 2003; and, such public consultation shall provide input into the final location of the radio communication tower.

26

FENCE HEIGHT EXEMPTION PROCESS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Legal & Administrative Services/City Solicitor, Director of Legal Services and the Acting Director of Enforcement Services, dated June 18, 2013, be approved; and
- 2) That the new process be reviewed in one year and a report provided on the results of the review.

Recommendation

The Commissioner of Legal & Administrative Services/City Solicitor, Director of Legal Services and the Acting Director of Enforcement Services, recommend:

1. That the proposed fence height exemption process and criteria set out in this report be approved;
2. That By-law 80-90 (as amended by By-law 208-2007) be further amended to give effect to the matters outlined in this Report; and
3. That the cost recovery fee to be charged to applicants for appeals to a Hearings Officer be \$100.

27

**SITE DEVELOPMENT FILE DA.13.019
YORK MAJOR HOLDINGS INC.**

WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND MCNAUGHTON ROAD EAST

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved;
- 2) That additional trees be included in the landscape plan subject to taking into consideration safety implications and the visibility of the building; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.13.019 (York Major Holdings Inc.) BE APPROVED, to facilitate the development of a one-storey 7,239.35 m² multi-unit industrial 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 final site plan, building elevations, landscape plan, landscape cost estimate, and signage plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department;

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- iii) the final waste management plan and waste collection design standards submission shall be approved by the Vaughan Public Works Department; and,
- iv) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department.

28

**ZONING BY-LAW AMENDMENT FILE Z.13.011
SEVEN 427 DEVELOPMENTS INC. / VAUGHAN WEST II LIMITED/
CITY OF VAUGHAN
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND HUNTINGTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013:

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.13.011 (Seven 427 Developments Inc./Vaughan West II Limited/City of Vaughan) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone, EM1 Prestige Employment Area Zone with and without the Holding Symbol "(H)", and OS1 Open Space Conservation Zone to C5 Community Commercial Zone, EM1 Prestige Employment Area Zone, EM3 Retail Warehouse Employment Area Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, to facilitate the future development of the subject lands with commercial, retail warehouse, and prestige employment uses and a stormwater management pond.
2. THAT the implementing zoning by-law shall include the following:
 - a) Definition of a Department Store:

"Department Store shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, wine, lottery products, and a garden centre; and, where a wide range of accessory services may be provided, including but not limited to: photographic services, eating establishment including take-out, optical services, medical, dental, and pharmaceutical services, banking, financial and real estate services, telecommunications services, automotive service and repair, children's amusement facility, travel services and personal services";
 - b) permit a Department Store, Office and Stationary Supply, Print Shop, and a Drive-Through accessory to a permitted Bank or Financial Institution, as additional uses within the C5 Community Commercial Zone;
 - c) the exceptions to Zoning By-law 1-88 identified in Table 1 of this report;
 - d) in the EM3 Retail Warehouse Employment Area Zone, a Retail Warehouse use only shall be subject to the submission of a parking justification report and a site plan application to be approved by Vaughan Council; and,
 - e) any additional exceptions to Zoning By-law 1-88 that may be required upon review and approval of the road(s) alignment and relocation of the stormwater management pond.

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3. THAT the revised Huntington Business Park Block 57/58 Plan as shown on Attachment #7, BE APPROVED.
4. THAT the street names "Motion Court" and "Runway Road" from the Council approved Street Name Reserve List (June 26, 2012) be applied to the two streets shown on Attachments #3 and #4.
5. THAT an Archaeological Assessment shall be undertaken for any lands subject to a Site Development Application, and where such application is not required to be processed, the Archaeological Assessment must be undertaken prior to any grading of the property and/or issuance of a Building Permit by the City.

29

**STREET NAME CHANGE
PLAN OF SUBDIVISION 65M-4373, 65M-4374, FILE 19T-10V004 (PHASE 1)
NASHVILLE DEVELOPMENTS INC.
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2013:

Recommendation

The Commissioner of Planning recommends:

1. THAT the following street name changes for existing streets in Registered Plans 65M-4373 and 65M-4374 (Nashville Developments Inc.), as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>APPROVED NAME</u>	<u>PROPOSED NAME</u>
Street 'KK'	Chesley Crescent	Shipwell Crescent (Street Name Reserve List)
Street 'QQ'	Agar Street East	Sydney Street East
Street 'RR'	Agar Street West	Sydney Street West

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

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**OFFICIAL PLAN AMENDMENT FILE OP.12.016
ZONING BY-LAW AMENDMENT FILE Z.12.037
SITE DEVELOPMENT FILE DA.12.089
KING JANE DEVELOPMENTS INC. AND TONY AND GERMANA GUGLIETTI
WARD 4 - VICINITY OF DUFFERIN STREET AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved;
- 2) That the deputation of Ms. Rosemarie Humphries, representing the applicant be received; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

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Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Official Plan Amendment File OP.12.016 (King Jane Developments Inc. and Tony and Germana Guglietti) BE APPROVED, specifically to amend OPA #600, as amended by OPA #656 and OPA #714 to redesignate the subject lands shown as Parts “A”, “B”, and “C” on Attachment #3, as follows:
 - i) Parts “A” and “B”

Redesignate Parts “A” and “B” (1381 and 1331 Major Mackenzie Drive) from “High Density Residential/Commercial” and “Valley Lands” to “Medium Density Residential/Commercial” (consistent with the tableland designation on Part “C”) and “Valley Lands”; and,
 - ii) Parts “A”, “B” and “C”

To permit a maximum density of 47 units per hectare on the combined developable tableland portions of the subject lands (Parts “A”, “B” and “C”) proposed to be designated “Medium Density Residential/Commercial”, and maintain a “Valley Lands” designation for the undevelopable portion of the subject lands.
2. THAT Zoning By-law Amendment File Z.12.037 (King Jane Developments Inc. and Tony and Germana Guglietti) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown as Parts “A”, “B” and “C” in the manner shown on Attachment #3, as follows:
 - i) Part “A”

Rezone Part “A” (1381 Major Mackenzie Drive) from RR Rural Residential Zone subject to Exception (779) and OS5 Open Space Environmental Protection Zone to RM2(H) Multiple Residential Zone (tableland) with the Holding Symbol “(H)” and OS5 Open Space Environmental Protection Zone (valleyland);
 - ii) Part “B”

Rezone Part “B” (1331 Major Mackenzie Drive) from A Agricultural Zone subject to Exception 9(779) and OS5 Open Space Environmental Protection Zone to RM2(H) Multiple Residential Zone (tableland) with the Holding Symbol “(H)” and OS5 Open Space Environmental Protection Zone (valleyland);
 - iii) Part “C”

Rezone Part “C” (1221 Major Mackenzie Drive) from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RM2(H) Multiple Residential Zone (tableland) with the Holding Symbol “(H)”, A Agricultural Zone, and OS5 Open Space Environmental Protection Zone (valleyland); and,
 - iv) that the implementing Zoning By-law include the site-specific zoning exceptions identified in Table 1 of this report to permit a maximum of 136 block townhouse and 6 semi-detached dwelling units.
3. THAT the Holding Symbol “(H)” shall not be removed from the subject lands zoned RM2(H) Multiple Residential Zone until such time as the following conditions are addressed to the satisfaction of the City:

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- i) that City of Vaughan Council adopt a resolution allocating sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the City's approved Servicing Capacity Distribution Protocol assigning capacity to the subject lands for the proposed 136 block townhouse and 6 semi-detached units (future standard condominium).
- 4. THAT Site Development File DA.12.089 (King Jane Developments Inc. and Tony and Germana Guglietti) BE APPROVED, to permit the development of the subject lands with 136 block townhouse units and 6 semi-detached dwelling units (future standard plan of condominium) as shown on Attachments #3 to #6, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site grading and servicing plan, stormwater management report, noise report, streetlighting, access, and on-site circulation shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall enter into a development agreement with the City to satisfy all financial, legal and engineering matters including the dedication of lands and easements, grading, fencing, landscaping, provision of road improvements, sidewalks, streetlighting, stormwater management facilities, installation of municipal services, securities, cash contributions, and other matters of the City respecting the development of these lands in accordance with the latest standards;
 - iv) the Owner must provide a letter from the Block 11 Trustee confirming that the Owner has satisfied the financial and cost sharing obligations of the Block 11 Developers Group Agreement;
 - v) the Owner shall pay to the City, a woodlot development charge at the rate of \$1000.00 per residential unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-end Agreement;
 - vi) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and,
 - vii) the Owner shall satisfy all requirements of the Region of York; and,
 - b) the Site Plan Agreement shall contain the following provisions:
 - i) 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 for the basis of the cash-in-lieu payment;
 - ii) garbage and recycling collection, road maintenance, snow clearing, water and wastewater services, and storm drainage for the residential condominium units shall be privately undertaken and shall be the responsibility of the Owner or the Condominium Corporation(s);

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- iii) the Owner shall satisfy all requirements with respect to noise attenuation in accordance with the noise attenuation features recommended by the approved report entitled Detailed Noise Control Study, Proposed Residential Development Mackenzie Ridge Terraces, 1331 Major Mackenzie Drive, Vaughan including the inclusion of the necessary warning statements in all offers of purchase and sale with respect to environmental noise and implementation procedures;
- iv) the Owner shall provide direct walking and cycling connections to roadways and adjacent developments to promote non-auto travel modes to the satisfaction of the City of Vaughan and Region of York;
- v) the Owner shall provide an information package to each residential unit, which includes a York Region Cycling map, community maps, and York Region Transit and GO Transit Schedules;
- vi) the Owner shall work with the City of Vaughan Development/Transportation Engineering Department in coordination with the Region of York, on implementation and monitoring of Traffic Demand Management strategies for the site;
- vii) the Owner shall obtain all the necessary approvals from the Region of York regarding the dedication of the 10 X 10 metre day light triangles at the intersection of Major Mackenzie Drive and Sir Benson Drive, and the dedication of a 22.5 m right-of-way for Major Mackenzie Drive, which shall be finalized to the satisfaction of the Region of York. The emergency services access to the site, located approximately 90 metres west of the Centre Line of Sir Benson Drive shall be restricted to only emergency vehicles usage and be barricaded with removable bollards;
- viii) the Owner shall update the Block 11 Community Plan to reflect the approval of this development application on the subject lands;
- ix) the Owner shall display a Community Plan on the interior wall of the sales office, comprising information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and that no Building Permit shall be issued until such information is approved by the City of Vaughan Development Planning Department:
 - plan for the broader area, showing the surrounding land uses, arterials, etc.;
 - location of street utilities, entrance features, sidewalks, transit stops;
 - the location of parks, open space, trails, community facilities;
 - the location of Institutional uses, including schools, places of worship, community facilities;
 - the location and type of commercial sites;
 - colour-coded identification of singles, semis, townhouses and apartment units;
 - the following notes in BOLD CAPITAL TYPE on the map:

“For further information, on proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, L6A 1T1, (905)832-8585.

“This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers.”

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[in such circumstances the Owner is responsible for updating the map and forwarding it to the City for verification.]”;

- x) the Owner shall satisfy the requirements of Canada Post regarding Community Mail Boxes;
- xi) that the applicant successfully obtain a TRCA permit under Ontario Regulation 166/06 (*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*) for site grading/development and a storm outfall of the subject property;
- xii) that the open space valleyland and 10 m ecological buffer be dedicated to public ownership, either to the Toronto and Region Conservation Authority (TRCA) or the City of Vaughan, free of all charges and encumbrances;
- xiii) that the applicant provide a complete technical re-submission package satisfactorily addressing all outstanding TRCA technical comments as noted in TRCA’s letter of March 7, 2013; and,
- xiv) that the applicant erect a fence (approximately 1.5 m high chain link) along the limits of the development parcel, and adjacent to the 10 m ecological buffer.

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**ZONING BY-LAW AMENDMENT FILE Z.09.031
SITE DEVELOPMENT FILE DA.09.070
P. GABRIELE AND SONS LTD.**

WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD

The Committee of the Whole recommends:

- 1) **That consideration of this matter be deferred until the Fall of 2013 to allow further consultation with the local ratepayers association and area residents;**
- 2) **That the following deputations be received:**
 - 1. **Ms. Elvira Caria, Vellore Woods Ratepayers Association; and**
 - 2. **Mr. Armando Lopes, MHBC, representing the applicant; and**
- 3) **That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

- 1. THAT Zoning By-law Amendment File Z.09.031 (P. Gabriele and Sons Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically the RVM2 Residential Urban Village Multiple Dwelling Zone Two, subject to site-specific Exception 9(1267) on the subject lands shown on Attachments #1 and #2, to permit the site-specific zoning exceptions identified in Table 1 of this report.
- 2. THAT Site Development File DA.09.070 (P. Gabriele and Sons Ltd.) BE APPROVED, to permit a 3-storey mixed-use residential/commercial building comprised of 25 residential apartment units (second and third floor) and 12 business and professional office units (ground floor) with a combined gross floor area of 4,102.27 m², as shown on Attachments #3 to #7 inclusive, subject to the following conditions:

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- a) that prior to the execution of the Site Plan Agreement:
 - i) the final site plan, building elevations and landscaping plans shall be approved to the satisfaction of the Vaughan Development Planning Department including changing one of the visitor parking spaces in the underground parking area to a commercial parking space in order for the business or professional office use to comply with the Zoning By-law and providing signage indicating the location of commercial and visitor parking;
 - ii) the final site grading, servicing, stormwater management, transportation and lighting plans and reports shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall satisfy all requirements of the Region of York Transportation Services and Community Planning Department;
 - iv) 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's Woodlot Acquisition Front-end Agreement; and,
 - v) the City shall be provided with written clearance from the Trustee for the Block 39 Plan that the Owner of the subject lands has entered into and signed the Block 39 Cost Sharing Agreement; and,
- b) that the Site Plan Agreement include the following conditions:
 - i) that prior to the issuance of a Building Permit, the Owners shall pay the City, Region and Board of Education Development Charges in accordance with the City of Vaughan Development Charge By-law in effect at the time of payment;
 - ii) that the Owner shall pay cash-in-lieu of the dedication of parkland equivalent to 1 ha per 300 units or 5% of the value of the subject lands or units, whichever is greater, prior to the issuance of a Building Permit for the residential component and 2% for the commercial component, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an appraisal report prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
 - iii) that prior to issuance of a Building Permit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report;
 - iv) that the Owner shall agree to notify both the Ministry of Tourism and Culture and the City of Vaughan Recreation and Culture Department (Cultural Services Division) immediately in the event that:
 - 1. archaeological resources are found on the property during grading or construction activities, to which the proponent must cease all grading or construction activities;
 - 2. human remains are encountered during grading or construction activities, to which the proponent must cease all grading or

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construction activities. The proponent shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services;

- v) that the Owner shall display a Community Plan on the interior wall of the sales office, comprised of information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and that no Building Permit shall be issued until such information is approved by the City of Vaughan Development Planning Department. The Community Plan shall display the following information:

- plan for the broader area, showing the surrounding land uses, arterials, proposed road extensions, etc.;
- location of street utilities, entrance features, sidewalks, transit stops;
- the location of parks, open space, trails, bicycle paths, community facilities;
- the location of institutional uses, including schools, places of worship, community facilities;
- the location and type of commercial sites;
- colour-coded identification of singles, semis, townhouses and apartment units;
- the following notes in BOLD CAPITAL TYPE on the map:

“For further information, on the proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, L6A1T1, 905-832-8585.

“This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers.”

[In such circumstances the Owner is responsible for updating the map and forward it to the City for verification.];

- vi) that the Owner shall agree to contact Enbridge Gas Distribution to discuss the installation and clearance requirements for service and metering facilities with the Enbridge Customer Connections Department, arrange for the installation of the gas plant prior to the commencement of the asphalt paving or landscaping and provide, if required, easements at no cost to Enbridge Gas Distribution;

- vii) that the Owner shall agree to:

1. consult with Canada Post to determine the locations of the community mailboxes and indicate the community mailbox locations on the appropriate servicing plans and provide Canada Post with 2 copies of the utility co-ordination plan for use in identifying the community mailbox location;
2. provide the following for each community mailbox site, as shown on the servicing plans:
 - i) a sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes;

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- ii) any required walkway across the boulevard, as per municipal standards; and,
 - iii) any required curb depressions;
 - 3. provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s); and,
 - 4. include in all Offers of Purchase and Sale, or lease for all lots/blocks that mail delivery shall be from a designated community mailbox, and notify the purchasers and/or tenants of the exact community mailbox locations prior to the closings of any dwelling unit.
3. THAT Council adopt the following resolution with respect to the allocation of water and sewage servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Site Development File DA.09.070 (P. Gabriele and Sons Ltd.) be allocated sewage capacity from the York-Durham Servicing Scheme and water supply from the York Water Supply System for a total of 25 apartment dwelling units.”

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**ZONING BY-LAW AMENDMENT FILE Z.09.031
SITE DEVELOPMENT FILE DA.09.071
P. GABRIELE AND SONS LTD.**

WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred until the Fall of 2013 to allow further consultation with the local ratepayers association and area residents; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

- 1. THAT Zoning By-law Amendment File Z.09.031 (P. Gabriele and Sons Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically the RVM2 Residential Urban Village Multiple Dwelling Zone Two, subject to site-specific Exception 9(1267) on the subject lands shown on Attachments #1 and #2, to permit the site-specific zoning exceptions identified in Table 1 of this report.
- 2. THAT Site Development File DA.09.071 (P. Gabriele and Sons Ltd.) BE APPROVED, to permit a 3-storey mixed-use residential/commercial building comprised of 33 residential apartment units (second and third floor) and 17 business or professional office units (ground floor) with a combined gross floor area of 5,852.47 m², as shown on Attachments #3 to #7 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the final site plan, building elevations and landscaping plans shall be approved to the satisfaction of the Vaughan Development Planning

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- Department including changing two of the residential parking spaces in the underground parking area to two commercial parking spaces in order for the business or professional office use to comply with the Zoning By-law and providing signage indicating the location of the commercial and visitor parking;
- ii) the final site grading, servicing, stormwater management, transportation and lighting plans and reports shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - ii) the Owner shall satisfy all requirements of the Region of York Transportation Services and Community Planning Department;
 - iv) 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's Woodlot Acquisition Front-end Agreement; and,
 - v) the City shall be provided with written clearance from the Trustee for the Block 39 Plan that the Owner of the subject lands has entered into and signed the Block 39 Cost Sharing Agreement;
- b) that the Site Plan Agreement include the following conditions:
- i) that prior to the issuance of a Building Permit, the Owners shall pay the City, Region and Board of Education Development Charges in accordance with the City of Vaughan Development Charge By-law in effect at the time of payment;
 - ii) that the Owner shall pay cash-in-lieu of the dedication of parkland equivalent to 1 ha per 300 units or 5% of the value of the subject lands or units, whichever is greater, prior to the issuance of a Building Permit for the residential component and 2% for the commercial component, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an appraisal report prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
 - iii) that prior to issuance of a Building Permit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report;
 - iv) that the Owner shall agree to notify both the Ministry of Tourism and Culture and the City of Vaughan Recreation and Culture Department (Cultural Services Division) immediately in the event that:
 - 1. archaeological resources are found on the property during grading or construction activities, to which the proponent must cease all grading or construction activities; and,
 - 2. human remains are encountered during grading or construction activities, to which the proponent must cease all grading or construction activities. The proponent shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services;

- v) that the Owner shall display a Community Plan on the interior wall of the sales office, comprised of information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and that no Building Permit shall be issued until such information is approved by the City of Vaughan Development Planning Department. The Community Plan shall display the following information:

- plan for the broader area, showing the surrounding land uses, arterials, proposed road extensions, etc.;
- location of street utilities, entrance features, sidewalks, transit stops;
- the location of parks, open space, trails, bicycle paths, community facilities;
- the location of institutional uses, including schools, places of worship, community facilities;
- the location and type of commercial sites;
- colour-coded identification of singles, semis, townhouses and apartment units;
- the following notes in BOLD CAPITAL TYPE on the map:

“For further information, on the proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, L6A1T1, 905-832-8585.

“This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers.”

[In such circumstances the Owner is responsible for updating the map and forward it to the City for verification.];

- vi) that the Owner shall agree to contact Enbridge Gas Distribution to discuss the installation and clearance requirements for service and metering facilities with the Enbridge Customer Connections Department, arrange for the installation of the gas plant prior to the commencement of the asphalt paving or landscaping and provide, if required, easements at no cost to Enbridge Gas Distribution;

- vii) that the Owner shall agree to:

1. consult with Canada Post to determine the locations of the community mailboxes and indicate the community mailbox locations on the appropriate servicing plans and provide Canada Post with 2 copies of the utility co-ordination plan for use in identifying the community mailbox location;
2. provide the following for each community mailbox site, as shown on the servicing plans:
 - i) a sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes;
 - ii) any required walkway across the boulevard, as per municipal standards; and,
 - iii) any required curb depressions;

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3. provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s); and,
 4. include in all Offers of Purchase and Sale, or lease for all lots/blocks that mail delivery shall be from a designated community mailbox, and notify the purchasers and/or tenants of the exact community mailbox locations prior to the closings of any dwelling unit.
3. THAT Council adopt the following resolution with respect to the allocation of water and sewage servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Site Development File DA.09.071 (P. Gabriele and Sons Ltd.) be allocated sewage capacity from the York-Durham Servicing Scheme and water supply from the York Water Supply System for a total of 33 apartment dwelling units.”

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APPOINTMENT OF BUILDING OFFICIALS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Building Standards, dated June 18, 2013:

Recommendation

The Commissioner of Planning and the Director of Building Standards recommend:

1. THAT the attached Draft Appointment By-law be approved and forwarded to the next Council Meeting for enactment.

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INTEGRITY COMMISSIONER'S OFFICE ANNUAL REPORT 2012

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Integrity Commissioner, dated June 18, 2013:

Recommendation

The Integrity Commissioner recommendations:

- 1) That the attached report be received by Council for information.

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**ZONING BY-LAW AMENDMENT FILE Z.12.036
SITE DEVELOPMENT FILE DA.08.051
STEELES KEELE INVESTMENTS LIMITED
WARD 4 – VICINITY OF KEELE STREET AND STEELES AVENUE WEST**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

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Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.12.036 (Steeles Keele Investments Limited) BE APPROVED, specifically to amend Zoning By-law 1-88 as follows:
 - a) rezone the proposed neighbourhood park location as shown on Attachment #3 from EM1 Prestige Employment Area Zone to OS2 Open Space Park Zone (park block);
 - b) permit a Regulated Health Professional Office as an additional permitted use in the EM1 Prestige Employment Area Zone;
 - c) prohibit a day nursery use on the subject lands;
 - d) permit the site-specific zoning exceptions identified in Table 1 of this report; and,
 - e) permit surface parking on the proposed neighbourhood park location on a temporary basis, subject to the Owner entering into an Agreement with the City.
2. That prior to the enactment of the implementing Zoning By-law by Vaughan Council:
 - a) the final site plan drawings and details and reports for Site Development File DA.08.051 shall be approved to the satisfaction of the Vaughan Development Planning Department and Vaughan Development / Transportation Engineering Department; and,
 - b) the Owner shall enter into a Development Agreement and / or other Agreement as required to secure infrastructure including but not limited to the planned north/south (Street "G") and east/west (Street "X") roads and the neighbourhood park as shown on Attachment #3, and as discussed in this report, to the satisfaction of the Vaughan Development / Transportation Engineering, Development Planning and Parks Development Departments; and,
3. THAT Site Development File DA.08.051 (Steeles Keele Investments Limited) BE APPROVED, to permit the phased development of the subject lands with 5 office buildings having a total gross floor area of 90,419 m² and a 5,349 m² neighbourhood park block as shown on Attachments #3 to #6, and #10. The development will consist of two, 8-storey office buildings fronting onto Steeles Avenue (Phases 2 and 3), 8 and 6 storey office buildings (Phases 4 and 5) fronting onto the future east-west road (Street "X"), and a future one-storey 1,263 m² expansion (Phase 5) to the existing 4-storey office building located at the northwest corner of Steeles Avenue and Keele Street, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans, site illumination, storm water management, geotechnical reports, transportation demand management plan, and site access and internal traffic circulation plan shall be approved to the satisfaction of the Vaughan Development / Transportation Engineering Department;
 - iii) the Owner shall enter into a Development Agreement for the provision of the municipal roads (Streets "G" and "X") satisfying all requirements of the Vaughan Development / Transportation Engineering Department;

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- iv) the Owner shall agree in the Development Agreement to design and construct the municipal services to meet the City standards and the requirements of the approved Steeles West (OPA #620) Servicing Strategy Master Plan, to the satisfaction of the City;
 - v) the Owner shall agree in the Development Agreement to pay their proportionate share of the cost to implement the ultimate servicing scheme for the OPA #620 development area and Black Creek Erosion Improvement Works as set out in the approved Steeles West (OPA #620) Servicing Strategy Master Plan and Black Creek Stormwater Optimization Study, to the satisfaction of the City;
 - vi) the Owner shall prepare a Reference Plan to be deposited with the Land Registry Office and dedicate the lands identified for a public neighbourhood park to the City of Vaughan; and, the Owner shall enter into a Parkland Credit Agreement with the City of Vaughan;
 - vii) the Owner shall enter into an Agreement with the City of Vaughan in order to facilitate the interim parking of vehicles on lands identified for the proposed neighbourhood park;
 - viii) the Owner shall satisfy all requirements of the Vaughan Public Works Department respecting waste management on the site;
 - ix) the Owner shall satisfy all requirements of the Vaughan Parks Development Department respecting the proposed Neighbourhood Park;
 - x) the Owner shall satisfy all requirements of the Vaughan Real Estate Division;
 - xi) the Owner shall satisfy all archaeological requirements of the Vaughan Recreation and Culture Department, Cultural Services Division;
 - xii) the Owner shall satisfy the requirements of the City of Toronto;
 - xiii) the Owner shall satisfy all hydro requirements of HydroOne;
 - xiv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA); and,
 - xv) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
- b) that the implementing Site Plan Agreement include the following provisions:
- i) the Owner shall undertake a supplementary Phase II ESA investigation of the park land with on-site sampling undertaken only after the City has certified the rough grading of the park but prior to the placement of topsoil/landscaping, or other arrangements to the satisfaction of the City;
 - ii) the Owner shall be required to submit a future Site Development Application for the approval of the building elevations for Phases 4 and 5, which shall also address all requirements of the Region of York;
 - iii) that no Building Permits shall be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary

sewers and storm drainage facilities are available to service the proposed site development;

- iv) the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the site development;
- v) the Owner shall design and construct the municipal services to meet City standards and the requirements of the approved Steeles West (OPA #620) Servicing Strategy Master Plan;
- vi) the Owner shall be required to enter into the necessary Agreement with the City of Vaughan to facilitate the use of future public neighbourhood park lands with temporary interim parking;
- vii) should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport, and the City of Vaughan's Policy Planning, Development Planning and Recreation and Culture Departments shall be notified immediately; and,
- viii) in the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

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**SITE DEVELOPMENT FILE DA.13.023
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 and the Director of Development Planning, dated June 18, 2013:

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.13.023 (York Major Holdings Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 4,009.8 m² one-storey retail / commercial building with two units, as shown on Attachments #4 to #7, inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations including rooftop mechanical screening plan, and landscape plan (to match the final site plan layout) and cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan, sediment control plan, stormwater management report and traffic impact report shall be approved by the Vaughan Development / Transportation Engineering Department;

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- iii) the final waste management plan and waste collection design standards submission shall be approved by the Vaughan Public Works Department;
- iv) Minor Variance Application A168/13 shall be approved by the Vaughan Committee of Adjustment for the required exceptions to Zoning By-law 1-88, to facilitate the development of the two-unit retail / commercial building subject to this report only as identified in Table 1 of this report, and that the Committee's decision shall be final and binding; and,
- v) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department.

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**OFFICIAL PLAN AMENDMENT FILE OP.12.015
ZONING BY-LAW AMENDMENT FILE Z.12.035
DRAFT PLAN OF SUBDIVISION FILE 19T-12V009
NINE-TEN WEST LIMITED
WARD 4 - VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

- 1. THAT Official Plan Amendment File OP.12.015 (Nine-Ten West Limited) BE APPROVED, specifically to amend OPA #600, as amended by OPA #651 (Carrville District Centre Plan), for the subject lands shown on Attachments #2 and #3, as follows:
 - a) to redesignate the subject lands from "Mixed Use 1", "High Density Residential", "Medium Density Residential", "Parks", and "Valleylands/Woodlots" to "Low-Rise Mixed-Use", "High-Rise Mixed-Use", "High-Rise Residential", "Parks", and "Natural Areas" in the manner shown on Attachment #5, thereby reconfiguring the land use designations approved through OPA #651 (Attachment #4) and re-naming the land use designations to be consistent with those used in Vaughan Official Plan 2010;
 - b) to modify the maximum permitted building height and density (Floor Space Index) in each land use designation in OPA #651 as shown on Attachment #4 to the maximum building heights and densities shown on Attachment #5, thereby permitting maximum building heights and densities that are more consistent with those approved for this area in Vaughan Official Plan 2010 (Attachment #7);
 - c) to reconfigure the approved road network shown on Attachment #4, in the manner shown on Attachment #6;
 - d) to require that the Open Space Greenway (Block 11) as shown on Attachment #9 located along Rutherford Road be conveyed to the Toronto and Region Conservation Authority (TRCA) free of all costs and encumbrances and that the said Open Space Greenway shall not form part of the parkland dedication to the satisfaction of the City;

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- e) to include policies that require sustainable community objectives be implemented through site designs that support cycling and walking, ensures connectivity to the broader community, and provide transit opportunities, water and energy efficiencies, energy alternatives, and green building design and site development; and,
 - f) to include policies for Blocks 15, 16a, 16b, 17 and 18 as shown on Attachment #9, to facilitate a 10 metre wide ecological buffer abutting the natural features in Blocks 8, 9a, 9b and 10, for dedication of said Blocks to the Toronto and Region Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA.
2. THAT Zoning By-law Amendment File Z.12.035 (Nine-Ten West Limited) BE APPROVED, specifically to amend Zoning By-law 1-88 to rezone the subject lands from A Agricultural Zone and OS5 Open Space Environmental Protection Zone as shown on Attachment #3 to RT1(H) Residential Townhouse Zone and RA3(H) Apartment Residential Zone each with the Holding Symbol "(H)", OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS5 Open Space Environmental Protection Zone, in the manner shown on Attachment #8.
 3. THAT the implementing Zoning By-law include the site-specific zoning exceptions identified in Table 1 of this report and any necessary exceptions resulting from Public Agency and/or City comments to implement the Draft Plan of Subdivision File 19T-12V009.
 4. THAT the Holding Symbol "(H)" shall not be removed on the subject lands zoned RT1(H) and RA3(H) until such time as the following condition is addressed to the satisfaction of the City:
 - a) That the City of Vaughan Council adopt a resolution allocating sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the City's approved Servicing Capacity Distribution Protocol assigning capacity to the subject lands for the proposed townhouses and apartment dwelling units.
 5. THAT Draft Plan of Subdivision File 19T-12V009 (Nine-Ten West Limited) dated May 9, 2013, as shown on Attachment #9, BE APPROVED, subject to the conditions in Attachment #1.
 6. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-12V009 (Nine-Ten West Limited) not be issued until such time as the implementing Official Plan Amendment (File OP.12.015) is in full force and effect.
 7. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-12V009 contain the following provision:
 - a) the Owner shall dedicate parkland and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall for the basis of the cash-in-lieu payment.
 8. THAT prior to final approval of Draft Plan of Subdivision File 19T-12V009, the Subdivision Owner shall provide the City with written confirmation from the Developers Group that the Owner is a member in good standing with the Group. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland dedication, roads and municipal services within Block 11. This Agreement shall also provide a provision

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for additional developers to participate within the Developers Group Agreement when they wish to develop their lands.

9. THAT the Transportation Management Plan/Sidewalk Plan for Draft Plan of Subdivision File 19T-12V09 (Nine-Ten West Limited) as shown on Attachment #11, BE APPROVED, subject to the conditions in Attachment #1 of this report.

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**ZONING BY-LAW AMENDMENT FILE Z.12.045
SITE DEVELOPMENT FILE DA.12.112
BEAVERBROOK HOMES (KLEINBURG) INC.
WARD 1 - VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013:

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.12.045 (Beaverbrook Homes (Kleinburg) Inc.) BE APPROVED, specifically to:
 - a) amend Zoning By-law 1-88, as amended by Exception (1330), to permit the site-specific zoning exceptions identified in Table 1 of this report; and,
 - b) remove the Holding Symbol "(H)" from the subject lands zoned RM2(H) Multiple Residential Zone, as shown on Attachment #2, thereby effectively zoning these lands RM2 Multiple Residential Zone.
2. THAT Site Development File DA.12.112 (Beaverbrook Homes (Kleinburg) Inc.) BE APPROVED, to permit a 2 to 3-storey residential apartment building with 34 apartment dwelling units, as shown on Attachments #3 to #10 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan including revising the width of the barrier-free handicapped parking space from 3.65 m to 3.9 m, building elevations and landscaping plans shall be approved to the satisfaction of the Vaughan Development Planning Department and the Vaughan Cultural Services Division;
 - ii) the final site grading, servicing, stormwater management, noise, transportation and lighting plans and reports shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall satisfy the waste management requirements of the Vaughan Public Works Department - Solid Waste Management;
 - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA); and,
 - vi) the ownership and maintenance of the bio-swale and outfall within the 7.5 m wide landscape buffer shall be assumed by the Owner/future condominium

corporation; the City and TRCA shall not assume ownership and shall not be responsible for any maintenance of the bio-swale and/or outfall; the Owner shall prepare a reference plan to delineate the limits of the bio-swale to the satisfaction of the City and TRCA;

- b) that the Site Plan Letter of Undertaking include the following conditions:
- ii) that prior to the issuance of a Building Permit, the Owner shall pay the City, Region and Board of Education Development Charges in accordance with the City of Vaughan Development Charge By-law in effect at the time of payment;
 - ii) that the Owner shall pay cash-in-lieu of the dedication of parkland equivalent to 1 ha per 300 units or 5% of the value of the subject lands or units, whichever is greater, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an appraisal report prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
 - iii) that the Owner shall agree to notify both the Ministry of Tourism and Culture and the City of Vaughan Recreation and Culture Department (Cultural Services Division) immediately in the event that:
 - 1. archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and,
 - 2. human remains are encountered during grading or construction activities, to which the proponent must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services;
 - iv) that the Owner shall display a Community Plan on the interior wall of the sales office, comprised of the information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and that no Building Permit shall be issued until such information is approved by the City of Vaughan Development Planning Department. The Community Plan shall include the following information:
 - plan for the broader area, showing the surrounding land uses, arterials, proposed road extensions, etc.;
 - location of street utilities, entrance features, sidewalks, transit stops;
 - the location of parks, open space, trails, bicycle paths, community facilities;
 - the location of institutional uses, including schools, places of worship, community facilities;
 - the location and type of commercial sites;
 - colour-coded identification of singles, semis, townhouses and apartment units;
 - the following notes in **BOLD CAPITAL TYPE** on the map:

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“For further information, on the proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, L6A1T1, 905-832-8585.

“This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers.”

[In such circumstances the Owner is responsible for updating the map and forward it to the City for verification.];

- v) that the Owner shall contact Enbridge Gas Distribution to discuss installation and clearance requirements for service and metering facilities with the Enbridge Customer Connections Department, arrange for the installation of the gas plant prior to the commencement of the asphalt paving or landscaping, and provide, if required, easements at no cost to Enbridge Gas Distribution; and,
 - vi) that the Owner shall agree to consult with Canada Post to determine the locations of a suitable mailbox/mailroom location to Canada Post's specifications.
3. THAT Vaughan Council adopt the following resolution with respect to the allocation of water and sewage servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Site Development File DA.12.112 (Beaverbrook Homes (Kleinburg) Inc.) be allocated sewage capacity from the Kleinburg Servicing Scheme and water supply capacity from the York Water Supply System for a total of 34 apartment dwelling units.”

39

**TEMPORARY STAGED ROAD CLOSURE
PLEASANT RIDGE AVENUE AND APPLE BLOSSOM DRIVE
KYLEMOUNT SUBDIVISION – 19T-12V001
WARD 4**

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 Development / Transportation Engineering, dated June 18, 2013, be approved subject to the following, in accordance with Communication C4, from the Director of Development / Transportation Engineering, dated June 17, 2013:
- 1. That the incorrect subdivision application number contained in the report be replaced with the correct number of “19T-12V001” where it appears in the report.

Recommendation

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

- 1. That the necessary by-law be passed authorizing the temporary sequential closure of Pleasant Ridge Avenue from Apple Blossom Drive to Balsamwood Road and Apple Blossom Drive from Pleasant Ridge Avenue to Pepperberry Road to facilitate the timely construction of

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municipal services in conjunction with the Kylemount Subdivision, 19T-12V001 in Block 10, which is tentatively scheduled to occur between July 8, 2013 and July 26, 2013 inclusive.

40

**REQUEST FOR DONATION
VENETO CENTRE INC.
7465 KIPLING AVENUE
WARD 2**

The Committee of the Whole recommends:

- 1) That the request from the Veneto Centre Inc. be refused; and**
- 2) That the report of the Commissioner of Legal & Administrative Services/City Solicitor and the Director of Legal Services, dated June 18, 2013, be received.**

Recommendation

The Commissioner of Legal & Administrative Services/City Solicitor and the Director of Legal Services recommend:

1. That Council provide direction regarding request from the Veneto Centre Inc.

41

**PLANNING ACT
SECTION 37
DENSITY BONUSSING AGREEMENTS
WARDS 3 AND 5**

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 Commissioner of Planning, dated June 18, 2013:

Recommendation

The Commissioner of Legal & Administrative Services/City Solicitor and the Commissioner of Planning recommend:

1. That a by-law be enacted to authorize the execution of Section 37 Density Bonussing agreements with 2150645 Ontario Inc. and 1541677 Ontario Limited in a form satisfactory to the City Solicitor and the Commissioner of Planning.

**42 RFP12-304 CONSULTING SERVICES – DEVELOPMENT FACILITATOR
 VAUGHAN HEALTHCARE CENTRE PRECINCT PLAN
 WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager, the Commissioner of Planning, the Commissioner of Engineering & Public Works, the Commissioner of Legal & Administrative Services/City Solicitor and the Director of Legal Services, dated June 18, 2013:

Recommendation

The Interim City Manager, the Commissioner of Planning, the Commissioner of Engineering & Public Works, the Commissioner of Legal & Administrative Services/City Solicitor and the Director of Legal Services, in consultation with the Acting Commissioner of Finance and Director of Purchasing Services, recommend:

- 1) That the additional services beyond the original scope of services for the Development Facilitators for the City of Vaughan HealthCare Centre Precinct Plan be approved.
- 2) That additional funding in the amount of \$168,000 plus a 10% contingency of \$16,800 plus HST and reimbursable disbursements be approved for Development Facilitator Services.
- 3) That staff be authorized to approve necessary change orders with approved additional funding.

43 POWERSTREAM CORPORATE STRUCTURE AND AFFILIATE BUSINESS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager, dated June 18, 2013:

Recommendation

The Interim City Manager recommends:

- 1) That the following resolution be adopted;

WHEREAS the City of Vaughan (the City) is the shareholder of Vaughan Holdings Inc. (the "Corporation" or VHI);

AND WHEREAS the Corporation is a shareholder in PowerStream Inc. ("PowerStream");

AND WHEREAS the City is party to the Amended and Restated Shareholders Agreement for PowerStream dated as of November 23, 2010 (the "Shareholder Agreement");

AND WHEREAS the Board of PowerStream has approved, on February 1, 2013, a new Affiliate Structure in the form annexed hereto as Schedule "A";

AND WHEREAS the City desires to approve certain matters related to the new Affiliate Structure;

AND WHEREAS the Board of PowerStream has recommended that the Shareholders approve the implementation of a Suite Metering Business, to be carried out in an unregulated affiliate;

AND WHEREAS VHI supports PowerStream's development of a Suite Metering Business;

AND NOW THEREFORE BE IT RESOLVED THAT:

1. The definition of "Business" in Section 1.1 of the Shareholder Agreement be amended to include, as a new subheading, "energy and related services, including suite metering, to be carried out in an unregulated Affiliate (as defined in the *Business Corporations Act*) as unanimously approved from time to time by the Shareholders";
2. A municipal electrical utility under the *Electricity Act* (Ontario), under the *Municipal Act*, 2001 (Ontario) and under the *Business Corporations Act* (Ontario), to be known as PowerStream Holdings Inc., be established by and with the municipalities of Barrie, Markham and Vaughan;
3. Following the incorporation and organization of ("Holdco") as a municipal electrical utility:
 - (a) the City shall transfer all of its shares in Holdco to the Corporation pursuant to a share transfer agreement in accordance with Section 85(1) of the *Income Tax Act* (Canada), and in consideration therefore, the Corporation shall issue a corresponding number of common shares to the City;
 - (b) the Corporation shall then transfer all of its common shares in PowerStream to Holdco in exchange for treasury common shares in Holdco, such that 45.315 percent of all of the issued and outstanding common shares in the capital of Holdco be owned by the Corporation, and execute and file form T2057 Election in accordance with Section 85 of the *Income Tax Act* (Canada) in connection therewith;
 - (c) concurrent with the share rollover transactions described above in item 3(b), the City enter into a new unanimous shareholder agreement on terms substantially similar to the Shareholder Agreement and as approved by the Interim City Manager and Commissioner of Legal and Administrative Services/City Solicitor, and in accordance with the following principles:
 - (a) the new definition of "Business" is utilized;
 - (b) the Holdco and PowerStream Energy Services Inc. ("Affiliate MeteringCo.") are added as parties;
 - (c) all of the current corporate governance, decision making and liquidity provisions as they currently pertain to PowerStream in the Shareholder Agreement shall apply *mutatis mutandis* to Holdco;
 - (d) PowerStream shall continue as a wholly owned subsidiary of Holdco;
 - (e) Affiliate MeteringCo. shall continue as a wholly-owned subsidiary of Holdco;
 - (f) the appointment of the directors of PowerStream from time to time shall be made by the board of directors of Holdco, subject to compliance with the Affiliate Relationships Code of the Ontario Energy Board;
 - (g) all of the duties and obligations of the directors of PowerStream be constrained and vested instead in the sole shareholder, Holdco, operating through its board of directors;
 - (h) all of the duties and obligations of the directors of the Affiliate MeteringCo. be constrained and vested instead in the sole shareholder, Holdco, operating through its board of directors; and

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4. Vaughan supports PowerStream's development of a suite metering business in an unregulated affiliate;
5. Vaughan agrees that VHI provide its pro-rata share of the equity financing for the Suite Metering Business, up to a maximum of \$5,437,800.
- 2) That the Mayor and City Clerk be hereby authorized and directed to take all steps and execute all documents on behalf of the City as may be necessary or desirable in connection with the foregoing.

44

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

The Committee of the Whole recommends:

- 1) That consideration of this matter be withdrawn in accordance with Communication C5, from Mr. Nikola Germanski, Signtronix Signs, Canvarco Road, Toronto, dated June 17, 2013; and
- 2) That the report of the Sign Variance Committee, dated June 11, 2013, be received.

Committee of the Whole, at its meeting of June 11, 2013, recommended the following (Item 4, Committee of the Whole, Report No. 28):

Committee of the Whole recommendation of June 11, 2013:

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

Recommendation of the Commissioner of Planning, dated June 11, 2013

Recommendation

The Sign Variance Committee recommends:

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

45

WOODBIDGE SOCCER CLUB - REQUEST FOR A STAFF REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated June 18, 2013:

Member's Resolution

Submitted by Councillor Tony Carella

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Whereas, the Woodbridge Soccer Club (WSC) is the partial tenant of a building located at Vaughan Grove Park, which building was constructed by the City with a contribution from the WSC; and

Whereas, the WSC has, since the building was completed, made regular payments equal to the agreed-upon contribution to the cost of constructing the building; and

Whereas, the WSC has continued to pay specified costs relating to the operation of the building in the ensuing years; and

Whereas, the WSC desires to see the building expanded to meet their growing need for space; and

Whereas, the WSC desires to make a contribution to the proposed expansion.

Now therefore be it resolved,

That appropriate staff be directed to enter into discussions with the representatives of the WSC regarding this most recent proposal; and

That said staff report to a meeting of the Committee of the Whole in September on a detailed proposal outlining the respective roles and contributions of the City and the WSC to this joint initiative, in order that the City may consider whether the initiative is appropriate, and if it is so deemed in principle;

That the details of the proposal be further documented as appropriate for consideration in the 2014 budget process.

46

**NORTH MAPLE REGIONAL PARK –
PROPOSED PUBLIC PRIVATE PARTNERSHIP
SUMMARY OF PUBLIC CONSULTATION
NEXT STEPS
WARD 1**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Community Services, dated June 18, 2013, be approved; and**
- 2) **That the deputation of Mr. Antony Niro, Laurentian Boulevard, Maple, be received.**

Recommendation

The Commissioner of Community Services, in consultation with the Director of Purchasing Services, and Director of Legal Services, recommends:

1. That this report and results of the North Maple Regional Park Community Consultation be received for information purposes; and,
2. That staff be directed to issue an Invitational Request For Proposals for a financial advisor to prepare a business case for the North Maple Regional Park Public Private Partnership and report to Council in the fall of 2013.

47

TREATMENT OF TREES ON MUNICIPAL PROPERTY BY RESIDENTS

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Regional Councillor Schulte, dated June 18, 2013:

Member's Resolution

Submitted by Regional Councillor Deb Schulte

Whereas, the City has been approached by residents requesting the application of TreeAzin, through a licensed contractor, at their expense to protect their Ash street tree.

Whereas, the City has made a decision not to treat street trees with TreeAzin as it is not a cost effective solution, as the tree must be treated every two years for the rest of the trees life, and this treatment does not guarantee the tree will not succumb to the disease.

Whereas, residents have expressed a desire to protect their street tree at their expense because they value the tree canopy and understand that it will take, in some cases, twenty years to get the canopy that they currently enjoy.

Whereas, given the current situation with the decimation of the City's ash tree population resulting in the significant reduction in our urban tree canopy, extending the life of a tree, and canopy at the homeowner's expense is a positive contribution as it demonstrates environmental stewardship.

Whereas, the City needs to ensure its indemnification should the treatment not be successful and that City will not be involved or responsible in determining if the tree is suitable for treatment. This determination is at the sole discretion of the homeowner and should be done by an Arborist.

Whereas, the Application of TreeAzin must be done by a licensed Contractor.

Whereas, the City's normal procedure for determination of an infected tree (dead or dying) and required removal will be respected despite the homeowner's treatment of the tree.

Whereas, the spread of the EAB is continuing throughout the summer across the City. There is urgency to addressing this request, as once the tree is infected, (30% canopy loss) the treatment is unlikely to be as effective.

It is therefore recommended that,

That the appropriate City staff investigate the approval process and the required indemnification documents so residents can hire licensed contractors to treat trees on City property.

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**ZONING BY-LAW AMENDMENT FILE Z.12.024
DRAFT PLAN OF SUBDIVISION FILE 19T-12V003
1668135 ONTARIO INC.**

WARD 2 - VICINITY OF MARTIN GROVE ROAD AND LANGSTAFF ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved;
- 2) That the deputation of Mr. Murray Evans, Evans Planning, be received; and

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- 3) **That Communication C8, from Ms. Mary Monaco, dated June 17, 2013, be received.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.12.024 (1668135 Ontario Inc.) BE APPROVED, specifically to amend Zoning By-law 1-88 to:
 - a) rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone and OS1 Open Space Conservation Zone to R5(H) Residential Zone with the Holding Symbol "(H)" (residential lots), OS1 Open Space Conservation Zone (valley lands, buffer, and Hydro Corridor block), OS2 Open Space Park Zone (park block) and A Agricultural Zone (Hydro Corridor blocks), in the manner shown on Attachment #5, together with the site-specific zoning exceptions as identified in Table 1 of this report;
 - b) the Holding Symbol "(H)" shall not be removed from the lands zoned R5(H) Residential Zone, as shown on Attachment #5, until:
 - i) Vaughan Council identifies and allocates water supply and sewage servicing capacity to the subject lands; and,
 - ii) Vaughan is in receipt of confirmation of the Ministry of Environment's Acknowledgement/Registration of the Record of Site Condition; and,
 - c) the Holding Symbol "(H)" shall not be removed from the lands zoned R5(H) Residential Zone, and identified as Lots 14-18 inclusive, as shown on Attachment #5, until an agreement with the abutting Owner (CP Rail) is obtained, and the City of Vaughan is satisfied with the protection measures for the abutting woodlot, the grading on these lots, the height of retaining walls, fence heights and noise attenuation, and the interface with the abutting public park.
2. THAT Draft Plan of Subdivision File 19T-12V003 (1668135 Ontario Inc.) as shown on Attachment #4, BE APPROVED, as red-lined revised, to facilitate a Draft Plan of Subdivision consisting of 28 lots for semi-detached dwellings (56 units), one lot for a single detached dwelling and blocks for open space uses, subject to the Conditions of Draft Approval set out in Attachment #1 to this report.
3. THAT the subdivision agreement include provisions with regard to the conveyance of the public park and future access over Hydro One Network Inc. (HONI) easement lands to the City of Vaughan.

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**OFFICIAL PLAN AMENDMENT FILE OP.12.014
ZONING BY-LAW AMENDMENT FILE Z.12.034
DRAFT PLAN OF SUBDIVISION FILE 19T-12V007
SITE DEVELOPMENT FILE DA.12.085
CALLOWAY REIT (SEVENBRIDGE) INC.
WARD 4 - VICINITY OF REGIONAL ROAD 7 AND EDGELEY BOULEVARD**

The Committee of the Whole recommends:

- 1) **That consideration of this matter be deferred to the Council meeting of June 25, 2013; and**
- 2) **That the coloured elevation drawings submitted by the applicant be received.**

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Recommendation

The Commissioner of Planning and Director of Development Planning recommend:

1. THAT Official Plan Amendment File OP.12.014 (Calloway REIT (Sevenbridge) Inc.) BE APPROVED, specifically to amend OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #528, OPA #529 and OPA #663 (The Avenue 7 Land Use Future Study Plan), to increase the maximum permitted building height on the subject lands from 25 m to 76 m and to delete two (2) planned north-south local roads (17 m - 20 m right-of-way), as shown on Attachments #3 and #5.
2. THAT Zoning By-law Amendment File Z.12.034 (Calloway REIT (Sevenbridge) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to:
 - a) delete the subject lands from the existing site-specific Exception 9(959), and permit the site-specific zoning exceptions in Table 3 of this report to implement the site plan (Phases 1 and 2) shown on Attachments #8 and #9;
 - b) remove the Holding Symbol “(H)” from a portion of the subject lands (building and future transit square area) currently zoned C9(H) Corporate Centre Zone as shown on Attachment #8, thereby rezoning these areas C9 Corporate Centre Zone;
 - c) add the following conditions for the removal of the Holding Symbol “(H)” on the temporary surface parking area, identified on Attachment #8:
 - i) A separate Agreement between the City and Owner shall be executed prior to the construction of the temporary surface commercial parking lot, to the satisfaction of the City. The Agreement shall contain a trigger for the removal of the temporary surface commercial parking lot, being the development of a total of 1,350 residential units within the geographical limits of Regional Road 7 to the south, Portage Parkway to the north, Edgeley Boulevard to the west, and Millway Avenue east. The Agreement shall address, but not be limited to, the park design, construction, north-south connectivity, programming, public art, maintenance, ownership matters, and any strata arrangements; and,
 - ii) A future Site Development Application, and if required, a Zoning By-law Amendment Application, to ensure the development of the planned park in the Vaughan Metropolitan Centre (VMC) area require public consultation and approval by Vaughan Council, in which details such as, but not limited to, the park design, access, relationship to surrounding blocks, programming, ownership and maintenance, construction and timing, inclusion of site-specific uses, provisions for kiosks and/or buildings, and any strata arrangements, are finalized, to the satisfaction of the City; and,
 - d) permit only a temporary surface commercial parking use, mews, and a future park use on the portion of the subject lands zoned C9(H) Corporate Centre Zone with the Holding Symbol “(H)”, as shown on Attachment #8.
3. THAT Draft Plan of Subdivision File 19T-12V007 (Calloway REIT (Sevenbridge) Inc.) BE APPROVED, to facilitate seven (7) development blocks described in Table 1 of this report, illustrated on Attachment #4, and subject to the Conditions of Approval set out in Attachment #1, consisting of the following:

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Table 1: Draft Plan of Subdivision Land Use Breakdown

Block(s)	Land Use	Area (m²)	Area (ha)
1	14-storey office building, temporary commercial surface parking lot (Phase 2 Park)	19,482.15	1.94
2, 3, 4	Apple Mill Road (27.2 m ROW) and Edgeley Boulevard (26 m ROW) road widening	1,571.97	0.15
--	22m right-of-way of future Street "A"	6,219.21	0.62
5, 6, 7	0.3m reserves	7.93	0.00079
Total Area of Subdivision		27,281.26	2.7

4. THAT Site Development File DA.12.085 (Calloway REIT (Sevenbridge) Inc.) BE APPROVED, to permit a phased development consisting of the following, and subject to the following conditions:

Phase 1: a 14-storey office building, a 2-storey commercial mixed-use building, an underground pedestrian connection to the VMC (Vaughan Metropolitan Centre) Subway Station, a portion of the future transit square, and a temporary surface commercial parking area, as shown on Attachment #8; and,

Phase 2: the removal of the temporary surface commercial parking area to facilitate the completion of the park (ultimate build out) to occur concurrent with proposals for mixed-use (residential) developments in the northwest quadrant of the VMC, as shown on Attachment #9;

- a) that prior to the execution of the Site Plan Agreement:

- i) the Owner shall satisfy all requirements of the Vaughan Development Planning Department, respecting the final site plan, building elevations, landscape plans and details (Street "A" and Apple Mill Road), a materials board demonstrating the exterior finishing materials and colours, and signage plans; the plans shall include, but not be limited to, structural elements including the built form, parking area, hard and soft landscape elements, and architectural massing and elevation treatments, including commercial locations and entrances fronting the pedestrian realm along the streetscapes, transit square, park, and the east-west pedestrian passageway between the buildings;
- ii) the Owner shall incorporate barrier-free accessibility features within the development, in accordance with the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act, to the satisfaction of the Vaughan Building Standards and Development Planning Departments;
- iii) the Owner shall prepare detailed pedestrian level Wind Studies, to the satisfaction of the Vaughan Development Planning Department, which shall include existing neighbouring buildings and recommend mitigation measures to ensure favourable micro-climactic conditions at grade;
- iv) the final site servicing and grading plans, site illumination, storm water management report, geotechnical reports, Transportation Demand

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- Management Plan, site access and internal traffic circulation plan, an updated Urban Transportation Consideration Report, and solid waste management plan shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
- v) that all necessary cross agreement(s), public access easement(s) and maintenance agreement(s) related to the proposed underground pedestrian tunnel from the proposed office building to the Vaughan Metropolitan Centre Station be executed to the satisfaction of the City;
 - vi) the Owner shall submit a full signage and details plan for all buildings and structures including directional and wayfinding signage;
 - vii) the requirements of the City's Waste Collection Design Standards shall be approved to the satisfaction of the Vaughan Public Works Department;
 - viii) the Owner shall satisfy all requirements of the Toronto Transit Commission (TTC), including but not limited to, the following:
 - 1. The site plan drawings shall not show any buildings, landscaping, public streets, driveways, or other improvements or alterations on the property to be owned by the TTC until and unless approved through the TTC Technical Review process, or as otherwise specifically approved in writing by the TTC;
 - 2. The Owner shall continue to work with the TTC and the Toronto York Spadina Subway Extension (TYSSE) Project on any construction areas or improvements that may affect the TTC operations in the area, including any planned permanent or temporary works on or within the property to be owned by the TTC, including the YYSSE construction easement areas;
 - 3. The Owner shall respond in writing to all formal site plan comments from the TTC and the YYSSE Project in a timely manner, and shall submit such responses either prior or with future site plan revisions circulated to the TTC/YYSSE; and,
 - 4. All site plan drawings illustrating the TTC property shall show existing or planned TTC facilities and other improvements accurately, including municipal right-of-way (ROW) constructed as part of the YYSSE Project;
 - ix) the Owner shall satisfy all hydro requirements of PowerStream Inc.;
 - x) the Owner shall satisfy all requirements of Canada Post;
 - xi) the Owner shall update NAV Canada and Bombardier Aerospace on any changes to the development proposal and shall satisfy all their requirements; and,
 - xii) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
- b) that the Site Plan Agreement shall include the following provisions and conditions:

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- 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 City of Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment."
 - ii) "The Owner shall submit a physical and digital model of the final approved site development, including accurately geo-referenced digital data, to the satisfaction of the Vaughan Development Planning Department. The Owner shall file a separate Letter of Credit in a format and amount satisfactory to the Vaughan Development Planning Department to guarantee the completion of the models, prior to the execution of the Site Plan Agreement."
 - iii) "That no Building Permit(s) will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed site development."
 - iv) "Prior to issuance of a Building Permit(s), the Owner shall pay its proportionate share of the cost and/or provide financial commitments based on the City's latest available cost estimate associated with implementing the infrastructure improvements identified in the approved Vaughan Metropolitan Centre Master Servicing Plan and the Black Creek Optimization Study to the satisfaction of the City."
 - v) "The Owner shall implement transportation demand management (TDM) measures in accordance with the recommendation of the approved Urban Transportation Consideration Report to the satisfaction of the City."
 - vi) "Prior to the issuance of the full Building Permit, the Owner shall enter into an Agreement with the City regarding the future park development and all other matters associated with the lands noted as a temporary commercial parking area, located to the west of the office building."
 - vii) "Prior to the issuance of a full Building Permit, an Agreement between the City and the Owner shall be executed, to the satisfaction of the Vaughan Development Planning Department. The Agreement shall reflect, but not be limited to, the final transit square design, as reviewed by the TTC, and landownership and programming matters, to the satisfaction of the Vaughan Development Planning, Parks Development, and Legal Services Departments."
 - viii) "The Owner shall include the following warning clause in a schedule to all Offers of Purchase and Sale or Lease:
Purchaser and/or tenants are advised that the surface commercial parking lot that is comprised of a minimum of 325 parking spaces to a maximum of 340 parking spaces is temporary and the intended use of those lands is a future park."
5. THAT the Owner shall submit a Site Development Application to comprehensively address the future transit square and park, respecting but not limited to, the design, configuration, size, matters of land ownership and programming for approval by Vaughan Council. The Owner shall revise the landscape plan, if required, subject to Site Development File

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DA.12.085, to reflect any revisions resulting from the comprehensive transit square and park designs.

6. THAT the Owner shall submit a Site Development Application for the adjacent lands located at 3200 Regional Road 7 (existing Future Shop lands) to facilitate improvements including underground works, access and parking reconfiguration and that the site plan be approved to the satisfaction of the Vaughan Development/Transportation Engineering and Development Planning Departments.

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**COUNCIL RESERVE CAPACITY
CITY-WIDE**

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 18, 2013:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development / Transportation Engineering in consultation with Commissioner of Planning recommends:

1. THAT the practice of reserving 300 units of servicing capacity for allocation by Council to development applications of strategic importance to the City be continued;
2. THAT Council pass the following resolution with respect to the ALLOCATION of servicing capacity to specific development applications:

“IT IS HEREBY RESOLVED THAT development applications described by file numbers 19T-12V010, 19T-12V003, 19T-12V008, 19T-12V006, DA.12.060 and DA.12.089 are allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 385 residential units (as detailed on Attachment No.1)”; and

3. THAT Council pass the following resolution with respect to the RESERVATION of servicing capacity to specific development application:

“IT IS HEREBY RESOLVED THAT the development application described by the file number 19T-12V009 from the York Sewage Servicing / Water Supply System for a total of 240 units from the post 2013 Regional capacity assignment. This reservation shall automatically be revoked after a period of 12 months in the event that a Draft Plan of Subdivision has not proceeded to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) has not been executed.”

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COUNCILLOR INVOLVEMENT IN THE DEVELOPMENT PLANNING PROCESS

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Shefman, dated June 18, 2013:

Member's Resolution

Submitted by Councillor Alan Shefman

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(The process described in this recommendation only applies to those applications for mid and high rise mixed use developments as defined in the Vaughan Official Plan 2010 presented at Public Hearings under the Planning Act).

Whereas, it is critical that the development planning process is structured so as to ensure the most comprehensive review possible of major development applications including high rise and mid-rise mixed use developments as defined in the Vaughan Official Plan 2010, and

Whereas, members of staff provide the skills, experience and professional training to conduct the review of the technical aspects of an application, and

Whereas, Members of Council have a significant role in providing input in the review of applications based on their awareness of local concerns and interest in facilitating public consultation during review of these applications, and

Whereas, additional consultation between stakeholders and Members of Council can enhance public awareness of applications and help to facilitate community based input into the application review process through interactions with staff, applicants and members of the public, and

Whereas, Members of Council attend and participate in the Public Hearing process under the Planning Act and ultimately receive and consider for approval applications that have undergone the staff technical review,

Whereas, requests for staff to attend public and/or neighbourhood meetings held after normal working hours require Council approval;

Whereas, the purpose of the recommendation below is to formalize the role of the Ward Councillor within the development planning process and to give applicants of high rise and mid-rise mixed use developments advance notice that the Ward Councillor may request an additional meeting or meetings to ensure that community concerns are incorporated into the application review; and

Whereas, the recommendation has been developed to complement current public notification procedures and to apprise applicants of the interest by the Ward Councillor in more formal involvement in the planning process for high rise and mid-rise mixed use applications between the Public Hearing and the presentation of the technical report and staff recommendation at a Committee of the Whole; and

Whereas, it may be suggested that the most important part of the planning application process is the technical review and development of the planning recommendation to Council; preparation of the technical review of development planning applications that have been received through a Public Hearing involves intensive consideration by staff of the details of the application; and

Whereas, while community input at the Public Hearing is considered, there are often insights and perspectives that may be available through the unique understanding of the community provided by the Ward Councillor this modification of the current process – the formalization and recognition of the potential for a meeting between staff and the Ward Councillor for high rise and mid-rise mixed use developments following the public hearing, will provide an opportunity for staff and applicants to obtain Councillor and stakeholder input after the public hearing and prior to the conclusion of the technical review process; and

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Whereas, with the option of including the applicant and stakeholders in this meeting may help to address community perceptions of influence of applicants through informal lobbying of Councillors; and

Whereas, the inclusion of the Ward Councillor in the Development Planning Review process will formalize the role of the Ward Councillor at critical stages of the application review process, will help to enhance public notification by making the Ward Councillor aware of issues arising after the public hearing such as revisions based on comments heard at the public hearing that they may wish to communicate to the public prior to staff coming forward with the technical report, and also provide an opportunity for input from Councillor and stakeholders that will assist the technical review by staff and will assist in communications between staff and decision makers allowing for a more comprehensive and inclusive review of high rise and mid-rise mixed use applications.

Therefore in order to ensure the highest quality, comprehensive review and consultation of submitted applications for high rise and mid-rise mixed use development;

Recommendation:

1. After the Public Hearing and prior to the technical review by staff, a meeting be scheduled between staff and the Ward Councillor to consider issues that were raised at the Public Hearing and from the public, and
2. If felt necessary by either staff or the respective Councillor, the applicant and other stakeholders be invited to attend the meeting provided quorum is not achieved, and
3. If, in the opinion of the Ward Councillor requesting the meeting, that the meeting is felt to be unnecessary, that the meeting not be held, and
4. That this process be formally integrated into the development planning process as of September 2013 by notifying applicants that the Ward Councillor may request a meeting for high rise and mid-rise mixed use applications.

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**DEPUTATION – MR. DAN POLLAK
WITH RESPECT TO CITY OF VAUGHAN BY-LAWS**

The Committee of the Whole recommends that the deputation of Mr. Dan Pollak, Allison Ann Way, Maple, be received.

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**DEPUTATION – MS. SHERNETT MARTIN
VAUGHAN AFRICAN CANADIAN ASSOCIATION
WITH RESPECT TO CARIBBEAN CULTURAL MONTH**

The Committee of the Whole recommends:

- 1) That the deputation of Ms. Shernett Martin, Vaughan African Canadian Association, and Communications C1, dated June 14, 2013, and C11, presentation material, be received and the deputant's request be referred to staff for a report in the Fall of 2013.
- 2) That August 2014 be declared Caribbean Cultural Month.

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OTHER MATTERS CONSIDERED BY THE COMMITTEE

54.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) That the following Ad Hoc Committee reports be received:
 1. Task Force on the City's Role in Festivals and Community Events meeting of May 6, 2013 (Report No. 5)
 2. Task Force on the City's Role in Festivals and Community Events meeting of May 13, 2013 (Report No. 6)

54.2 RECESS INTO CLOSED SESSION

The Committee of the Whole recessed into Closed Session at 5:39 p.m. for the purpose of receiving legal advice with respect to Item 10, ZONING BY-LAW AMENDMENT FILE Z.12.033, SITE DEVELOPMENT FILE DA.12.081, MERCEDES-BENZ CANADA INC., WARD 5 - VICINITY OF STEELES AVENUE WEST AND HILDA AVENUE.

The Committee of the reconvened into open session at 5:47 p.m. with the following Members present:

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

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**NEW BUSINESS – WITH RESPECT TO VERBAL REPORT REGARDING
YORK REGION COMMUNITY CUP SOCCER TOURNAMENT**

The Committee of the Whole recommends that the verbal report of Councillor Iafrate, advising that York Regional Police had conveyed their gratitude for the City's support of the York Region Community Cup Soccer Tournament held in the City of Vaughan on June 1, 2013, be received.

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

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**NEW BUSINESS – REQUEST FOR REPORT WITH RESPECT TO
FUNDING FOR ACCESSIBLE SWINGS**

The Committee of the Whole recommends:

- 1) That staff come back with a report to the Council meeting of June 25, 2013, to determine if there is sufficient funding available to cover the costs of installing accessible swings in four already identified parks and providing for the minimum accessibility standards as an interim

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- 3. PROPERTY MATTER
SALE OF CITY LANDS
A PORTION OF PART 5 AND ALL OF PART 6, REFERENCE PLAN 65R-20523
WEST SIDE OF GRAM STREET
WARD 1**

(acquisition or disposition of land)
- 4. PROPERTY MATTER
POTENTIAL PARKLAND ACQUISITIONS
WARDS 1 & 2**

(acquisition or disposition of land)
- 5. PROPERTY MATTER
PROPOSED SALE PART OF CITY LANDS
10401 DUFFERIN STREET (FORMER MNR LANDS)
WARD 1**

(acquisition or disposition of land)
- 6. ONTARIO MUNICIPAL BOARD
WARD BOUNDARY APPEAL**

(litigation or potential litigation)
- 7. CITY HALL LITIGATION UPDATE**

(litigation or potential litigation)
- 8. APPOINTMENT OF HEARINGS OFFICER**

(personal matters about an identifiable individual)
- 9. PROPERTY MATTER
LEGAL ADVICE/ADVICE SUBJECT TO SOLICITOR/CLIENT PRIVILEGE
POTENTIAL ACQUISITION
WARD 4**

(solicitor/client privilege)
- 10. PROPERTY MATTER
NORTHWEST QUADRANT
JANE STREET AND MAJOR MACKENZIE DRIVE
WARD 1**

(acquisition or disposition of land)
- 11. PROFESSIONAL SERVICES CONTRACT OPTIONS – INTEGRITY COMMISSIONER’S
OFFICE**

(personal matters about an identifiable individual)
- 12. EMPLOYMENT MATTER–VAUGHAN FIRE AND RESCUE SERVICE FIRE CHIEF
RECRUITMENT**

(personal matters about an identifiable individual)

Councillor Yeung Racco declared an interest with respect to Committee of the Whole (Closed Session), Item 1, 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, as her daughter is employed for a related company and did not take part in the discussion or vote on the foregoing matter.

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The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair