

CITY OF VAUGHAN
REPORT NO. 34 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on October 19, 2016*

The Committee of the Whole met at 1:05 p.m., on October 5, 2016.

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

The following items were dealt with:

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

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 5, 2016:

Recommendation

The City Clerk recommends:

1. That October 26, 2016 be proclaimed as "Child Care Worker and Early Childhood Educator Appreciation Day"; and
2. That the proclamation be posted on the City's website and published on the City Page online.

2 HIGHWAY 7 STREET BANNER PROGRAM

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Senior Manager of Economic Development, dated October 5, 2016:

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Recommendation

The City Clerk, on behalf of the Vaughan Metropolitan Centre Sub-Committee, forwards the following recommendation from its meeting of September 22, 2016 (Item 1, Report No.4) for Council's consideration:

The Vaughan Metropolitan Centre Sub-Committee recommends:

1. That Council authorize staff to partner with the Friends of the Greenbelt Foundation for the purposes of designing, manufacturing and installing street banners along Highway 7 in the Vaughan Metropolitan Centre (VMC); and
2. That Council authorize the City Clerk to execute a Memorandum of Understanding / Agreement between the City of Vaughan and the Friends of the Greenbelt Foundation for the Highway 7 Street Banner program.

Report of the Deputy City Manager, Planning and Growth Management and the Senior Manager of Economic Development dated September 22, 2016

Recommendation

The Deputy City Manager of Planning and Growth Management and the Senior Manager of Economic Development, in consultation with the Chief Corporate Initiatives and Intergovernmental Relations, Director of Development Planning, Director of Transportation Services, Parks and Forestry Operations and Manager of Urban Design and Cultural Heritage, recommend:

1. That Council authorize staff to partner with the Friends of the Greenbelt Foundation for the purposes of designing, manufacturing and installing street banners along Highway 7 in the Vaughan Metropolitan Centre (VMC); and
2. That Council authorize the City Clerk to execute a Memorandum of Understanding / Agreement between the City of Vaughan and the Friends of the Greenbelt Foundation for the Highway 7 Street Banner program.

3 PROCLAMATION REQUEST – WASTE REDUCTION WEEK 2016

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Public Works and the Director of Environmental Services, dated October 5, 2016:

Recommendation

The Deputy City Manager of Public Works and the Director of Environmental Services recommend:

1. That October 17 – 23, 2016 be proclaimed as “Waste Reduction Week in Ontario” in the City of Vaughan; and
2. That the proclamation be posted on the City's website and published on the City Page Online.

4

**PROCLAMATION REQUEST
CHILD ABUSE PREVENTION MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 5, 2016:

Recommendation

The City Clerk recommends:

1. That October 2016 be proclaimed as “Child Abuse Prevention Month”; and
2. That the proclamation be posted on the City’s website and published on the City Page online.

5

INTEGRITY COMMISSIONER’S OFFICE ANNUAL REPORT 2015

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Integrity Commissioner, dated October 5, 2016:

Recommendation

The Integrity Commissioner recommends:

1. That the attached report, Integrity Commissioner’s Annual Report 2015 be received.

6

**THE USE OF RADAR MESSAGE BOARDS IN THE CITY OF VAUGHAN
CITY-WIDE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations, dated October 5, 2016:

Recommendation

The Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations in consultation with the Director of By-Law & Compliance, Licensing & Permit Services and the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That the Speed Compliance Program (the Program) be continued, and expanded to for a two week period for each School Zone location;
2. That locations where speed is a concern be identified as pilot projects for longer term installation of Radar Message Boards (RMBs); and
3. That a capital project be included in the 2017-2020 Draft Budget for the addition of Radar Message Boards for the proposed expansion of the Program.

7

**ALL-WAY STOP CONTROL REVIEW
ILAN RAMON BOULEVARD AND GEORGE KIRBY STREET
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations, dated October 5, 2016:

Recommendation

The Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations recommend:

1. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law, to add an all-way stop control at the intersection of Ilan Ramon Boulevard and George Kirby Street.

**8 AWARD OF RFP16-261- CONDITION ASSESSMENTS - LIFT STATIONS, FORCEMAINS &
PUMPING STATIONS – ALL WARDS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Public Works and the Director of Environmental Services, dated October 5, 2016:

Recommendation

The Deputy City Manager of Public Works and the Director of Environmental Services in consultation with the Director of Procurement Services and the Director of Financial Services/Deputy City Treasurer recommend:

1. That RFP16-261 Condition Assessments- Lift Station, Force mains and Pumping Stations be awarded to GM BluePlan Engineering Ltd. in the amount of \$119,217.00 and any applicable taxes;
2. That a contingency allowance in the amount of \$ 23,843.40 be approved within which the Deputy City Manager of Public Works or designate is authorized to approve amendments to the contract; and
3. That the City Clerk be authorized to sign the necessary documents.

9

**COMMUNITY AREA POLICY REVIEW
FOR LOW-RISE RESIDENTIAL DESIGNATIONS ADOPTION OF
URBAN DESIGN GUIDELINES FOR INFILL DEVELOPMENT IN
ESTABLISHED LOW-RISE RESIDENTIAL NEIGHBOURHOODS
FILE 15.120.2
WARDS 1 TO 5**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability, dated October 5, 2016, be approved;

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- 2) That the presentation by Mr. Tim Smith, Principal, Urban Strategies Inc., Spadina Avenue, Toronto, and C15, presentation material titled “*Urban Design Guidelines for Community Areas and Low-Rise Residential Areas*”, be received;
- 3) That the following deputations and communications be received:
 1. Mr. Leo Longo, Partner, Aird & Berlis LLP, Bay Street, Toronto, representing City Park Homes, and Communication C6, dated October 4, 2016;
 2. Ms. Jana Manolakos, Keele Street, Maple, and Communication C5, dated October 4, 2016;
 3. Ms. Mary Monaco, Sicilia Street, Woodbridge;
 4. Mr. Gerhard Schiller, Lancer Drive, Maple;
 5. Mr. Paul Tobia, Evans Planning Inc., Keele Street, Vaughan, representing Centreville Homes (Merino) Inc. and Centreville Development Corporation;
 6. Mr. Gino Barbieri, Campania Court, Vaughan;
 7. Mr. Mario Di Nardo, Appian Way, Woodbridge; and
 8. Ms. Simone Barbieri, Campania Court, Vaughan; and
- 4) That the following communications be received:
 - C4. Ms. Antonette Nardone, York University, Keele Street, Toronto, dated October 3, 2016;
 - C8. Ms. Rina, Tanza General Contracting, dated October 4, 2016;
 - C9. Mr. Ryan Mino-Leahan, Associate/Senior Planner, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 4, 2016;
 - C10. Mr. Tim Jessop, Associate, Weston Consulting Group, Millway Avenue, Vaughan, dated October 4, 2016;
 - C11. Ms. Pat Canizares, Keele Street, dated October 4, 2016;
 - C12. Memorandum from the Deputy City Manager, Planning & Growth Management, dated October 5, 2016;
 - C13. Ms. Rosemarie L. Humphries, President, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated September 30, 2016; and
 - C14. Memorandum from the Deputy City Manager, Planning & Growth Management, dated October 5, 2016.

Recommendation

The Deputy City Manager Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability recommend:

1. That the presentation by Urban Strategies Inc. be received;
2. That the *Final Report: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study*; Community Consultation Summary Report – What We Heard be received (Attachment 1); and
3. That the draft “Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods” be approved (Attachment 2).

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**SITE DEVELOPMENT FILE DA.12.042
SMITH FARM PROPERTY HOLDINGS INC.
WARD 2 - VICINITY OF STEELES AVENUE WEST AND REGIONAL ROAD 27**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated October 5, 2016:

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Recommendation

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

1. THAT Site Development File DA.12.042 (Smith Farm Property Holdings Inc.) BE APPROVED, to permit the development of the subject lands, as shown on Attachments #1 and #2, with a 20,855.73 m² employment building comprised of a one-storey, 19,277.91 m² warehouse with a two-storey, 1,577.82 m² office component, having 323 surface parking spaces, and 35 loading spaces and 1 drive-in door, as shown on Attachments #3 to #6 inclusive, subject to the following conditions:

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

- i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, and landscape plan, including the provision of additional landscaping along the north property line and 2 additional accessible parking spaces;
- ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, Steeles Avenue Site Works Plan, stormwater management, illumination plan, and Traffic Impact Study;
- iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Solid Waste Management Division;
- iv) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee;
- v) the Owner agrees, if required, to convey an easement or provide a dedicated connection to a portion of the lands in proximity to the Ministry of Transportation transitway to facilitate the Multi-use Recreational Pathway to the satisfaction of the Vaughan Parks Development Department;
- vi) the Owner shall satisfy all requirements of the Ministry of Transportation;
- vii) the Owner shall satisfy all requirements of the Region of York;
- viii) the Owner shall satisfy all requirements of the City of Toronto;
- ix) the Owner will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/ telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

- b) that the Site Plan Agreement include the following provisions:

- i) that prior to the issuance of a Building Permit:

1. The Owner shall pay to the City of Vaughan applicable Development Charges in accordance with the Development

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Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board.

2. The Owner shall pay to the City of Vaughan by way of certified cheque, Cash-in-Lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 42 of the *Planning Act* and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.
 - ii) 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 Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
 - iii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner 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.
2. a) THAT York Region and the City of Toronto be advised that the City of Vaughan consents to the provision of water service connections from the existing City of Toronto 300 mm diameter watermain on Steeles Avenue West, and the existing storm and sanitary sewer connections from the adjacent eastern property to the proposed development (Smith Farm Property Holdings Inc.) located on the north side of Steeles Avenue West, between Regional Road 27 and Martin Grove Road.
 - b) THAT the Mayor and Clerk be authorized to execute the necessary agreements among York Region, the City of Toronto and the City of Vaughan such that the necessary water and sanitary service connections can be constructed and implemented including the water meter and billing mechanism.

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**ZONING BY-LAW AMENDMENT FILE Z.16.007
STEELE VALLEY DEVELOPMENTS LTD.
WARD 4 - VICINITY OF REGIONAL ROAD 7 AND BOWES ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated October 5, 2016:

Recommendation

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

1. THAT Zoning By-law Amendment File Z.16.007 (Steele Valley Developments Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically the EM1 Prestige Employment Area Zone, subject to site-specific Exception 9(688), on the subject lands shown on Attachments #1 and #2, to permit additional uses on the subject lands including an eating establishment (convenience and take-out) and drive-through accessory to all permitted uses including with a permitted bank but not with a Long Term Auto Leasing use, and a reduction in the number of

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required parking spaces from 52 to 32 spaces as identified in Table 1 of this report to facilitate the primary intended use of the existing building on the site with an eating establishment with a drive-through (Harvey's Restaurant) as shown on Attachment #3.

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**SITE DEVELOPMENT FILE DA.16.036
LIVIGNO ALPS DEVELOPMENTS CORP.
WARD 4 - VICINITY OF RUTHERFORD ROAD AND KEELE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated October 5, 2016:

Recommendation

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

1. THAT Site Development File DA.16.036 (Livigno Alps Developments Corp.) BE APPROVED, to permit the development of 3, single storey, multi-unit employment buildings with a total of 34 units and a gross floor area of 8,103.23 m², subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, and feature wall and signage details;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, stormwater management report, erosion and sediment control plan, and the transportation demand management plan;
 - iii) the decision of the Vaughan Committee of Adjustment for Minor Variance File A320/16 shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA);
 - v) the Owner shall satisfy all requirements of PowerStream Inc.;
 - vi) the Owner shall satisfy all requirements of York Region;
 - b) that the Site Plan Agreement include the following provision:
 - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the *Planning Act* and City of Vaughan Policy, prior to the issuance of a Building Permit. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

13

**MARITA PAYNE PARK
SLOPE STABILIZATION WORKS
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Parks Development, dated October 5, 2016:

Recommendation

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

1. That staff be authorized to enter into an agreement with the Toronto and Region Conservation Authority (TRCA) for the completion of slope stabilization works at Marita Payne Park as outlined in this report with an upset limit of \$186,710 plus applicable taxes;
2. That the amounts in the above recommendation, plus applicable taxes and administration recovery be funded from Capital Project PK-6539-16 Marita Payne Park - Slope Erosion; and
3. That the Mayor and Clerk be authorized to enter into any agreements with TRCA required to undertake this project at the recommendation of Deputy City Manager, Planning and Growth Management and Deputy City Manager, Legal and Human Resources.

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**ZONING BY-LAW AMENDMENT FILE Z.16.033
MET RESIDENCES CORP. C/O P. IABONI
SITE DEVELOPMENT FILE DA.16.033
BERKELEY COMMERCIAL (JANE) INC.
WARD 4 - VICINITY OF JANE STREET AND PORTAGE PARKWAY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated October 5, 2016:

Recommendation

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

1. THAT Zoning By-law Amendment File Z.16.033 (Met Residences Corp. c/o P. Iaboni) BE APPROVED, to remove the Holding Symbol "(H)" on the entirety of the subject lands shown on Attachments #1 and #2, thereby effectively zoning the subject lands C9 Corporate Centre Zone, subject to site-specific Exception 9(1433).
2. THAT Site Development File DA.16.033 (Berkeley Commercial (Jane) Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 35-storey apartment building (510 units) and 3-storey ground-related residential units (62 units: 57 back-to back townhouse units - Blocks "B", "C", "D", "E", and "G", and 5 townhouse units - Block "F") for a total of 572 units and with a density of 4.1 Floor Space Index (FSI), as shown on Attachments #3 to #13, subject to the following conditions:

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- a) that the Vaughan Office of the City Solicitor be authorized to prepare a Limiting Distance Agreement to be registered on the title of the subject lands and the abutting city-owned lands (Edgeley Pond and Park), which has the effect of prohibiting development on the northerly 2.7 m to 6 m of the city-owned lands within the vicinity of the subject lands, as shown on Attachment #3, to the satisfaction of the City of Vaughan, and that the Owner shall be responsible for all costs associated with the preparation and registration of the Limiting Distance Agreement. The City Clerk is hereby authorized to execute the Limiting Distance Agreement in a form satisfactory to the Chief Building Official and the City Solicitor;
- b) prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape cost estimate, landscape plans, including a tree replacement and compensation plan, and the interim landscape treatment plan for the north boulevard of Portage Parkway;
 - ii) the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final site servicing plan, site grading plan, functional servicing and stormwater management report and drawings, noise report, geotechnical and hydrogeological assessment, the Traffic Demand Management (TDM) Plan, external lighting plan, and the utility coordination plan;
 - iii) the Owner shall enter into a Development Agreement with the City of Vaughan for the following:
 - a) Jane Street streetscape and the interim landscape treatment on the north boulevard of Portage Parkway;
 - b) the construction of the Portage Parkway right-of-way to the terminus west of the Black Creek, as shown on Attachment #3; and,
 - c) the buffer lands (OS2 Zone – Open Space Park Zone, as shown on Attachment #3).

The Development Agreement will acknowledge that the design and implementation of the Portage Parkway right-of-way will include an interim landscape condition on the north boulevard, to the satisfaction of the Vaughan DEIP, Development Planning, and Parks Development Departments;

- iv) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Solid Waste Management Division;
- v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA), including, but not limited to, obtaining an Ontario Regulation 166/06 permit from the TRCA; and, the site servicing and grading plans, which shall conform to the conceptual Black Creek remediation works, the stormwater management report, the hydrogeological assessment, and the dewatering plan, shall be reviewed, to the satisfaction of the TRCA;
- vi) The Owner shall enter into an Encroachment Agreement with the City of Vaughan to permit a private walkway to encroach on the city-owned lands located at the south east corner of the subject lands along the south property limit, to the satisfaction of the Vaughan Office of the City Clerk and the Vaughan Development Planning Department;

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- vii) The Owner shall convey an easement in favour of the City of Vaughan through a separate reference plan, and associated Easement Agreement prepared by the Owner, that facilitates an open and unencumbered public access along the south property line and extending eastward from the west property line (Jane Street) to the west edge of Building “E”, between the subject lands and the OS2 Open Space Park Zone; generally in the location shown on Attachments #3 and #4, to the satisfaction of the Vaughan Development Planning and Parks Development Departments and the Vaughan Office of the City Solicitor;
 - viii) If the 3D digital model of the development has not been completed by the Owner and provided to the City prior to the execution of the Site Plan Agreement, the Owner shall provide a separate Letter of Credit in a format satisfactory to the City of Vaughan in the amount of \$15,000.00 to guarantee the completion of the final 3D digital model, which shall include the accurately geo-referenced digital data, as outlined in the Draft VMC Submission Protocol, to the satisfaction of the Vaughan Development Planning Department;
- c) prior to the issuance of an above-grade Building Permit by the City of Vaughan, the Owner shall enter into a Site Plan Agreement with York Region;
- d) that the Site Plan Agreement shall include the following clauses:
 - i) “For residential high-rise developments, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of any Building Permit, or a fixed unit rate per unit, whichever is higher in accordance with the *Planning Act* and the City’s cash-in-lieu policy.”
 - ii) “The Owner shall pay to the City of Vaughan an amount to be determined through the Development Agreement for the tree restoration within the OS2 Open Space Park Zone adjacent to the subject lands along the interface of the Edgeley Pond and Park, to the satisfaction of the Vaughan Development Planning and Parks Development Departments”;
 - iii) “The Owner shall pay to the City of Vaughan all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board, prior to the issuance of any building permit, to the satisfaction of the Vaughan Financial Planning and Development Finance Department.”
 - iv) “Upon Site Plan Approval of Site Development File DA.16.033, the Owner shall begin to coordinate with the City of Vaughan on the design and construction of the streetscape works for:
 - Jane Street at an enhanced level of streetscape; and,
 - Portage Parkway at a standard urban level of streetscape.

The streetscape works shall be in accordance with the City’s standards, the “City-wide Streetscape Implementation Manual” and “VMC Streetscape & Open Space Plan”, and shall complement with the approved landscape plans and ensure a seamless integration to the Edgeley Pond and Park design, to the satisfaction of the Vaughan DEIP, Development Planning, and Parks Development Departments.”

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- v) "The Owner acknowledges that all the portions of the subject lands that interface with Jane Street and the Edgeley Pond and Park design area shall be subject to a future design coordination with the City of Vaughan for the Jane Street enhanced level of service, and the Edgeley Pond and Park design, to the satisfaction of the Vaughan DEIP, Development Planning, and Parks Development Departments."
 - vi) "The Owner acknowledges that the portions of the subject lands that interface with Portage Parkway shall be subject to future coordination through the detailed design of Portage Parkway as initiated by the City of Vaughan."
 - 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 Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately."
 - viii) "In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services."
- e) that the Site Plan Agreement shall include the following clauses and a requirement that these clauses be included in the future Condominium Agreement and Condominium Declaration:
- i) "All persons presently having or who may in the future acquire any interest in the subject lands are hereby notified as follows:
 - a) That Canadian National Railway Company (CN) is the Owner of certain lands known as its MacMillan Rail Yard (the CN Lands) located within a kilometre of the subject lands, and that the CN Lands are now and will continue to be used for the present and future railway and trucking facilities and operations of CN and its customers on a continuous basis (24 hours each day in each year) including, without limitation, the operation and idling of diesel locomotives and trucks with the generation of diesel fumes and odours, 24 hours a day artificial lighting of the CN Lands which may illuminate the sky, the classification, loading, unloading, braking and switching of rail cars containing bulk and other commodities including hazardous substances and/or goods containing the same which can make wheel squeal, noise, vibration, odours, airborne particulate matter and/or dust and the operation of various processes for the maintenance of rail and truck equipment;
 - b) That CN, its customers, invitees, lessees, and/or licensees will not be responsible for any complaints or claims by or on behalf of the owners and occupants of the subject lands from time to time arising from or out of or in any way in connection with the operation of the CN Lands and all effects thereof upon the use and enjoyment of the subject lands or any part thereof, and whether arising from the presently existing facilities and operations of CN, its customers, invitees, lessees, or licensees, upon or from any and all future renovations, additions, expansions and other changes to such facilities and/or future expansions, extensions, increases, enlargements and other changes to such operations;

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- c) That CN shall not be required to change any of its facilities or operations upon the CN Lands as a result of or in response to any such complaints or claims;
 - d) That CN may in the future renovate, add to, expand or otherwise change its facilities on the CN Lands and/or expand, extend, increase, enlarge or otherwise change its operations conducted upon the CN Lands;
 - e) That an agreement under the Industrial and Mining Lands Act has been entered into between the owner of the whole of the subject lands and CN releasing any right you may have now or in the future to sue CN, its customers, invitees, lessees and /or licensees for nuisance arising out of the operation of an activity at the CN Lands including any noise, vibration, light, dust, odour, particulate matter emanating there from;
 - f) That for units on the north and east facades of the buildings on the subject lands that have unenclosed balconies, patios, or terraces are subject to the following noise clauses:

“Noise levels from CN’s MacMillan Rail Yard may not meet the maximum noise limits of the Ministry of the Environment and Climate Change (“MOECC”) criteria as defined in Noise Assessment Criteria in NPC-300, “Environmental Noise Guideline – Stationary and Transportation Noise Sources – Approval and Planning.” Such outdoor areas have not been designed to be used as Outdoor Living Areas as defined in Publication NPC-300, “Environmental Noise Guidelines – Stationary and Transportation Noise Sources – Approval and Planning.” Noise levels from activities from the CN MacMillan Rail Yard could potentially cause discomfort or annoyance and/or interrupt conversations in these outdoor areas.””
 - ii) “The Condominium Corporation shall maintain an easement in favour of the City of Vaughan that facilitates an open and unencumbered public access along the south property line and extending eastward from the west property line (Jane Street) to the west edge of Building “E”, in perpetuity, between the subject lands and the OS2 Open Space Park Zone, generally in the location as shown on Attachments #3 and #4.”
- 3) THAT Vaughan Council adopt the following resolution to allocate servicing capacity to the subject development proposal:
- “THAT Site Development File DA.16.033 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 572 residential units (1,317 persons equivalent).”

15 INTRODUCTION OF VISITOR AND CONSTRUCTION PARKING PERMIT USER FEES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of By-law & Compliance, Licensing & Permit Services, dated October 5, 2016:

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Recommendation

The Director of By-law & Compliance, Licensing & Permit Services, recommends:

1. That City Council approve the introduction of the following fees:
 - (a) For visitor on-street parking permits - \$5.00 per vehicle;
 - (b) For construction on-street resident parking permits - \$5.00 per vehicle;
 - (c) A service fee, equivalent to the fee charged to the City by its payment solution provider, be applicable on every on-street parking permit;
2. That City Council approve that visitor on-street parking permits be limited to:
 - (a) a maximum of ten (10) consecutive days;
 - (b) a maximum of sixty (60) days per vehicle in any one calendar year;
3. That City Council approve that construction on-street resident parking permits be limited to:
 - (a) a maximum of thirty (30) days, in any one calendar year;
4. That the authority to extend, suspend and revoke a permit be delegated to the Director, By-law and Compliance, Licensing and Permit Services; and
5. That City Council authorize staff to make the amendments to Parking By-law No. 1-96, as amended, and Fees and Charges By-law 171-2013, as amended, to give effect to the recommendations and in a form satisfactory to the City Solicitor.

**16 REQUEST FOR NOISE EXEMPTION – TRANSCANADA PIPELINE LIMITED
 VAUGHAN MAINLINE EXPANSION PROJECT
 WARDS 1 AND 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director, By-law & Compliance, Licensing & Permit Services, dated October 5, 2016, subject to amending recommendation 3 f) to read:

- 3. f) That no construction take place on Statutory Holiday long weekends.**

Recommendation

The Director, By-law & Compliance, Licensing & Permit Services recommends:

1. That TransCanada PipeLines Limited and its agents be granted a long-term noise exemption, in accordance with the City's Noise By-law 96-2006, for the purposes of connecting into the approved King's North Connection Pipeline and the existing TransCanada Line 200-2 pipeline northwest of the intersection of Major Mackenzie Drive and Huntington Road;
2. That the long-term noise exemption be approved from October 19, 2016 through to December 31, 2017; and
3. That this request for noise exemption be granted with the following conditions:
 - a) That construction communication notices be sent to surrounding residents and business owners within a 60 metre radius, in keeping with City standards, advising of the impending work;
 - b) That copies of further communication notices be submitted to the City of Vaughan, By-law & Compliance, Licensing & Permit Services;

- c) That the construction communication notices to residents and business owners include contact information for TransCanada PipeLines Limited and/or its agents;
- d) That measures are taken to minimize idling of construction vehicles, avoid unnecessary revving of engines and unnecessary use of airbrakes, to maintain equipment in good working order (including muffling devices and noise attenuation where appropriate) to minimize noise impacts;
- e) That measures are taken to direct lighting away from residential areas; and
- f) That no construction take place on Statutory Holidays.

18 **FOLLOW UP REPORT: PROVINCIAL COORDINATED PLAN REVIEW
RESPONSE TO PROPOSED CHANGES
THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE
THE GREENBELT PLAN
THE OAK RIDGES MORaine CONSERVATION PLAN
CITY WIDE
FILE #16.30**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability, dated October 5, 2016:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability recommend:

1. THAT a communication be provided to the Council meeting of October 19, 2016 to address the Council Direction of September 20, 2016.

19 **EXPANSION OF PROVINCIAL PUBLICLY FUNDED DENTAL HEALTH PROGRAMS
FOR ADULTS WITH LOW INCOMES**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated October 5, 2016:

Member's Resolution

Submitted by Councillor Tony Carella.

Whereas, oral health is essential to maintaining overall health; and

Whereas, in Canadian public policy the care of our lips, tongues and throats is fully covered by public funding, but not our teeth and gums; and

Whereas, a mounting body of evidence shows a link between poor oral health and diabetes, cardiovascular and respiratory diseases, and Alzheimer's disease; and

Whereas, untreated tooth decay, gum disease and tooth loss results in social and psychological suffering and interferes with employment opportunities; and

Whereas, between two to three million Ontarians have not seen a dentist in the past year, mainly due to the cost of private dental services; and approximately every nine minutes a person in Ontario arrives at a hospital emergency room with a dental problem but can only get painkillers or antibiotics, and this costs the health care system at least \$31 million annually with no treatment of the problem;

Whereas, almost a third of Canadians have neither public nor private insurance to help them pay for the care of their teeth and gums; and

Whereas, access to oral health care should not be limited to people with private health insurance or who can afford to pay out of pocket; and

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, OCTOBER 19, 2016**

Whereas, Ontario's reform of the health care system should include oral health care so that vulnerable people in our communities have equitable access to the dental services they need to be healthy; and

Whereas, Ontario only has public dental programs for low income children, and no public programs for low income adults and seniors; and

Whereas, local Ontario Works (OW) recipients are eligible for limited discretionary coverage for emergency treatment only and Ontario Disability Support Program (ODSP) recipients are eligible for basic dental care and limited discretionary coverage for dentures;

It is therefore recommended:

1. That council of the City of Vaughan endorses the importance of oral health and requests that the Premier of Ontario include oral health as part of the government's primary care transformation initiatives, and further
2. That Council calls on the provincial government to expand public oral health programs with prime consideration for low income adults and seniors, and further
3. That Council forwards copies of this resolution to the Premier of Ontario, the Minister of Health and Long-Term Care, Local Members of Provincial Parliament, York Region municipalities, and the Association of Municipalities of Ontario

Attachment

Power Point Presentation prepared by Bridge Community Health Centre (Fort Erie and Port Colbourne/ Wainfleet) on "Expanding Provincial Publicly-funded Dental Health Programs to Include Adults and Seniors with Low Incomes"

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**20 METROLINX THE REGIONAL TRANSPORTATION PLAN UPDATE
CITY-WIDE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, the Director of Development Engineering and Infrastructure Planning, and the Director of Policy Planning and Environmental Sustainability, dated October 5, 2016, be approved;
- 2) That the City of Vaughan coordinate its response with the City of Markham and the Town of Richmond Hill as a logical extension of the recent meeting regarding transit issues (Yonge South Subway);
- 3) That special emphasis be placed on the Yonge North Subway and the Concord GO Station;
- 4) That Metrolinx ensure that the Yonge North Subway is identified in the Provincial Growth Plan;
- 5) That the lack of parking at the GO Maple and GO Rutherford Stations be addressed immediately;

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, OCTOBER 19, 2016**

- 6) That a media release be issued on the City's response to Metrolinx on the update of the Regional Transportation Plan; and
- 7) That Communication C7, memorandum from the Deputy City Manager, Planning & Growth Management, dated October 4, 2016, be received.

Recommendation

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

1. THAT Metrolinx be informed of the City of Vaughan's interest in ensuring the following priority projects are included in the next Regional Transportation Plan:
 - a. Yonge North Subway Extension;
 - b. Rapid transit along Jane Street from the Vaughan Metropolitan Centre (VMC) to Major Mackenzie Drive;
 - c. Rapid transit along Major Mackenzie Drive between Jane Street and Yonge Street;
 - d. New GO Station on the Barrie Corridor at Concord as part of the Regional Express Rail initiative; and
2. THAT the comments set out in Attachment 2 to this report be endorsed by Council as City's comments to Metrolinx on the update of the Regional Transportation Plan; and
3. THAT the City Clerk circulate this report to Metrolinx and the Region of York.

**21 MILLWAY AVENUE RECONSTRUCTION STRATEGY UPDATE
 VAUGHAN METROPOLITAN CENTRE
 WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated October 5, 2016:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Purchasing Services, recommend:

1. THAT staff be authorized to amend the Subdivision Agreement related to Draft Plan of Subdivision 19T-12V007 to enable SmartREIT (Penguin-Calloway (Vaughan) Inc.) to undertake the detailed design of Millway Avenue between New Park Place and Portage Parkway on behalf of the City pursuant to Section 12 of the City's Consolidated Purchasing Policy.

22 REQUESTED ACTION FROM CITY STAFF TO ENSURE A COMPREHENSIVE REVIEW

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Shefman, dated October 5, 2016:

Member's Resolution

Submitted by Councillor Alan Shefman.

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, OCTOBER 19, 2016**

Whereas, 1529749 Ontario Inc. has appealed the Vaughan Official Plan – 2010 and has filed a complete application for a large scale redevelopment at the southwest corner of the Bathurst and Centre Street (Promenade Village Shops), proposing seven 27 storey buildings, 6 storey podiums, a 3 storey parking structure and 2 storey retail buildings; and

Whereas the Thornhill community has expressed major concerns related to the potential negative impact of this very high density proposal in an area where there is significant existing high density development; and;

Whereas, the Promenade Mall is in the process of being sold by its long-term owner, and the potential for redevelopment in some form may increase under new ownership; and

Whereas, the lands subject to the application identified in part 1 above and the mall itself form parts of the area described on Schedule 14-A “Areas Subject to Secondary Plans” to the Vaughan Official Plan 2010 as “Promenade Mall”, which is shown as a “Required Secondary Plan Area;” and

Whereas, to responsibly respond to the existing and imminent development proposals for this area, the City’s position on proposed redevelopment must be established quickly.

Therefore, be it resolved:

- 1. That** Staff be directed to initiate the secondary plan process for the Promenade Mall area to satisfy the Vaughan Official Plan 2010 requirements, and to report on any additional staffing and funding requirements associated with initiating the Secondary Plan for the Promenade Mall area as part of the 2017 budget process.
- 2. That** Staff be directed to request the applicant identified in part 1, to undertake more detailed comprehensive studies that address the concerns from the community related to heights, densities, traffic, access for pedestrians to transit, parks, schools and other community infrastructure issues; and
- 3. That** Staff be directed to report back on the cost and process involved of a peer review of the application identified in part 1 so as to ensure a comprehensive review of the proposal identified in part 1 can be completed quickly to inform the City’s position;
- 4. That** in recognition of the need for an expeditious review that staff be requested to examining existing funding sources.

**23 CEREMONIAL PRESENTATION – DDI CANADA AWARD FOR
BEST LEARNING AND DEVELOPMENT STRATEGY
AWARDED TO HUMAN RESOURCES DEPARTMENT**

The DDI Canada Award for Best Learning and Development Strategy was presented to the Office of the Chief Human Resources Officer.

**24 DEPUTATION – MR. MIKE SHAW
NAMING OF PUBLIC ROAD “COSTCO WAY”**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Mike Shaw, Costco Brampton Depot Manager, with respect to naming the public road currently under construction that leads from Langstaff Road to the new Costco Distribution Centre as “Costco Way”, be received; and**

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**COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
OCTOBER 5, 2016**

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

- 1) **ONTARIO MUNICIPAL BOARD HEARING
VAUGHAN OFFICIAL PLAN 2010
VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN
WARD 4**
(litigation or potential litigation)

- 2) **ONTARIO MUNICIPAL BOARD HEARING
OFFICIAL PLAN AMENDMENT FILE OP.07.001
ZONING BY-LAW AMENDMENT FILE Z.09.038
CASERTANO DEVELOPMENT CORPORATION
WARD 4 - WEST SIDE OF JANE STREET, SOUTH OF RUTHERFORD ROAD**

 **ONTARIO MUNICIPAL BOARD HEARING
OFFICIAL PLAN AMENDMENT FILE OP.09.006
ZONING BY-LAW AMENDMENT FILE Z.09.037
SANDRA MAMMONE
WARD 4 - WEST SIDE OF JANE STREET, SOUTH OF RUTHERFORD ROAD**

 **ONTARIO MUNICIPAL BOARD HEARING
OFFICIAL PLAN AMENDMENT 2
WARDS 3 & 4 - VAUGHAN MILLS CENTRE SECONDARY PLAN**
(litigation or potential litigation)

- 3) **ADVICE SUBJECT TO SOLICITOR/CLIENT PRIVILEGE
PARKS DEVELOPMENT CONSULTING SERVICES CONTRACTS
WARD 1**
(solicitor/client privilege)

The meeting adjourned at 5:52 p.m.

Respectfully submitted,

Regional Councillor Michael Di Biase, Chair