

CITY OF VAUGHAN
REPORT NO. 35 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on October 24, 2017*

The Committee of the Whole met at 1:02 p.m., on October 3, 2017.

Present: Regional Councillor Gino Rosati, Chair
 Hon. Maurizio Bevilacqua, Mayor
 Regional Councillor Mario Ferri
 Regional Councillor Sunder Singh
 Councillor Marilyn Iafrate
 Councillor Tony Carella
 Councillor Rosanna DeFrancesca
 Councillor Sandra Yeung Racco

The following items were dealt with:

**1 STRATEGY FOR SUPPORTING AND ADVANCING TRANSPORTATION INFRASTRUCTURE
 IMPROVEMENTS IN THE JANE STREET CORRIDOR AND ASSESSING THE FUTURE
 LAND USE IMPLICATIONS
 WARDS 1 AND 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Planning and Growth Management, and the Deputy City Manager of Public Works, dated October 3, 2017:

Recommendation

The Deputy City Manager of Planning and Growth Management, and the Deputy City Manager of Public Works recommend that the following be approved:

1. That City staff work with York Region, Metrolinx and the affected agencies to advance the following transportation initiatives:
 - i. The Municipal Class Environmental Assessment Study for Major Mackenzie Drive from Highway 400 to Jane Street;
 - ii. The planning, design and construction of the Transit Terminal located in the southerly quadrants of the Major Mackenzie Drive and Wellness Way intersection, consistent with the 2017 Capital Plan; and
 - iii. The planning, design and construction of the upgrading of the transit service on Jane Street from Highway 7 to Major Mackenzie Drive and on Major Mackenzie Drive from the Transit Terminal to Leslie Street to Viva Curbside Service, consistent with the 2017 Capital Plan.

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2. That Metrolinx be advised the City of Vaughan supports:
 - i. The Region's Viva Expansion Plan to upgrade the Viva Curbside Service on Jane Street and Major Mackenzie Drive to Bus Rapid Transit within the 2041 timeframe;
 - ii. The identification of the Jane Street and Major Mackenzie Drive corridors for Bus Rapid Transit services by 2041 as shown in the draft Metrolinx Transportation Plan (September 2017);
 - iii. The identification of a higher order Transit hub (Gateway Hub) at the Vaughan Mills Mall, to support the upgrading of Rapid Transit Services, designed with the consideration of accommodating the ultimate extension of subway service; and
 - iv. The introduction of Regional-scale Bus Services (e.g. GO) to the Major Mackenzie Drive/Wellness Way Transit Terminal by way of Highway 400 as part of the "Frequent Regional Express Bus" service identified in the draft Metrolinx Regional Transportation Plan (September 2017).
3. That the City of Vaughan:
 - i. Supports the principle of Section 5.4.1 P17 of the York Region Transportation Master Plan (2016), which provides that the Region be responsible for environmental assessments, design and construction of future interchange ramp extensions, with the City maintaining the responsibility for its operation and maintenance; and that City staff work with York Region Staff to advance the development of a Regional Policy for "Interchange Ramp Extensions" for the approval of Regional Council, as soon as possible, consistent with the Region's Transportation Master Plan;
 - ii. Requests that York Region advance the approval process for the Major Mackenzie Drive Ramp extension into the Vaughan Health Care Centre Precinct Area in order to achieve greater certainty in the further planning of the area, consistent with the City's Official Plan and the Vaughan Health Care Centre Precinct Plan; and
 - iii. Requests that York Region staff work with City staff to develop a work plan that will provide certainty of process and timely delivery of Environmental Assessment approval of the Highway 400 off-ramp Ramp Extension, including consideration of alternatives associated with the current EA process for Major Mackenzie Drive.
4. That the City initiate a Jane Street Corridor Land Use Study from the Vaughan Metropolitan Centre to Major Mackenzie Drive to assess the land use implications of the transportation improvements; and that such study be undertaken as part the City's Municipal Comprehensive Review and be expanded to include Major Mackenzie Drive from Jane Street to Bathurst Street as warranted (Capital Budget Project PL-9550-16).
5. That the Policy Planning and Environmental Sustainability Department, in consultation with the Economic Development Department, initiate a first phase economic assessment of the Jane Street corridor, including the City-owned lands in the Vaughan Health Care Centre Precinct, to consider its current and future role as part of a major employment area of GTA-wide significance; and that funding for this study be drawn from the Capital Budget for the Municipal Comprehensive Review (PL- 9550-16).
6. That staff report back on the individual initiatives identified above, as required, for the purposes of providing updates or obtaining further direction.
7. That this report and Council minute be forwarded to York Region and Metrolinx for their consideration and action.

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated October 3, 2017, be approved;
- 2) That the following Deputations and Communications be received:
 1. Mr. Mark Yarranton, President, KLM Planning Partners Inc., Jardin Drive, Concord on behalf of the applicant;
 2. Ms. Kathryn Angus, President, Kleinburg & Area Ratepayers' Association, Kleinburg;
 3. Mr. Ken Schwenger, Coldspring Road, Kleinburg;
 4. Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg;
 5. Mr. Frank Fallico, Harvey Kalles & DG Developments, Kellam Street, Kleinburg;
 6. Ms. Marsha Lomis, Nashville Road, Kleinburg, and Communication C2 dated September 29, 2017;
 7. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 8. Mr. Robert Klein, Daleview Court, Kleinburg;
 9. Mr. Peter Pallotta, Maria Antonio Road, Woodbridge;
 10. Ms. Valerie Burke on behalf of Mr. Edward Jackman, Napier Street, Kleinburg; and
 11. Mr. Frank Greco, Heritage Hill Developments (II) Corporation, Islington Avenue, Kleinburg, and Communication C7 submitted at the meeting;
- 3) That the following Communications be received:
 - C1 Ms. Marina Dykhtan, dated September 29, 2017;
 - C3 Jeff and Amy Reeves, Kleinburg, dated October 2, 2017; and
 - C4 Ms. Kathryn Angus, President, Kleinburg and Area Ratepayers' Association, Kleinburg, and Mr. Tony Zuccaro, Vice-President, Carrying Place Ratepayers' Association, Kleinburg, dated October 2, 2017
 - C6 Mr. Furio Liberatore, dated October 2, 2017; and
- 4) That the coloured elevation submitted by the applicant be received.

1. THAT Official Plan Amendment File OP.15.006 (Kleinburg Village Development Corp.) BE APPROVED, to amend Vaughan Official Plan 2010, to permit the development of 28 dwelling units, as shown on Attachments #3 to #9, specifically to:
 - amend the policies in Volume 2 of Vaughan Official Plan 2010 (The Kleinburg Core) respecting the design and compatibility criteria for new development within the “Village Residential” designation, including lot configuration and size, built form, scale and physical character of surrounding developments;

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- increase the maximum permitted building height from 9.5 m to 9.85 m for Units 3 to 27, as shown on Attachment #3; and
 - amend the policies in Volume 1 of Vaughan Official Plan 2010 to change the definition of a detached dwelling, as identified in Table 1 of this report.
2. THAT Zoning By-law Amendment File Z.15.025 (Kleinburg Village Development Corp.), BE APPROVED, to rezone the subject lands from R1 Residential Zone, as shown on Attachment #2, to R5(H) Residential Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone (valleyland and buffers), in the manner shown on Attachment #3, together with the site-specific zoning exceptions to the R5 Zone standards of Zoning By-law 1-88, as identified in Table 2 of this report, subject to the following condition:
- a) THAT the Holding Symbol “(H)” shall not be removed from the lands zoned R5(H) Residential Zone with the Holding Symbol “(H)”, as shown on Attachment #3, until:
 - i) the Focus Area Core Sanitary Servicing Strategy Study is completed and the Owner agrees to contribute towards the financing and/or the implementation of necessary downstream system improvements, to the satisfaction of the City.
3. THAT Site Development File DA.16.071 (Kleinburg Village Development Corp.), BE APPROVED, to permit 28 dwelling units that are detached at grade and having attached private garages located in an underground parking structure, as shown on Attachments #3 to #9, subject to the following conditions:
- a) that prior to the execution of the implementing Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plans, landscape cost estimate, perspective renderings, and building materials list;
 - ii) the Development Engineering and Infrastructure Planning Department shall approve the grading and servicing plan, erosion and sediment control plan, Stormwater Management Report, Geotechnical Report, Noise Report and Soil Report;
 - iii) the Owner shall enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise, with regard to such matters including the financing and implementation of the requisite sanitary system improvements in the Kleinburg-Nashville service area (downstream of the subject lands) based on the conclusions and recommendations of the Vaughan Focus Area Core Sanitary Servicing Strategy Study, payment of Development Charges, and the provision of municipal services. The said Development Agreement shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering and Infrastructure Planning Department;
 - iv) the Owner shall provide the required technical documents for external works pertinent to the service connections for the subject lands, including, but not limited to, general notes, plan and profiles, erosion and sediment control, composite utilities, and temporary traffic control plans, to the satisfaction of the Development Engineering and Infrastructure Planning Department;
 - v) the Owner shall satisfy all requirements of the Urban Design Department, Cultural Heritage Division, including, but not limited to, approval of the final

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- Authenticity Study and Heritage Interpretation Program (i.e. heritage plaques), and successfully obtaining a Heritage Permit;
- vi) the Owner shall satisfy all requirements of the Environmental Services Department (Solid Waste Management Division);
 - vii) the Owner shall satisfy all requirements of the Parks Development Department;
 - viii) the Owner shall convey the valleylands and open space buffer area zoned OS1 Open Space Conservation Zone into public ownership (i.e. the Toronto and Region Conservation Authority) free of all charges and encumbrances;
 - ix) the Owner shall agree to provide and register all necessary easements to the City of Vaughan for the open space buffer area, which easements are to be determined through the detailed design process for the pedestrian walkway;
 - ix) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and
 - x) the Owner shall satisfy all requirements of Canada Post.
- b) The Site Plan Agreement shall include the following clauses:
- i) The following warning clause shall be included in all Offers of Purchase and Sale or Lease and in the future Condominium Agreement and Declaration for Units 17 to 28 inclusive (abutting the proposed OS1 Open Space Conservation Zone):

"Purchasers and/or tenants are advised that the unit abuts a valley/open space buffer within which a pedestrian trail will be constructed in the future, together with satisfactory security and safety arrangements, and that noise and/or lighting should be expected from the active use of the trail. A 1.5 m high (or higher) black vinyl chain link fence is to be constructed abutting the walkway boundary with all fencing material, including foundations, being on the subject lands, as per the City Walkway Standard, to delineate the boundary of the walkway and to screen the amenity area abutting the OS1 Open Space Conservation Zone on the lot."
 - ii) The following noise warning clauses shall be included in all Offers of Purchase and Sale or Lease and in the future Condominium Agreement and Declaration for all Units:

"Purchasers and/or tenants are advised that sound levels due to increasing road traffic, may on occasion(s) interfere with some activities of the dwelling occupants as the sound levels may exceed the Municipality's and Ministry of Environment and Climate Change noise criteria."

"Purchasers are advised of the proximity of the adjacent school, playing fields (soccer, baseball and tennis), and Bindertwine Park, the sound from which may at times be audible and lighting may at times be visible."

“This dwelling unit has been fitted with a forced air heating system and ducting sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and Ministry of Environment and Climate Change (MOECC) noise criteria.”

“Purchasers and/or tenants are advised that any proposed exterior alterations to the subject property will require a Heritage Permit application and approval from the City of Vaughan.”

- iii) “The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-Lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

- 4. THAT Site Plan Development File DA.16.071 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 28 residential units (100 persons equivalent).

**3 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V001
 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 3, 2017:

Recommendation

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

- 1. THAT the Draft Plan of Condominium (Standard) File 19CDM-17V001 (Livigno Alps Developments Corp.) BE APPROVED, as shown on Attachment #5, subject to the Conditions of Draft Approval set out in Attachment #1.

**4 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-17V003
 EAGLE ROCK RIDGE (ARH) HOMES LTD.
 WARD 4 - VICINITY OF MCNAUGHTON ROAD EAST AND TROON AVENUE**

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 3, 2017:

Recommendation

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

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1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-17V003 (Eagle Rock Ridge (ARH) Homes Ltd.) BE APPROVED, as shown on Attachment #5, subject to the Conditions of Draft Approval set out in Attachment #1.

5 **SITE DEVELOPMENT FILE DA.17.011**
HOSPICE VAUGHAN
WARD 2 - VICINITY OF ISLINGTON AVENUE AND RUTHERFORD ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated October 3, 2017, be approved;
- 2) That the deputation by Ms. Maria Castro, President, Board of Directors, Hospice Vaughan, Woodbridge Avenue, Vaughan be received; and
- 3) That Communication C5 from Mr. Tony Alati, President, Carrying Place Ratepayers' Association and Ms. Kathryn Angus, President, Kleinburg and Area Ratepayers' Association, Kleinburg, dated October 3, 2017, be received.

Recommendation

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

1. THAT Site Development File DA.17.011 (Hospice Vaughan) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 10-bed hospice palliative care facility having a total gross floor area of 2,500 m², subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, landscape plan, tree preservation plan, building elevations and landscape cost estimate;
 - ii) the Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and Stormwater Management Report;
 - iii) Hospice Vaughan shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
 - iv) Hospice Vaughan shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) Hospice Vaughan shall satisfy all requirements of York Region; and
 - vi) Hospice Vaughan shall successfully obtain approval of a Minor Variance application from the Committee of Adjustment for the required exceptions to Zoning By-law 1-88 identified in Table 1 of this report, and a related Consent Application as identified in this report, and the Committee's decisions shall be final and binding and Hospice Vaughan shall satisfy any conditions of approval imposed by the Committee.

**6 REVISION TO THE DRINKING WATER QUALITY MANAGEMENT SYSTEM OPERATIONAL
PLAN ORGANIZATIONAL ROLES & RESPONSIBILITIES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, Deputy City Manager of Public Works, the Director of Environmental Services, the Director of Infrastructure Delivery, and the Director of Development Engineering and Infrastructure Planning, dated October 3, 2017:

Recommendation

The City Manager, Deputy City Manager of Public Works, the Director of Environmental Services, the Director of Infrastructure Delivery, and the Director of Development Engineering and Infrastructure Planning, which for the purposes of the City's Drinking Water Quality Management System (DWQMS) are collectively referred to as "Corporate Top Management", recommend:

1. That Element 9 of the City's Drinking Water Quality Management System Operational Plan be amended to reflect an adjustment to the roles and responsibilities of Top Management.

**7 TEMPORARY ROAD CLOSURE FOR CULVERT REPLACEMENT ON CLARENCE STREET–
WYCLIFFE AVENUE TO 250 METRES SOUTH OF WYCLIFFE AVENUE
WARD 2**

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 Infrastructure Delivery, dated October 3, 2017:

Recommendation

The Deputy City Manager of Public Works and the Director of Infrastructure Delivery, in consultation with the Director of Transportation Services and Parks & Forestry operations recommend:

1. That the necessary by-law be passed authorizing the temporary closure on Clarence Street from Wycliffe Avenue to approximately 250 metres south of Wycliffe Avenue, tentatively scheduled to occur between January 8, 2018 and February 28, 2018, to facilitate the safe and timely construction activities to replace the existing culvert on Clarence Street.

**8 ASSUMPTION – BELMONT RESIDENTIAL SUBDIVISION PHASE 1
PLAN OF SUBDIVISION 65M-4145 (19T-06V07)
WARD 3, VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

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 3, 2017:

Recommendation

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

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4145; and

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2. That the Municipal Services Letter of Credit for Plan 65M-4145 be reduced to \$350,000 to guarantee the completion of minor landscape and streetscape deficiencies and remaining contract works to the satisfaction of the Development Planning department, Transportation Services, Parks and Forestry Operations and Development Engineering and Infrastructure Planning departments. Upon completion of the deficiencies and remaining works, the Municipal Services Letter of Credit will be released.

9

2018 SCHEDULE OF MEETINGS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 3, 2017:

Recommendation

The City Clerk recommends:

1. That the 2018 Schedule of meetings be adopted in accordance with the calendar set out in Attachment 1; and
2. That the City Clerk be authorized to amend the schedule by cancelling meetings that are not required, or changing the time and/or date of a scheduled meeting, subject to posting such amendments on the City's website in accordance with the Procedural By-law.

10

OLDER ADULT TASK FORCE

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Ferri, dated October 3, 2017:

Member's Resolution

Submitted by Mario Ferri, Deputy Mayor, Local and Regional Councillor.

Whereas, both the City of Vaughan and York Region approved in 2016, older adult/seniors' strategies that share similar actions/recommendations, including their support for age-friendly communities and the promotion of healthy seniors;

Whereas, according to York Region Long Range Planning forecast, Vaughan's population will increase by 18% by 2026 and while there will be an increase across every age group, it is projected that the highest growth area will be in the number of seniors in Vaughan, which is expected to increase by 56% or reach 16.7% of the overall population;

Whereas, the City of Vaughan desires to work collaboratively with relevant parties such as York Region, other municipalities, older adult organizations, higher levels of government, the non-profit sector, and the older adult/citizen community in Vaughan to achieve the objectives of the Vaughan Older Adult Strategy;

Whereas, York Region staff have been consulted on establishing a Vaughan Older Adult Task Force and has reviewed the attached Terms of Reference;

Whereas, the proposed Older Adult Task Force will make recommendations on implementing key action items related to Vaughan's Older Adult Strategy, explore areas of common interest and opportunities to partner, including the creation of older adult multi-service centres/community hubs, share knowledge and best practices, and make recommendations on moving towards an age-friendly community;

