

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

*For consideration by the Council
of the City of Vaughan
on October 20, 2015*

The Committee of the Whole met at 1:07 p.m., on October 7, 2015.

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

The following items were dealt with:

**1 CYCLING AND PEDESTRIAN ADVISORY TASK FORCE
TERMS OF REFERENCE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Clerk, dated October 7, 2015, be approved; and**
- 2) That Councillors Shefman and Carella be appointed to the Task Force.**

Recommendation

The City Clerk recommends:

1. That the attached Terms of Reference for the Cycling and Pedestrian Advisory Task Force be approved.

2

2015 SUMMER HIATUS REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated October 7, 2015:

Recommendation

The City Manager recommends:

1. That the following report under the Authority of the City of Vaughan Hiatus By-law 332-98, as amended (By-law 254-2008), be received.

3

AWARD OF RFP15-081 SUPPLY, DELIVERY AND MAINTENANCE OF BUNKER GEAR

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief, dated October 7, 2015:

Recommendation

The Fire Chief in consultation with the Director of Purchasing Services and the Director of Financial Planning and Analytics recommends:

- 1) That the Contract for RFP15-081, Supply, Delivery and Maintenance of Bunker Gear be awarded to Starfield LION Company, for a period of three (3) years for a total amount of \$253,330.50 plus applicable taxes;
- 2) The staff be authorize to exercise options for renewal of the contract for two (2) additional, one (1) year periods with an increase of two percent (2%) each year; and
- 3) That the Mayor and City Clerk be authorized to sign the appropriate documents.

4

**SIGN VARIANCE APPLICATION
FILE NO: SV.15-007
OWNER: 7700 KEELE ST. LTD.
LOCATION: 7700 KEELE STREET
LOT 5, CONCESSION 4
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 7, 2015:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.15-007, 7700 Keele St. Ltd., be APPROVED subject to the addition of the municipal address at the base of the sign and the owner providing an Engineering Certificate of approval for the sign.

5

SIGN VARIANCE APPLICATION
FILE NO: SV.15-009
OWNER: THORNHILL PRESBYTERIAN CHURCH
LOCATION: 271 CENTRE STREET
LOT 30, CONCESSION 1
WARD 5

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 7, 2015:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.15-009, Thornhill Presbyterian Church, be APPROVED subject to the following:
 - a) The portable ground sign and banner at the site, be removed;
 - b) The sign abide by all setbacks requirements; and
 - c) The read-o-graph portion of the proposed sign be digitalized.

6

ACQUIRE AN AIR SUPPLY UNIT
PROJECT SCOPE AMENDMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief, dated October 7, 2015:

Recommendation

The Fire Chief, in consultation with the City Manager and the Director of Financial Planning & Analytics recommends:

1. That the scope in approved capital project FR-3580-13 Acquire an Air Supply Unit be amended from the refurbishment of Rescue Truck #7966 into an air supply vehicle to the purchase of a new air supply vehicle.

7

PROCLAMATION REQUEST
WASTE REDUCTION WEEK IN ONTARIO

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 7, 2015:

Recommendation

The City Clerk recommends:

1. That October 19 – 25, 2015 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.

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**PIERRE BERTON TRIBUTE TASK FORCE
RECOMMENDATIONS TO COUNCIL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 7, 2015:

Recommendation

The City Clerk provides the following recommendation on behalf of the Pierre Berton Tribute Task Force:

1. That Council consider for 2015, the allocation of appropriate resources in order to commence the approved capital project for the renovation work to the former Kleinburg United Church (project BF 8479-15);
2. That Council authorize staff to hire a consultant to develop an exhibit at the former United Church site in the amount of \$100,000;
3. That this cost be funded from the allocated Pierre Berton Discovery Centre capital project (RE 9504-08) and that the hiring of this consultant align with the start of the renovation project to the former Kleinburg United Church;
4. That the community consultation process relating to the Pierre Berton project have in scope consultation with all Vaughan residents across the municipality and any other stakeholders identified by staff and the Pierre Berton Tribute Task Force.

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MUNICIPAL LEGISLATION REVIEW

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 7, 2015:

Recommendation

The City Clerk, in consultation with the Interim Commissioner of Legal & Administrative Services/City Solicitor, the Director of Financial Planning and Analytics, and the Director of City Financial Services/Deputy Treasurer recommends:

1. That the City Clerk be requested to complete consultations and bring forward a draft formal resolution for Council's consideration.

10

**KLEINBURG BUSINESS IMPROVEMENT AREA
BY-LAW AMENDMENT, BOARD APPOINTMENTS, BUDGET AND LEVY
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Financial Services and the City Clerk, dated October 7, 2015:

Recommendation

The Director of Financial Services and the City Clerk, in consultation with the Deputy City Clerk and the Manager of Property Tax & Assessment, recommends:

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- 1) That Council approve the Kleinburg Business Improvement Area (KBIA) Board of Management's request to increase the minimum and maximum special charges for four (4) years commencing in 2015, as follows:

2015	\$500 minimum / \$5000 maximum
2016	\$525 minimum / \$5250 maximum
2017	\$550 minimum / \$5500 maximum
2018	\$575 minimum / \$5750 maximum
- 2) That By-law Number 169-84, as amended, be further amended to reflect the increase in the minimum and maximum special charges for four (4) years commencing in 2015.
- 3) That the appointments to the KBIA Management Board and Executive as submitted in Attachment 2 by the KBIA Chair, be approved; and
- 4) That in accordance with the request from the Board of Management, Council approve the 2015 KBIA budget in the amount of \$40,000 and these funds be forwarded accordingly.

**11 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-15V002
 IMPROVE INC.
 WARD 4 - VICINITY OF KEELE STREET AND HIGHWAY 407**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning, dated October 7, 2015:

Recommendation

The Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-15V002 (Improve Inc.) as shown on Attachments #4 to #6, BE APPROVED, subject to the conditions set out in Attachment #1.
2. THAT the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exception to Zoning By-law 1-88 as identified in Table 1 of this report from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee.

**12 SITE DEVELOPMENT FILE DA.15.023
 SNA MANAGEMENT INC.
 WARD 5 - VICINITY OF YONGE STREET AND CRESTWOOD ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning, dated October 7, 2015, be approved; and
- 2) That the coloured elevation drawing submitted by the applicant be received.

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Recommendation

The Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.15.023 (SNA Management Inc.) BE APPROVED, to permit the development of a new two-storey sales/showroom building, and the renovation of the existing showroom building to a parts and service facility for the Yonge Steeles Ford Lincoln dealership, as shown on Attachments #3 to #6, subject to the following conditions:
 - a) the Owner shall amend the existing registered Site Plan Agreement for the subject lands shown on Attachments #1 and #2, to implement the proposed development and the amending Agreement shall include the following:
 - i) a clause to ensure that all City, York Region and Boards of Education Development Charges are paid, including applicable Special Service Area Development Charges;
 - ii) a clause to ensure that the loading and unloading of all vehicles takes place on the subject lands in the designated loading and unloading zone, as shown on Attachment #3;
 - iii) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and,
 - iv) The Toronto Transit Commission (TTC) requires the following conditions to be included in the amending Site Plan Agreement:

Transit Operation Interferences Warning:

The Owner acknowledges and agrees that:

1. The proximity of the development to the future TTC subway right-of-way and construction of the Yonge Subway extension right-of-way may result in transmissions of noise, vibration, electromagnetic interference, lighting glare, stray current, smoke and particulate matter (collectively referred to as "Interferences") on and/or to the development;
2. The TTC will not accept responsibility and will not be liable, for Interferences on and/or to the development, in whole or part, and/or the occupants of the development;
3. The Owner has been advised by the TTC to apply reasonable attenuation/mitigation measures with respect to the level of Interferences on and/or to the development; and,
4. The Owner shall insert or have inserted into all offers of purchase and sale or lease and condominium declaration(s) of the development, the following TTC warning clause respecting Interferences:

“The purchaser and/or lessee specifically acknowledges and agrees that the proximity of the development of the lands municipally known as 7188 Yonge Street (the “Development”) to the Toronto Transit Commission transit operations and construction of the Yonge Subway may result in transmissions of noise, vibration, electromagnetic interference, lighting glare, stray current, smoke, and particulate matter (collectively referred to as “Interferences”) on and/or to the Development and despite the inclusion of control features within the Development, Interferences from transit operations may continue to be of concern, occasionally interfering with some activities of the occupants of the Development. Notwithstanding the above, the purchaser or lessee agrees to release and save harmless the Toronto Transit Commission from all claims, losses, judgments or actions arising or resulting from any and all Interferences. The purchaser or lessee further acknowledges that an Interference clause similar to the one contained herein shall be inserted into any succeeding lease, sublease or sales agreement, and that this requirement shall be binding not only on the parties hereto but also their respective successors and assigns and shall not die, or be null and void, with the closing of the transaction.”

- b) that prior to the execution of the amending Site Plan Agreement:
 - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Planning Department;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plans, and Functional Servicing and Stormwater Management Report;
 - iii) the Owner shall apply and receive approval from the Committee of Adjustment to permit the variances identified in Table 1 of this report. Should these variances be approved, they shall be final and binding before final approval of the site plan and the Owner shall satisfy any conditions of approval imposed by the Committee; and,
 - iv) the Owner shall continue to work with the Vaughan Environmental Services Department to ensure that the concrete pad associated with the garbage room is constructed with a minimum of 200 mm reinforced concrete.
- c) that prior to the issuance of any conditional, partial and /or final Building Permit(s) by the City of Vaughan, the Owner must satisfy all York Region requirements and York Region must be in receipt of a fully executed Site Plan Agreement.

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**OFFICIAL PLAN AMENDMENT FILE OP.14.004
ZONING BY-LAW AMENDMENT FILE Z.14.025
DRAFT PLAN OF SUBDIVISION FILE 19T-14V006
SITE DEVELOPMENT FILE DA.15.034
PEBBLE CREEK DEVELOPMENTS INC.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development and Senior Manager of Development Planning, dated October 7, 2015, be approved;**
- 2) That the following deputations be received:**
 - 1. Mr. Guido Masutti, Riverview Avenue, Woodbridge; and**
 - 2. Mr. Ryan Gutter, Weston Consulting, Millway Avenue, Vaughan;**
- 3) That Communication C4 from Maria Ys, dated October 6, 2015, be received; and**
- 4) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning, Director of Development and Senior Manager of Development Planning recommend:

1. THAT Official Plan Amendment File OP.14.004 (Pebble Creek Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 respecting the subject lands shown on Attachments #2 and #3, specifically the policies of Section 9.1.2.2 regarding new development within an established Community Area to permit the development of 59 townhouse dwelling units on freehold lots fronting onto a private common element condominium road and 4 semi-detached dwelling units (freehold) fronting onto Ravine Court.
2. THAT Zoning By-law Amendment File Z.14.025 (Pebble Creek Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #2 and #3, specifically to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (block townhouse dwellings), R5 Residential Zone (semi-detached dwellings) and OS1 Open Space Conservation Zone in the manner shown on Attachment #4, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
3. THAT Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) as shown on Attachment #4, BE APPROVED, subject to the following conditions and the Conditions of Approval set out in Attachment #1 of this report:
 - a) that prior to the execution of the Subdivision Agreement:
 - i) The Owner shall agree to redesign and reconstruct all works to complete the playground and associated works, including but not limited to any works of a temporary nature. The Owner shall provide a cost estimate for City assets within the Park that may be affected including but not limited to geotechnical construction testing/reports, surveying, protection or replacement of site servicing, all required sediment controls, temporary fencing, tree hoarding, construction and alternative route signage, removals, walkway replacement,

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lighting, tree planting, and sodding costs to restore the park to existing or better condition to the satisfaction of the City;

- ii) The Owner shall provide the City with a Letter of Credit totaling the estimated costs for the redesign and reconstruction of all works to complete the playground and associated works within the park site which shall be held by the City until assumption of the site works;
- iii) The Owner shall submit a Tree Inventory and Assessment Report within and adjacent to the park including the areas affected by the proposed Ravine Court cul-de-sac, to the satisfaction of the City. The City's Parks Operations and Forestry Department will review and advise of the tree compensation value.
- iv) The Owner shall provide a Landscape Drawing package including but not limited to an existing conditions plan, layout plan, grading plan, tree preservation plan, and restoration plan of works within and adjacent to the park. The drawing package shall be completed by a certified Landscape Architect and provided for review to the satisfaction of the City and shall include the following:
 - All existing facilities and property lines shall be shown on all drawings.
 - A drawing that identifies the locations of the alternative route signage that will be installed for the pedestrian path of travel that will be maintained through the duration of the playground and associated works, including ample signage leading to both entrance access points of the Park pathway system.
 - A drawing that identifies all structures to be decommissioned and reconfigured, addressing servicing requirements.
 - A drawing that illustrates the reconfiguration of the park and associated works and appropriate setback requirements.
 - A drawing that illustrates a crossing to the Park with the redesign of Ravine Court.
 - A drawing to show and label tree protection fencing around existing trees and vegetation that are to be protected, and all trees and vegetation proposed to be removed. The drawing shall indicate the location of all existing trees including the limit of the drip line, tree conditions, trees to be removed and trees to be maintained within the park. Replacement trees and vegetation shall be supplied and installed in accordance with City requirements. All proposed tree removals required to complete these works include the removal of the entire tree off-site, including the stump.
 - A drawing identifying the overall site drainage and grading plan that will ensure positive flow and does not negatively affect the use of the Park. No grading is permitted within the drip line of existing trees that are to be preserved.
- v) The Owner shall provide a timeline schedule of the works within the park as sodding, tree planting, and concrete works are weather dependent; and,
- vi) The Owner shall agree to be responsible for the maintenance within all work areas during construction. Maintenance is required to be completed in accordance with City of Vaughan Quality Standards.

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- b) that upon execution of the Subdivision Agreement, the Owner will be granted permission to enter the City owned park to complete the playground and associated works, and is required to notify the City when works are scheduled to commence.
- 4. THAT Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 63 residential units (195 persons equivalent).
- 5. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) shall include the following clause:

“The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 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 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 Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
- 6. THAT Site Development File DA.15.034 (Pebble Creek Developments Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #2 and #3 with 59 townhouse dwelling units (freehold) within 11 townhouse blocks on future freehold lots fronting onto a private common element condominium road, with 14 visitor parking spaces, sidewalk and a parkette, as shown on Attachments #4 to #10, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the final site plan, building elevations, landscape plan and landscape cost estimate shall be approved by the Vaughan Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, functional servicing report, and Environmental Noise Assessment shall be approved by the Vaughan Development Engineering and Infrastructure Planning Services Department;
 - iii) the Owner shall satisfy all requirements of the York Region Transportation and Community Planning Department;
 - iv) the Tree Inventory Assessment and Preservation Study must address the long term preservation of the Walnut and Butternut trees (Trees 18 and 333) to the satisfaction of the Vaughan Development Planning Department, Urban Design Division; and,
 - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.

**14 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-15V007
 WEST WOODBRIDGE VILLAGE TOWNS LTD.
 WARD 2 - VICINITY OF LANGSTAFF ROAD AND KIPLING AVENUE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning, dated October 7, 2015:

Recommendation

The Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-15V007 (West Woodbridge Village Towns Ltd.) BE APPROVED, subject to the conditions set out in Attachment #1.

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**ZONING BY-LAW AMENDMENT FILE Z.14.009
DRAFT PLAN OF SUBDIVISION FILE 19T-15V001
SILVERPOINT (PENINSULA) INC.
WARD 4 - VICINITY OF TESTON ROAD AND DUFFERIN STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning, dated October 7, 2015:

Recommendation

The Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.14.009 (Silverpoint (Peninsula) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol "(H)", subject to Exception 9(1205) to RVM2 Residential Urban Village Multiple Family Zone Two (six detached dwelling units on a public road), OS2 Open Space Park Zone (open space) and OS5 Open Space Environmental Protection Zone (valleyland buffers) in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V001 (Silverpoint (Peninsula) Inc.) BE APPROVED, to facilitate a plan of subdivision for six single-detached dwelling units as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1 to this report.
3. THAT Draft Plan of Subdivision File 19T-15V001 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 6 residential units (22 persons equivalent).

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**VAUGHAN METROPOLITAN CENTRE (VMC) SECONDARY PLAN
PROPOSED FURTHER MODIFICATIONS TO SECONDARY PLAN
FILE: 25.5.12.1
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 7, 2015:

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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 17, 2015 (Item 4, Report No.3), for Council's consideration:

The Vaughan Metropolitan Centre Sub-Committee recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, the Director of Policy Planning and the Executive Director, Office of the City Manager, dated September 17, 2015, be approved:

Report of the Commissioner of Planning, the Director of Policy Planning and the Executive Director, Office of the City Manager, dated September 17, 2015

Recommendation

The Commissioner of Planning, the Director of Policy Planning and the Executive Director, Office of the City Manager recommend:

1. That the Vaughan Metropolitan Centre (VMC) Secondary Plan, forming part of Volume 2 of the City of Vaughan Official Plan 2010, (VOP 2010), adopted September 7, 2010 and modified on December 11, 2012, be further modified in accordance with Attachment 2 – "Proposed Modifications to the VMC Secondary Plan - Track Changes – September 2015", to this report which includes all changes as described in the body of the report;
2. That this report and Council minutes be forwarded to the Ontario Municipal Board (OMB) and Region of York, as the City of Vaughan's recommended modifications to the VMC Secondary Plan of Volume 2 of the Vaughan Official Plan – 2010 and that the Region and the Ontario Municipal Board be requested to consider the requested modifications to the VMC Secondary Plan accordingly, as part of the process leading to its approval;
3. That City staff be authorized to make any additional changes to the text and schedules of this Plan necessary to ensure consistency with the direction provided above and to provide clarity in the interpretation of the Secondary Plan policies; and that staff be authorized to work with the Region, as necessary, to finalize the necessary wording to effect the modifications reflected in this report; and
4. That the Ontario Municipal Board and the Region of York be advised that the Council modifications approved in respect of the VMC Secondary Plan, City of Vaughan Official Plan 2010, Volume 2, meet the requirements of Subsections 26, (1) (a) (i), (ii) and (iii) of the *Planning Act* R.S.O. 1990, c.P.13, as amended.

**17 BUDGET AMENDMENT AND AWARD OF TENDER T15-275 – CONSTRUCTION OF
FIRE STATION #73 AND YORK REGION PARAMEDIC RESPONSE STATION #31 –
7690 MARTIN GROVE ROAD (WARD 2)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Commissioner of Strategic & Corporate Services and the Chief of Vaughan Fire & Rescue Service, dated October 7, 2015:

Recommendation

The Acting Commissioner of Strategic & Corporate Services and the Chief of Vaughan Fire & Rescue Service, in consultation with staffs from Financial Planning & Analytics, Development Finance &

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Investments, Purchasing Services, Capital Delivery & Asset Management, and Building & Facilities, recommend:

1. That BECC Construction Group Ltd. be retained to provide Construction Services for the new Fire Station #73 & York Region Paramedic Response Station #31, as detailed in the tender T15-275, in the amount of \$5,371,696.00 plus applicable taxes;
2. That a 10% project contingency allowance in the amount of \$537,169.60 plus applicable taxes be approved within which the Acting Commissioner of Strategic & Corporate Services, or designate, is authorized to approve amendments to the contract;
3. That a capital budget amendment of \$1,890,939 to approved capital project FR-3564-13 – Station #73 Construction be approved with funding from a contribution from York Region and the total project costs, including contingency allowance, all applicable taxes, and administrative recovery, be funded from approved capital project FR-3564-13 – Station #73 Construction;
4. That capital project FR-3563-12 – Station #73 Design be consolidated with FR-3564-13 – Station #73 Construction;
5. That a new capital project for the extension of Municipal infrastructure services be approved in the amount of \$500,000 inclusive of contingency, all applicable taxes and administration recovery and be funded from Citywide Engineering Development Charges;
6. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Budget Amendment and Award of Tender T15-275 and the addition of a new capital project for the Municipal infrastructure services is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002; and,
7. That the Mayor and City Clerk be authorized to sign the necessary documents.

**18 MENTANA GROUP PROPOSAL: SPORTS VILLAGE BERKELEY ACADEMY AND
 ENTERTAINMENT CENTRE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Executive Director, Office of the City Manager, dated October 7, 2015:

Recommendation

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

1. That Staff retain the necessary expertise in order to advance the Mentana Group proposal and undertake a formal due diligence and formal business case analysis and report back to Council with a draft agreement for Council's consideration no later than December 2015.

**19 LOAD RESTRICTION BY-LAW ON BRIDGE NO. 008601
 HUMBER BRIDGE TRAIL BRIDGE
 IN THE VICINITY OF HIGHWAY 27 AND MAJOR MACKENZIE DRIVE
 WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works, the Director of Capital Delivery and Asset Management and the Director of Transportation Services, Parks and Forestry Operations, dated October 7, 2015:

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Recommendation

The Commissioner of Public Works, the Director of Capital Delivery and Asset Management and the Director of Transportation Services, Parks and Forestry Operations recommend:

1. That a by-law be enacted to limit the loading on the existing concrete bridge, being Bridge No. 008601, (Humber River, West Branch on Humber Bridge Trail, approximately 0.2 km east of Highway No. 27) to a maximum of 3 tonnes; and
2. That the by-law be in effect for a period of 1 year.

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**5550 LANGSTAFF ROAD - SITE REMEDIATION UPDATE
RAVINES OF RAINBOW CREEK SUBDIVISION – PHASE 2
PLAN OF SUBDIVISION 19T-12V003
WARD 2 - VICINITY OF LANGSTAFF ROAD AND HIGHWAY 27**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, dated October 7, 2015, be approved;
- 2) That staff report to the Council meeting of October 20, 2015 on the parameters of a potential Task Force to resolve this matter;
- 3) That Confidential Communication C3 from the City Solicitor, dated October 7, 2015, be received; and
- 4) That the following deputations be received:
 1. Ms. Michaela Barbieri, Campania Court, Vaughan;
 2. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 3. Ms. Mary Monaco, Sicilia Street, Woodbridge;
 4. Mr. Gino Barbieri, Campania Court, Woodbridge;
 5. Ms. Simone Barbieri, Campania Court, Woodbridge;
 6. Ms. Phyllis Barbieri, Campania Court, Woodbridge;
 7. Mr. Robert Robert Karrass, Morton Karrass LLP, Sheppard Avenue East, Toronto; and
 8. Mr. Tony Gentile, Gentile Circle, Vaughan, applicant.

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Acting Director of Legal Services, recommend:

1. That the subdivision agreement related to the second phase of the Ravines of Rainbow Creek, Draft Plan of Subdivision 19T-12V003 be executed by the City only after the lands within the Plan have been remediated and a Record of Site Condition has been submitted and acknowledged by the Ministry of the Environment and Climate Change.

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KLEINBURG BUSINESS DEVELOPMENT UPDATE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Economic Development, dated October 7, 2015, be approved; and
- 2) That the following Communications be received:

C1 Ms. Anna Stanisz, McMichael Canadian Art Collection, Islington Avenue, Kleinburg, dated September 24, 2015; and
C2 Ms. Louise Zembal, Village of Kleinburg BIA, Kleinburg, dated October 5, 2015.

Recommendation

The Director of Economic Development recommends that this report be received.

22

COMPLETION OF KEELE ST. PLANNING STUDY

The Committee of the Whole recommends:

- 1) That this matter be reconsidered;
- 2) That given Committee's decision with respect to Item 25 on this agenda, this matter not be considered as it is redundant; and
- 3) That the deputation of Mr. Richard Lorello, Treelawn Boulevard, Kleinburg be received:

Member's Resolution

Submitted by Councillor Marilyn Iafrate

Whereas, on June 23, 2015 Council voted to discontinue the review of the Low-Rise Residential Designation Policy under the Keele Street Interim Control By-Law (By-Law 120-2014); and

Whereas, work on the discontinued review has cost the taxpayers of Vaughan approximately \$50,000 to date; and

Whereas, at the Public Hearing of September 9, 2015, two applications for development along Keele Street in the affected area of the previous By-Law came before Council and the Public; and

Whereas, The City received a petition as part of the communications for items 2 & 3 of Public Hearing on September 9, 2015; and

Whereas, several hundred residents attended the above noted Public Hearing meeting expressing concerns about the future of Keele Street and the need to respect "established neighbourhoods"; and

Whereas, all residents asked that the study be continued to its completion with recommendations coming back to Council; and

Whereas, the Planning Act does not allow for a municipality to reinstate an expired Interim Control By-Law or enact a new Interim Control By-Law with the same parameters.

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It is therefore recommended that this matter be reconsidered, and that Council for the City of Vaughan direct staff to continue the work that has been done to date on Low Rise Residential policy study as it applies to Keele Street between Church Street and Fieldgate Drive which could include guidelines to inform the review of development applications or other measures, and that the completed review with recommendations be brought back to a Public Hearing or Committee of the Whole in January 2016 or at the earliest opportunity as deemed appropriate by staff.

Attachments

N/A

23

EVENING MEETING OF THE COMMITTEE OF THE WHOLE

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated October 7, 2015:

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, applications have been submitted by Cityzen Development Group in respect of properties located in the southwest quadrant of the intersection of Woodbridge Avenue and Wallace Street, which applications have been the subject of a public hearing; and

Whereas, subsequent to the public hearing, the applicant and its agents met on several occasions with local residents, City staff, and the local councillor, to discuss all aspects of the proposed development; and

Whereas, these discussions resulted in significant changes to the original proposal, including but not limited to the reduction in building height, improved treatment of the historic buildings on site, and the addition of a small parkette to which the public will have access; and

Whereas, this revised proposal, with or without further refinements, will be brought back to the Committee of the Whole once the technical report is completed and a recommendation made by the Planning Department;

It is therefore recommended:

1. ***That*** such meeting of the Committee of the Whole be held in the evening, to afford local residents a better opportunity to comment on the proposal and recommendation.

24

GREENBELT PLAN REVIEW

The Committee of the Whole recommends:

- 1) **That consideration of this matter be deferred to the Council meeting of October 20, 2015; and**
- 2) **That the deputation of Mr. Richard Lorello, Treelawn Boulevard, Kleinburg, be received.**

Member's Resolution

Submitted by Regional Councillor Mario Ferri

Whereas the City of Vaughan's population is expected to grow significantly by 2031; and

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Whereas the cost of real estate in the Greater Toronto Area is increasing at a level that is prohibitive for young families, new Canadians and single working individual; and

Whereas there is a significant need for housing that is affordable for families and residents in the City of Vaughan; and

Whereas prohibitive land use considerations reflected in The Places to Grow Act, The Greenbelt Act, The Oak Ridges Moraine Conservation Act and The Niagara Escarpment Planning and Development Act ("Legislation") restrict the long term supply of land available for housing and business needs of the City of Vaughan; and

Whereas the Government of Ontario ("Province") is conducting a review of the Legislation;

It is therefore recommended:

1. That the City of Vaughan request that the Province consider the above recitals, and
2. That the Province provide the City of Vaughan with as much flexibility in the Legislation as possible in order to avoid the market phenomenon where less long term supply creates higher and unaffordable prices for families and residents of or desiring to reside in our City.

Attachments

1. Communication from Peter Shurman, former MPP of Thornhill, dated August 27, 2015

25

CITY WIDE COMMUNITY AREAS POLICY STUDY

The Committee of the Whole recommends:

- 1) That this matter be reconsidered;
- 2) That the recommendation contained in the following resolution, dated October 7, 2015, be approved subject to adding a further bullet point to recommendation 1 as follows:
 - Best practices in other jurisdictions.
- 3) That staff be directed to report back to the Council meeting of October 20, 2015 on adopting additional recommendations to:
 - (a) incorporate the recommendations of Item 22 – "COMPLETION OF KEELE ST. PLANNING STUDY" into Council's resolution in this matter, namely:

"that Council for the City of Vaughan direct staff to continue the work that has been done to date on Low Rise Residential policy study as it applies to Keele Street between Church Street and Fieldgate Drive which could include guidelines to inform the review of development applications or other measures, and that the completed review with recommendations be brought back to a Public Hearing or Committee of the Whole in January 2016 or at the earliest opportunity as deemed appropriate by staff."
 - (b) implement early delivery of guidelines for the Keele St. area, taking into account any legal risks therewith.

Member's Resolution

Submitted by Councillor Rosanna DeFrancesca

Whereas, the Vaughan Official Plan 2010 (VOP-2010) identifies Community Areas, which are primarily characterized by ground related residential housing stock that is subject to the Low Rise Residential designation of the Plan;

Whereas, policies are provided in VOP 2010 to protect and strengthen the character of these areas;

Whereas, the Community Areas will remain mostly stable; while some incremental change is expected to occur as neighbourhoods mature, such change is not intended to result in significant physical change;

Whereas, limited intensification may be permitted in Community Areas, provided that such development must be sensitive to and compatible with the character, form and planned function of the surrounding areas;

Whereas, in consideration of the application of the current Community Areas policies, it is appropriate to review the policies pertaining to the Community Areas, to ensure that they provide the appropriate level of clarity and direction necessary to maintain the special character of these areas.

It is therefore recommended: that staff undertake a study of the policies governing land use change in the Community Areas of VOP 2010;

1. **That** the study examine such policies in consideration of the following criteria:
 - Clarity of interpretation;
 - Ability to ensure compatibility;
 - The need to provide more definitive policy and or schedules;
 - Such criteria as may emerge as a result of the study;
 - Recommended policy amendments or schedules as required;
2. **That** the study identify implementation options for the consideration of Council, as required;
3. **That** staff report in the first quarter of 2016 on the findings of the study implementation options and to obtain Council direction on further actions.

**26 EVENING MEETINGS TO UPDATE RESIDENTS WITH RESPECT TO
CASTLEMANOR HOMES (5550 LANGSTAFF ROAD) AND INFINTE HOMES (IZZY COURT) SITES**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following resolution submitted by Councillor Carella, dated October 7, 2015, be approved;**
- 2) **That the title of this report and the resolution be amended to reflect evening meetings for both applications; and**
- 3) **That the following deputations be received:**
 1. **Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
 2. **Ms. Mary Monaco, Sicilia Street, Woodbridge;**
 3. **Mr. Gino Barbieri, Campania Court, Woodbridge; and**
 4. **Ms. Phyllis Barbieri, Campania Court, Woodbridge.**

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Member's Resolution

Submitted by Councillor Tony Carella

Whereas, applications have been submitted by Castlemanor Homes and Infinite Homes in respect of properties located at 5550 Langstaff Road and 57 Sicilia Road, respectively, which applications have been the subject of public hearings; and

Whereas, the residents in the area have requested a presentation on the final site plan for the Infinite Homes site and an update on the Castlemanor project;

It is therefore recommended:

That a community meeting be convened, to be attended by appropriate staff, to update residents on both projects, in order to provide them with a better understanding of the process.

**27 NOISE EXEMPTION REQUEST – REGIONAL MUNICIPALITY OF YORK
 EAST VAUGHAN PUMPING STATION CONSTRUCTION
 WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim Commissioner of Legal & Administrative Services/City Solicitor and the Director of By-law & Compliance, dated October 7, 2015:

Recommendation

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

- 1) That the Regional Municipality of York and its contractor Kenaidan Contracting Ltd. be granted a noise exemption, in accordance with the City's Noise By-law #96-2006, for the purposes of construction of a new pipe connection to the existing municipal drinking water reservoir at the East Vaughan Pumping Station situated at 900 Teston Road (just east of Quail Run Blvd. and east of Bathurst) for a period of 30 days, commencing October 21, 2015 through to November 21, 2015.
- 2) That this request for noise exemption be granted with the following conditions:
 - a) That notice of the impending work be provided to surrounding residents and business owners within a minimum 60 metre radius;
 - b) That the notice to residents and business owners include contact information for the Regional Municipality of York and/or contractors conducting the work;
 - c) That no construction take place on Sundays and statutory holidays;
 - d) That demolition activities will be restricted to 7:00am to 7:00pm Monday through Saturday to minimize noise; and
 - e) That noise mitigation measures be implemented by ensuring that:
 - unnecessary noise related to equipment be minimized where possible;
 - there be no unnecessary idling of vehicles.

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**NOISE EXEMPTION REQUEST – D.M. WILLIS ASSOCIATES LIMITED
HIGHWAY 400 PAVEMENT REHABILITATION
WARDS 3 & 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim Commissioner of Legal & Administrative Services/City Solicitor and the Director of By-law & Compliance, dated October 7, 2015:

Recommendation

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

- 1) That the D.M. Willis Associates Limited, on behalf of the Ministry of Transportation be granted a noise exemption, in accordance with the City's Noise By-law #96-2006, for the purposes of pavement rehabilitation on Highway 400 between Steeles Avenue and just north of Highway 7 for the period of January 2, 2016 through January 31, 2017.
- 2) That this request for noise exemption be granted with the following conditions:
 - a) That notice of the impending work be provided to surrounding residents and business owners within a minimum 60 metre radius;
 - b) That public notification of the proposed work be placed in Vaughan local newspapers;
 - c) That the notice to residents and business owners include contact information for D.M. Willis Associates Limited and/or contractors conducting the work;
 - d) That no construction take place on Sundays or statutory holidays; and
 - e) That noise mitigation measures be implemented by ensuring that:
 - unnecessary noise related to equipment be minimized where possible;
 - there be no unnecessary idling of vehicles; and

29

**CITY OF VAUGHAN COUNCIL INPUT INTO
THE PROVINCIAL CONSERVATION AUTHORITIES ACT REVIEW**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated October 7, 2015, be approved; and
- 2) That staff be directed to review the VOP 2010 in relation to the roles and responsibilities at the TRCA with the view to create efficiencies, reduce duplication and provide far more accountability, and report back in the first quarter of 2016.

Recommendation

The City Manager recommends:

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1. That the City Manager and staff be instructed to complete their consultations with Council and based on input received, prepare and submit a letter of response to the Ministry of Natural Resources and Forestry on an expedited basis.

30

APPOINTMENT OF AUTHORIZED BANK SIGNATORIES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager and the Chief Financial Officer and City Treasurer, dated October 7, 2015:

Recommendation

The City Manager and the Chief Financial Officer and City Treasurer recommend:

1. That the banking authority and signatures on all electronic accounts payable cheques be amended to:
 - I. City Manager AND Chief Financial Officer and City Treasurer; and
2. That the banking authority and signatures on all manual accounts payable cheques be amended to any one of the following three (3) combinations:
 - I. City Manager AND Chief Financial Officer and City Treasurer;
 - II. City Manager AND one of the two Deputy City Treasurers;
 - III. Chief Financial Officer and City Treasurer AND one of the two Deputy City Treasurers

31

**CLEAN AIR COUNCIL
2015 - 2018 INTER-GOVERNMENTAL DECLARATION
ON CLEAN AIR AND CLIMATE CHANGE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager Planning & Growth Management and the Director of Policy Planning & Environmental Sustainability, dated October 7, 2015:

Recommendation

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

1. That the City of Vaughan continue to be a signatory to the Clean Air Council 2015 - 2018 Inter-governmental Declaration on Clean Air and Climate Change.

32

**DEPUTATION – MS. ELVIRA CARIA
WITH RESPECT TO SERVICES-IN-KIND FOR THE SANTAFEST PARADE**

The Committee of the Whole recommends:

- 1) That the deputation of Ms. Elvira Caria, Plan B. Promotions, Roytec Road, Woodbridge, and Mr. Richard Smith, and Communication C5, dated October 7, 2015, be received;
- 2) That services-in-kind be provided to a maximum of \$16,800 for the Santafest Parade for 2015 to 2018 inclusive; and

33.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS

That the following Ad Hoc Committee reports be received:

- ### 33.2 RECONSIDERATION

**34 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
OCTOBER 7, 2015**

**OFFICIAL PLAN AMENDMENT FILE OP.06.028
ZONING BY-LAW AMENDMENT FILE Z.06.075
RUTHERFORD LAND DEVELOPMENT CORPORATION
WARD 4 – SOUTH-EAST CORNER OF JANE STREET AND RUTHERFORD ROAD**

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**VAUGHAN MILLS CENTRE SECONDARY PLAN
OFFICIAL PLAN AMENDMENT 2
WARDS 3 & 4**

(litigation or potential litigation)

- 3) ONTARIO MUNICIPAL BOARD HEARING
VOP2010 VOLUME 2
VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN
WARD 4**

(litigation or potential litigation)

- 4) PROPERTY MATTER
LAND EXCHANGE WITH QUADRANT HOLDINGS INC.
THOMAS COOK AVENUE AT LEBOVIC CAMPUS DRIVE
PARTS 1, 2 & 3 ON REFERENCE PLAN 65R-32693
WARD 4**

(acquisition or disposition of land)

- 5) PROPERTY MATTER
LEASE AGREEMENT WITH MR. MACMILLAN
WILLIAM COOK HOUSE, MACMILLAN FARM PROPERTY
9605 DUFFERIN STREET
WARD 4**

(acquisition or disposition of land)

- 6) PROPERTY MATTER
LEASE RENEWAL
SONOMA SENIORS CLUB
ONE SONOMA BOULEVARD, UNITS 5, 6, 7, 8
WARD 2**

(acquisition or disposition of land)

- 7) PROPERTY MATTER
ACQUISITION OF A NEIGHBOURHOOD PARK/SPORTS FIELD
BLOCK 59
WARD 2**

(acquisition or disposition of land)

- 8) ONTARIO MUNICIPAL BOARD HEARING
FOREST GREEN HOMES (2058258 ONTARIO LTD.)
4603 AND 4611 HIGHWAY 7
WARD 2**

(litigation or potential litigation)

- 9) ONTARIO MUNICIPAL BOARD HEARING
VAUGHAN OFFICIAL PLAN (VOP "2010")
INSTRUCTIONS/SETTLEMENTS ALL WARDS**

(litigation or potential litigation)

Councillor Racco declared an interest with respect to Item 2 as it relates to TESMAR HOLDINGS INC. as her daughter is employed by a company related to the applicant, and was not present when the matter was under consideration.

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Reference:

MA.239 (2) (a) security of property
MA.239 (2) (b) personal matters about an identifiable individual
MA.239 (2) (c) acquisition of land
MA.239 (2) (d) labour relations
MA.239 (2) (e) litigation or potential litigation
MA.239 (2) (f) solicitor/client privilege
MA.239 (2) (g) other statute

The meeting adjourned at 5:10 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair