

***For consideration by the Council
of the City of Vaughan
on September 9, 2014***

**REPORT NO. 36 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 9, 2014**

- 2) That Confidential Communication C28, be received;
- 3) That the following deputations be received:
 1. Mr. Santo Vattere, Andy Crescent, Woodbridge;
 2. Mr. Nick Pinto, The West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge;
 3. Mr. Roy Mason, KLM Planning Partners, Jardin Drive, Concord, representing the applicant; and
 4. Mr. Tom Barlow, representing the applicant.

Recommendation

Council, at its meeting of June 24, 2014, adopted the following recommendation (Item 4, Report No. 30, Committee of the Whole):

By approving that consideration of this matter be deferred to the Committee of the Whole meeting of September 2, 2014 to allow Planning and Engineering staff to respond to the questions and concerns raised by the West Woodbridge Homeowners Association and that the concerns be addressed when the report is brought forward; and

By receiving the following Communications:

- C15. Mr. Nick Pinto, The West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge, dated June 20, 2014; and
- C29. Ms. Courtney Lehman, Scannell Properties, East 96th Street, Indianapolis (USA), dated June 23, 2014.

Committee of the Whole recommendation of June 17, 2014:

- 1) That consideration of this matter be deferred to the Council meeting of June 24, 2014, to allow further consultation between the applicant and the community, to be facilitated by the Commissioner of Planning;
- 2) That the following deputations be received:
 1. Mr. Roy Mason, KLM Planning Partners, Jardin Drive, Concord;
 2. Mr. Tony Miele, DiPoce Management, Sunpac Boulevard, Brampton;
 3. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge;
 4. Mr. Santo Vattere, 233 Andy Crescent, Woodbridge;
 5. Mr. Jay Branton, 238 Andy Crescent, Woodbridge; and
 6. Ms. Mary Bowers, Royal Park Way, Woodbridge;
- 3) That Communication C7 from Ms. Alice Lam, Dolores Crescent, Woodbridge, dated June 14, 2014, be received; and
- 4) That the coloured elevation drawings submitted by the applicant be received.

Report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014:

**REPORT NO. 36 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 9, 2014**

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.14.011 (Two Seven Joint Venture Limited, 1308595 Ontario Limited and DiPoce Management Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to:
 - a) rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to EM1 Prestige Employment Area Zone, to implement the proposed employment development shown on Attachments #3 to #9; and,
 - b) permit the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.14.021 (Two Seven Joint Venture Limited, 1308595 Ontario Limited and DiPoce Management Limited) BE APPROVED, to permit the development of a warehouse and distribution facility to be used by Fed-Ex, as shown on Attachments #3 to #9, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, landscape plan, and building elevations;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site grading and servicing plans, storm water management report, functional servicing report, noise report, parking, traffic impact assessment, and on-site circulation;
 - iii. the owner shall enter into a Development Agreement and any other agreement as required, with the City of Vaughan, to provide for the necessary road and infrastructure improvements to the satisfaction of the City;
 - iv. the owner shall submit to the City of Vaughan a Record of Site Condition (RSC) filed on the Ministry of the Environment (MOE) Environmental Site Registry, and include all documentation relied upon for the filing along with the Ministry of the Environment (MOE) acknowledgment letter;
 - v. the owner shall satisfy all requirements of the Vaughan Public Works Department respecting waste management on the site;
 - vi. the owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA);
 - vii. the owner shall satisfy all requirements of Canadian Pacific Railway (CPR); and,
 - viii. the owner shall satisfy all requirements of York Region.

Councillor Carella declared an interest with respect to the foregoing matter as he is an officer of a corporation with an interest in the neighbouring property to this site development application, and did not take part in the discussion or vote on the matter.

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**HERITAGE VAUGHAN COMMITTEE
REQUEST FOR COUNCIL TO ENDORSE PROPOSED CHANGES
TO THE ONTARIO HERITAGE ACT**

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of September 9, 2014.

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of July 16, 2014, for consideration:

1. That Council endorse the proposed changes to the Ontario Heritage Act (OHA), contained in Community Heritage Ontario's CHOnews bulletin, titled "Ideas for Amending the Ontario Heritage Act", dated March 2014, as set out in Attachment 1; and
2. That should Council endorse Heritage Vaughan's recommendation, that the Ministry of Tourism, Culture and Sport be advised of Council's endorsement.

3

**PROCLAMATION REQUEST
PROSTATE CANCER AWARENESS MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 2, 2014:

Recommendation

The City Clerk recommends:

1. That September 2014 be proclaimed as "Prostate Cancer Awareness Month"; and
2. That the proclamation be posted on the City's website and published on the City Page Online.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.14-004
OWNER: FIRST CAPITAL ASSET MANAGEMENT
LOCATION: 9306 BATHURST STREET
BLOCK 23, 65M-3918
WARD 4**

The Committee of the Whole recommends:

- 1) That the report of the Sign Variance Committee, dated September 2, 2014, be received, in accordance with Communication C5 from the Director of Building Standards, dated August 27, 2014.

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.14-004, First Capital Asset Management, be REFUSED.

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SIGN VARIANCE APPLICATION
OWNER: NOVAGAL DEVELOPMENTS INC.
FILE NO: SV.14-005
LOCATION: 9470 HIGHWAY 27
PART OF LOT 17, CONCESSION 8
WARD 2

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 2, 2014:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.14-005, Novagal Developments Inc., be APPROVED, on condition that the lettering denoting 'kleinburgcrown.com' at the base of the sign be removed.

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SIGN VARIANCE APPLICATION
FILE NO: SV.14-006
OWNER: BENTALL KENNEDY
LOCATION: 255 BASS PRO MILLS DRIVE
BLOCK 1, 65M-3696
WARD 4

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 2, 2014:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.14-006, Bentall Kennedy, be APPROVED.

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SIGN VARIANCE APPLICATION
FILE NO: SV.14-007
OWNER: 1529749 ONTARIO INC.
LOCATION: 7700 BATHURST STREET
BLOCK 5, 65M-2325
WARD 5

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 2, 2014:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.14-007, 1529749 Ontario Inc., be APPROVED, subject to the proposed lettering size, font's style and colour be similar to the existing sign on the north elevation of the same building.

**REPORT NO. 36 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 9, 2014**

1. THAT Policy Planning staff undertake a Land Use Study for the purposes of updating the Vaughan Official Plan – 2010 and Zoning By-law 1-88 to establish where and how commercial medical marijuana facilities may be permitted in the City, along with other pertinent regulations;
2. THAT upon completion of the study, a Public Hearing be scheduled to consider any recommended changes to the Vaughan Official Plan – 2010 and Zoning By-law 1-88.

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**NATURAL HERITAGE NETWORK STUDY
INVENTORY AND IMPROVEMENTS PHASES 2 TO 4
AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010
BUDGET AMENDMENT
FILE 25.5.4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and Acting Director of Policy Planning, dated September 2, 2014, be approved; and
- 2) That the deputation of Mr. David Brand, Camlaren Crescent, Kleinburg, be received.

Recommendation

The Commissioner of Planning and Acting Director of Policy Planning, in consultation with the Director of Purchasing Services and Manager of Financial Planning and Analysis, recommend:

1. THAT a contract Change Order be executed with the lead consultant North-South Environmental Inc., to extend the existing contract to include the additional tasks identified in the Scope of Work set out below, in the amount of \$46,372.36, for the purposes of completing the Natural Heritage Network Study, through the study and Official Plan approval process to the approval of the City-adopted amendments to the Vaughan Official Plan 2010;
2. THAT work conducted under the Change Order be funded further:
 - a. To the full extent of the non-allocated portion of the existing budget in the amount of \$28,299.64;
 - b. Through an increase in the budget for the Capital Project PL-9025-11 (Natural Heritage Network Study Inventory and Improvements) of \$18,072.72, funded \$7,229.09 (40%) from the City-Wide Development Charges (CWDC) – Management Studies and \$10,843.63 (60%) from the 2014 Policy Planning Operating Budget – Professional Fees;
3. THAT the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the Capital Budget identified as “Natural Heritage Network Study Inventory and Improvements Phases 2 to 4 – Amendment to the Vaughan Official Plan, Budget Amendment”, is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002.

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**APPLICATION FOR BLOCK PLAN APPROVAL
STATUS UPDATE
FILE BL.40/47.2003
BLOCK 40/47 DEVELOPERS GROUP INC.
WARD 3, VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and Acting Director of Policy Planning, dated September 2, 2014, be approved; and
- 2) That the following Communications be received:

- C16 Mr. Peter Jeffery, Ontario Federation of Agriculture, Stone Road West, Guelph, dated August 29, 2014; and
- C17 Mr. Paul Reesor, York Region Federation of Agriculture, Kennedy Road, Stouffville, dated August 28, 2014.

Recommendation

The Commissioner of Planning and Acting Director of Policy Planning recommend:

1. THAT the status report on the progress to-date of the Application for Block Plan Approval for Block 40/47, File BL.40/47.2003 (Block 40/47 Developers Group Inc.), BE RECEIVED for information purposes.

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**AWARD OF REQUEST FOR PROPOSAL RFP 14-230
CULTURAL FRAMEWORK AND CITY-WIDE PUBLIC ART PLAN
SELECTION OF CONSULTANT**

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of September 9, 2014.

Recommendation

The Executive Director, Office of the City Manager, Commissioner of Planning, and Interim Director of Planning/Director of Development Planning, in consultation with the Director of Purchasing Services and Commissioner of Finance & City Treasurer recommends:

1. THAT The Planning Partnership Ltd. be retained to provide consulting services to develop the Cultural Framework and Public Art Plan for the Vaughan Metropolitan Centre (VMC), and City-Wide Public Art Plan, to be funded from the approved Capital Budget Project PL-9530-13 to an upset limit not exceeding \$150,330, plus applicable taxes.
2. THAT a 15% contingency allowance in the amount of \$22,549.50 plus applicable taxes be approved, within which the Executive Director, Office of the City Manager, Commissioner of Planning or their designates are authorized to approve change orders to the Contract with The Planning Partnership Ltd., if necessary.
3. THAT the Mayor and City Clerk be authorized to sign the necessary agreements and documents.

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**AWARD OF REQUEST FOR PROPOSAL RFP 14-239
VAUGHAN METROPOLITAN CENTRE URBAN DESIGN GUIDELINES
SELECTION OF CONSULTANT
FILE 25.5.12.3
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Urban Design, dated September 2, 2014:

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Urban Design, in consultation with the Executive Director, Office of the City Manager, Director of Purchasing Services and the Commissioner of Finance & City Treasurer recommend:

1. THAT regional Architects be retained to provide consulting services to develop the Vaughan Metropolitan Centre Urban Design Guidelines and that the project be funded from the approved Capital Project DP-9538-14, to an upset limit not exceeding \$114,880 plus applicable taxes.
2. THAT a 15% contingency allowance in the amount of \$17,232.00 plus applicable taxes be approved, within which the Commissioner of Planning or his designate is authorized to approve change orders to the Contract with regional Architects, if necessary.
3. THAT the Mayor and City Clerk be authorized to sign the necessary agreements and documents.

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**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V005
AVERTON COMMON (KLEINBURG) INC.
WARD 1 - VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014:

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-14V005 (Averton Common (Kleinburg) Inc.) as shown on Attachments #5 to #9 inclusive BE APPROVED, subject to the conditions set out in Attachment #1.

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**SITE DEVELOPMENT FILE DA.14.005
ROMDOR DEVELOPMENTS INC. C/O CONDOR PROPERTIES
WARD 4 - VICINITY OF BATHURST STREET AND ILAN RAMON BOULEVARD**

The Committee of the Whole recommends:

- 1) That Site Development File DA.14.005 (Romdor Developments Inc. c/o Condor Properties) to permit the installation of a 35 m high monopole telecommunication tower and associated

radio equipment cabinets for Bell Mobility Inc. (Attachments #3 to #6) on the subject lands shown on Attachments #1 and #2, be refused;

- 2) That the deputation of Mr. James Henley, Bell Mobility, be received; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.14.005 (Romdor Developments Inc. c/o Condor Properties) BE APPROVED, to permit the installation of a 35 m high monopole telecommunication tower and associated radio equipment cabinets for Bell Mobility Inc. (Attachments #3 to #6) on the subject lands shown on Attachments #1 and #2.

17 **SITE DEVELOPMENT FILE DA.14.029
BENTALL KENNEDY (CANADA) LTD.
WARD 4 - VICINITY OF HIGHWAY 400 AND REGIONAL ROAD 7**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.14.029 (Bentall Kennedy (Canada) Ltd.) to permit the rebranding of the existing building (Dave & Busters), including new facades, signage, and the replacement of the existing canopy entrance, as shown on Attachments #3 to #6, BE APPROVED, subject to the Owner obtaining a Sign Permit from the Ministry of Transportation, prior to final site plan approval by the City.

18 **SITE DEVELOPMENT FILE DA.14.054
MELRUTH DEVELOPMENT CORPORATION
WARD 1 – VICINITY OF RUTHERFORD ROAD AND MELVILLE AVENUE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.14.054 (Melruth Development Corporation) BE APPROVED, to permit new building elevations (Attachment #6) for the proposed one-storey, eating establishment, shown as Building "D" on Attachment #3, for the subject lands shown on Attachments #1 and #2, subject to the following condition:
 - a) that the final building elevations shall be approved by the Vaughan Planning Department.

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**ZONING BY-LAW AMENDMENT FILE Z.13.027
CLARZAN DEVELOPMENTS INC.
WARD 2 - VICINITY OF CLARENCE STREET AND RUTHERFORD ROAD**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to a future Committee of the Whole meeting to allow further consultation by the applicant and the residents in an effort to work on a revised plan that is compatible with the R1 zoning of the community; and
- 2) That the following deputations and Communications be received:
 1. Mr. Mario Di Nardo, Clarence Street, Woodbridge, and Communication C7, petition, and C32;
 2. Mr. Syed M. Iqbal, Appian Way, Woodbridge; and
 3. Ms. Monica Fiorini, Appian Way, Woodbridge, and Communication C9, petition.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.13.027 (Clarzan Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to:
 - a) rezone the subject lands from A Agricultural Zone and R1 Residential Zone, subject to site-specific Exception 9(845) and Exception 9(827) to R1 Residential Zone, to facilitate the creation of 5 lots for detached dwelling units with frontage on Appian Way, in the manner shown on Attachment #3;
 - b) permit a minimum lot frontage of 15 m for Lots 1 and 2, as shown on Attachment #3, whereas 18 m is required; and,
 - c) that the proposed reduction in front yard setback from 7.5 m to 4.5 m for Lots #3 to #5, not be supported.

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**ZONING BY-LAW AMENDMENT FILE Z.13.046
SITE DEVELOPMENT FILE DA.13.112
2346486 ONTARIO INC.
WARD 4 - VICINITY OF STEELES AVENUE WEST AND SANTE DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.13.046 (2346486 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to permit an Automobile Gas Bar with an Accessory Convenience Retail Store in the EM3 Retail Warehouse Zone, and to permit the site-specific zoning exceptions identified in Table 1 of this report to facilitate the development of the subject lands shown on Attachments #3 to #6.
2. THAT Site Development File DA.13.112 (2346486 Ontario Inc.) BE APPROVED, to permit the development of a 156 m² Automobile Gas Bar with an accessory Convenience Retail Store, as shown on Attachments #3 to #6, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, and stormwater management report; and,
 - iii. the Owner shall obtain a Building and Land Use Permit from the Ministry of Transportation (MTO);
 - b) that the Site Plan Letter of Undertaking shall contain 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 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 Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

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**ZONING BY-LAW AMENDMENT FILE Z.14.001
SITE DEVELOPMENT FILE DA.14.011
2282292 ONTARIO LTD.
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND GRAM STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Development Planning, dated September 2, 2014:

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.14.001 (2282292 Ontario Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from R1V Old Village Residential Zone to C1 Restricted Commercial Zone to permit only a Business or Professional Office (Office of a Regulated Health Professional) and a 44 m² Pharmacy within the existing 556.19 m² building shown on Attachments #3 to #5, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.14.011 (2282292 Ontario Ltd.) BE APPROVED, to facilitate a Business or Professional Office (Office of a Regulated Health Professional) and a 44 m² Pharmacy within the existing 556.19 m² building and the development of a separate 1-storey garbage enclosure, and an expansion of the existing parking area (additional 8 parking spaces) as shown on Attachments #3 to #6, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevations, landscape plans and landscape cost estimate;
 - ii. the Owner shall comply with all requirements of the Maple Streetscape and Urban Design Guidelines, including the one-time payment of a maintenance fee, to the satisfaction of the Vaughan Planning Department;
 - iii. the Vaughan Development/Transportation Engineering Department shall approve the final stormwater management plan and photometric lighting plan; and,
 - iv. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department.

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**ZONING BY-LAW AMENDMENT FILE Z.14.013
NINE-TEN WEST LIMITED
WARD 4 - VICINITY OF CRIMSON FOREST DRIVE AND RUTHERFORD ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014:

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

**REPORT NO. 36 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 9, 2014**

1. THAT the Zoning By-law Amendment File Z.14.013 (Nine-Ten West Limited) BE APPROVED, for the following to facilitate a future townhouse development on the subject lands, as shown on Attachments #1, #2 and #3:
 - a) to amend Zoning By-law 1-88, specifically the RT1 Residential Townhouse Zone, subject to Exception 9(1395), to permit the site-specific zoning exceptions identified in Table 1 of this report; and
 - b) to remove the Holding Symbol "(H)" from the RT1 Residential Townhouse Zone.

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2015 SCHEDULE OF MEETINGS

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of September 9, 2014.

Recommendation

The City Clerk recommends:

1. That direction be provided with respect to the preferred Option for the 2015 Schedule of Meetings, as set out in Attachments 1 and 2; 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 as soon as practicable.

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**OFFICIAL PLAN AMENDMENT FILE OP.13.013
ZONING BY-LAW AMENDMENT FILE Z.13.036
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO
WARD 4 - VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution be approved;

Whereas a Working Group, comprised of residents, the applicant, City staff, and Vaughan Council, was formed under the recommendation from the February 4, 2014 Committee of the Whole (Public Hearing) to enable discussion between all parties respecting Official Plan Amendment File OP.13.013 and Zoning By-law Amendment File Z.13.036;

Whereas residents and the applicant have made progress on a number of issues as outlined in the September 2, 2014 report of the Commissioner of Planning;

Whereas issues including height, built form and traffic remain as key outstanding issues for the nearby residential community;

Whereas the proposed plan is still far reaching from being compatible to the housing of the existing Low Rise Residential neighbourhood and to the Vaughan Official Plan Low Rise Residential designation for this site;

Whereas a letter received from York Region, dated May 8, 2014, also urges the applicant to review their proposal as "to comply with the role and function of the immediate area and the

corridor the site is located on, and to better reflect the approved heights and densities prescribed by Vaughan's new Official Plan (2010)"; and

Whereas the residents in this neighbourhood have and continue to voice their concerns and their strong opposition to this application.

Therefore be it resolved:

1. That Council reject this application as it is in its current state and request that the applicant come back in the future with a revised application that is reflective of the neighbouring community and that abides by the Vaughan Official Plan 2010; and
 2. That the Working Group that is considering the current application be suspended until such time as a revised plan is brought forward;
- 2) That the following deputations and Communications be received:
1. Mr. John Komlos, Condo Corp 1124, Bathurst Street, Thornhill, and Communication C19, dated August 28, 2014;
 2. Mr. Kevin Hanit, Queensbridge Drive, Concord;
 3. Mr. Shafiq Punjani, Bathurst Street, Vaughan, representing the applicant;
 4. Mr. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, representing the applicant;
 5. Mr. Rom Koubi, Ner Israel Drive, Thornhill;
 6. Mr. Simon Hecht, Ner Israel Drive, Thornhill;
 7. Mr. Jordan Kalpin, Serene Way, Vaughan;
 8. Mr. Josh Martow, Coldwater Court, Thornhill;
 9. Mr. Styles Q. Weinberg, Pincone Circle, Vaughan;
 10. Mr. Jeffrey Stone, Bathurst Street, Vaughan, and Communication C27, area map; and
 11. Ms. Maxine Povering, Harvey Kalles Real Estate Ltd., McCallum Drive, Richmond Hill;
- 3) That the following communications be received:
- C4 Mr. Leon Chonin, dated August 27, 2014;
- C8 Mr. Benny Anbar, Ravel Drive, dated August 28, 2014;
- C20 Reesa Rosen and Corey Margoese, dated September 2, 2014;
- C21 Ms. Shelley Shields, dated September 1, 2014;
- C22 Ms. Julya Alter, dated August 30, 2014;
- C23 Ms. Dana Fixler, dated August 30, 2014; and
- C25 Mr. Marvin Navy, dated August 30, 2014; and
- 4) That the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be received.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Council approve an extension of time for the tenure of the Working Group for an additional four to six months.

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**SITE DEVELOPMENT FILE DA.13.057
JOHN DUCA (2225955 ONTARIO LTD.)
WARD 3 - VICINITY OF WESTON ROAD AND HIGHWAY 407**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved;**
- 2) That the deputation of Mr. Oz Kemal, MHBC, Weston Road, Woodbridge, be received; and**
- 3) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.13.057 (John Duca (2225955 Ontario Ltd.)) BE APPROVED, to permit the development of a 1,390 m² car brokerage, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Planning Department;
 - ii. the final site grading and servicing plan, functional servicing report and storm water management report shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iii. the Owner shall successfully obtain approval of a Minor Variance Application for the required 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;
 - iv. the Owner shall satisfy all requirements of York Region; and,
 - b) that the Site Plan Letter of Undertaking include the following clause:

"Prior to the issuance of a Building Permit, the Owner shall submit a Record of Site Condition (RSC), which includes Ministry of the Environment (MOE) Acknowledgement of the filing on the Environmental Site Registry, to the satisfaction of the Vaughan Development/Transportation Engineering Department."
2. THAT the Owner shall pay cash-in-lieu of parkland dedication, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's "Cash-In-Lieu of Parkland Policy".
3. THAT prior to the issuance of a Building Permit for any works related to parking within the Ministry of Transportation (MTO) 8 m setback (south side of site), the Owner shall satisfy all conditions of the MTO, including obtaining an MTO Land Use Permit.

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**AWARD OF TENDER T14-258
2014 ROAD RESURFACING/REHABILITATION – PHASE 1A
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Engineering Services, dated September 2, 2014:

Recommendation

The Commissioner of Public Works and the Director of Engineering Services, in consultation with the Director of Purchasing Services and the Commissioner of Finance and City Treasurer, recommend:

1. That Tender T14-258, 2014 Road Resurfacing/Rehabilitation – Phase 1A, be awarded to Four Seasons Site Development Ltd. in the amount of \$616,050.00, plus applicable taxes;
2. That a contingency allowance in the amount of \$65,000.00, plus applicable taxes, be approved within which the Commissioner of Public Works or his designate is authorized to approve amendments to the contract;
3. That a Geotechnical and Material Testing amount of \$20,000.00, plus applicable taxes be approved to ensure compliance with all applicable standards;
4. That the amounts of the above recommendations, illustrated within this report, be funded by Capital Budget Project No. EN-1940-13, including all contingency allowances, administration recovery fees and applicable taxes; and
5. That the Mayor and City Clerk be authorized to sign the appropriate documents.

27

**ALL-WAY STOP CONTROL REVIEW
TREELAWN BOULEVARD AND WEAVER COURT
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Engineering Services, dated September 2, 2014:

Recommendation

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

1. That Council enact a By-law to install an all-way stop control at the intersection of Treelawn Boulevard and Weaver Court.

28

**'U-TURN' PROHIBITION REVIEW
BELVIEW AVENUE
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Engineering Services, dated September 2, 2014:

Recommendation

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

1. That By-law 284-94, the Consolidated Traffic By-law, be amended to add a U-turn prohibition on Belview Avenue, from the west driveway of St. John Bosco Catholic Elementary School to the east driveway of St. John Bosco Catholic Elementary School.

29

**REQUEST FOR ADDITIONAL FUNDING FOR CONSULTING SERVICES
RFP10-377 – MAJOR MACKENZIE DRIVE STREETSCAPE
WARDS 1 AND 4**

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of September 9, 2014.

Recommendation

The Commissioner of Public Works and the Director of Engineering Services, in consultation with the Commissioner of Finance and City Treasurer, recommend:

1. That the contract amount for RFP10-377 be increased by \$45,000, to a total value of \$288,874.54, plus applicable taxes, to address the increases in contract administration costs, and be funded from funds available in Capital Project DP-9017-10.

30

**'NO STOPPING' PROHIBITION REVIEW
CARMEN CRESCENT
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Engineering Services, dated September 2, 2014:

Recommendation

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

1. That By-law 1-96, the Consolidated Parking By-law, be amended to remove the existing 'No Stopping' prohibitions from 6:00pm to 10:00pm Monday - Friday, 6:00pm to 10:00pm Saturday – Sunday from May 1 – October 31, on the east side of Carmen Crescent from the south limit of Liskeard Circle (east intersection) to 90 metres east of the east limit of Liskeard Circle (west intersection) and the west side of Carmen Crescent from 40 metres south of the south limit of Liskeard Circle (east intersection) to 90 metres east of the east limit of Liskeard Circle (west intersection).

31

**TRAFFIC REVIEW
KINGSVIEW DRIVE AT CASA NOVA DRIVE
WARD 3**

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of September 9, 2014.

Recommendation

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

1. That an all-way stop control not be installed at the intersection of Kingsview Drive at Casa Nova Drive; and
2. That a school crossing guard not be deployed at the intersection of Kingsview Drive at Casa Nova Drive.

32

**SERVICING CAPACITY ALLOCATION STRATEGY
INTERIM DISTRIBUTION REPORT
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works, the Commissioner of Planning, the Director of Development/Transportation Engineering and the Director of Development Planning, dated September 2, 2014:

Recommendation

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

1. THAT Draft Plan of Subdivision Files 19T-03V13, 19T-12V011, 19T-13V004, and 19T-13V005, and Site Development Files DA.12.079 and DA.13.072 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,150 residential units (3,669 persons equivalent).

33

**STEELES WEST SERVICING STRATEGY
CLASS ENVIRONMENTAL ASSESSMENT STUDY
NOTICE OF STUDY COMPLETION
WARD 4 – VICINITY OF STEELES AVENUE AND JANE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development / Transportation Engineering, dated September 2, 2014:

Recommendation

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

**REPORT NO. 36 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 9, 2014**

1. That staff issue a Notice of Study Completion for the Steeles West Secondary Plan Servicing Strategy Class Environmental Assessment Study; and
2. That a copy of this report be forwarded to the Toronto and Region Conservation Authority.

34

**ASSUMPTION – SORRENTO VILLAGE SUBDIVISION
PLAN OF SUBDIVISION 65M-4118 (19T-05V09)
WARD 1, VICINITY OF KEELE STREET AND TESTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development/Transportation Engineering, dated September 2, 2014:

Recommendation

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

1. THAT Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan of Subdivision 65M-4118, and the Municipal Services Letter of Credit be released.

35

**ASSUMPTION – DORAN INDUSTRIAL SUBDIVISION
PLAN OF SUBDIVISION 65M-3732 (19T-89035)
WARD 2 VICINITY OF HIGHWAY 427 & HIGHWAY 7**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development/Transportation Engineering, dated September 2, 2014:

Recommendation

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

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3732, and that the Municipal Services Letter of Credit be released.

36

**ASSUMPTION – EAST MAPLE CREEK SUBDIVISION, PHASE 1
PLAN OF SUBDIVISION 65M-3936 (19T-00V15)
WARD 4, VICINITY OF DUFFERIN STREET AND MAJOR MACKENZIE DRIVE WEST**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development/Transportation Engineering, dated September 2, 2014:

Recommendation

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

**REPORT NO. 36 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 9, 2014**

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3936; and
2. That the Municipal Services Letter of Credit be reduced to \$105,000 to guarantee the completion of outstanding streetscaping and landscaping deficiencies within the subdivision to the satisfaction of the Development Planning Department. Upon completion of the streetscaping and landscaping works, the Municipal Services Letter of Credit will be released.

37

**ZONING BY-LAW AMENDMENT FILE Z.13.029
REVISED DRAFT PLAN OF SUBDIVISION FILE 19T-06V01
SQUIRE RIDGE INVESTMENTS LTD.
WARD 2 - VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014:

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.13.029 (Squire Ridge Investments Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically Exception 9(1294) as follows:
 - a) rezone a portion of the subject lands (shown as "Additional Lands Owned by Applicant" on Attachment #4) from A Agricultural Zone to C7 Service Commercial Zone and EM1 Prestige Employment Area Zone and include these lands within site-specific Exception 9(1294);
 - b) rezone Block 14, as shown on Attachment #4, from OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with a Holding Symbol "(H)" to EM2 General Employment Area Zone;
 - c) rezone Block 7, as shown on Attachment #4, from EM1(H) Prestige Employment Area Zone with a Holding Symbol "(H)" to OS1 Open Space Conservation Zone; and,
 - d) remove the Holding Symbol "(H)" from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone as shown on Attachment #3, thereby zoning the lands EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #4.
2. THAT revised Plan of Subdivision File 19T-06V01 (Squire Ridge Investments Ltd.) prepared by KLM Planning Partners Inc. dated April 5, 2013, and shown on Attachment #4, BE APPROVED, and that the original conditions of final approval (dated June 25, 2007) be repealed and replaced with the Conditions of Approval provided on Attachment #1.

38

**STAGE 1 MASTER SITE DEVELOPMENT FILE DA.14.035
MACKENZIE VAUGHAN HOSPITAL (STAGE 1 OF 2)
CITY OF VAUGHAN-VAUGHAN HEALTHCARE CENTRE PRECINCT
C/O MACKENZIE HEALTH / PDC ZEIDLER ARCHITECTS
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND JANE STREET**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of September 9, 2014; and
- 2) That Communication C18, from Ms. Carrie Liddy, dated September 2, 2014, be received.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, Manager of Development Planning, and Manager of Urban Design recommend:

1. THAT Stage 1 Master Site Development File DA.14.035 (Mackenzie Vaughan Hospital (Stage 1 of 2)) BE APPROVED, subject to the Terms and Conditions of Approval and Requirements for Subsequent Site Development Approvals set-out in Attachment #1 and the Urban Design Guidelines set-out in Attachment #1A.

39

**DRAFT PLAN OF SUBDIVISION FILE 19T-14V003
ELM THORNHILL WOODS (2013) INC.
WARD 4 - VICINITY OF THORNHILL WOODS DRIVE AND SUMMERIDGE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014:

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Draft Plan of Subdivision File 19T-14V003 (Elm Thornhill Woods (2013) Inc.) to facilitate the residential Draft Plan of Subdivision shown on Attachment #4, BE APPROVED, subject to the conditions of approval set out in Attachment #1 to this report.
2. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated October 29, 2013:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-14V003 is allocated sewage capacity from the York - Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 17 residential units".

40

**AGOSTINO PARK – SOCCER FIELD DEVELOPMENT
SUMMARY OF PUBLIC CONSULTATION OPEN HOUSE
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 2, 2014, be approved;**
- 2) That the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the Capital Budget is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002; and**
- 3) That the deputation of Mr. Kevin Hanit, Queensbridge Drive, Concord, be received.**

Recommendation

The Commissioner of Planning, in consultation with the Commissioner of Finance & City Treasurer and the Director of Parks Development, recommends:

1. THAT the summary of comments prepared from the community open house held on July 8, 2014 be received;
2. THAT the additional park improvement requests identified by the community be referred to the Parks Redevelopment Strategy to be undertaken by the Parks Development Department in 2015;
3. THAT the recently acquired lands for the expansion of Agostino Park be developed for soccer field purposes as shown in Attachment 1 with funding for implementation of the soccer field development to be submitted for consideration in the 2015 Capital Budget; and
4. THAT current approved capital funding for project PK-6385-14 totaling \$97,750.00, be used to implement accessibility improvements to existing park facilities based on the comments received at the public consultation open house.

41

PAN AM / PARAPAN AM GAMES TORCH RELAY UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Economic Development and Manager of Events, dated September 2, 2014:

Recommendation

The Director of Economic Development and Manager of Events in consultation with the Executive Director, Office of the City Manager recommends:

- 1 That the City Clerk be authorized to sign a Memorandum of Understanding between the TO2015 and City of Vaughan to host the Torch Relay celebration ("Community Celebration"); and
2. That staff be authorized to submit applications for any available grant funding.

42

DYNAMIC DIGITAL SIGNS AT CITY FACILITIES – UPDATE

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of September 9, 2014.

Recommendation

The Executive Director in consultation with the Interim City Manager recommends that:

1. The location of each of the 10 signs that will comprise the City's Dynamic Digital Sign Network be approved;
2. The proposed 'monument style' design of the Dynamic Digital Sign Network be approved;
3. City staff be given the authority to finalize and execute contractual agreements required to further the Dynamic Digital Sign Network initiatives and Bridge Sign conversion initiatives previously discussed with Council; and
4. The Dynamic Digital Sign Network protocol document entitled '*Vaughan Electronic Signage Network Standards*' as prepared by the Corporate Communications Department be adopted.

43

DONATION FOR HEFHILL PARK TENNIS COURTS

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Shefman, dated September 2, 2014:

Member's Resolution

Submitted by Councillor Alan Shefman

Whereas, Milos Raonic, in his younger years, lived in Thornhill and used the tennis courts in Hefhill Park to practice his game; and

Whereas, the City has been approached by Milos Raonic and family with an offer of a \$25,000 donation to assist in funding improvements to the tennis courts at Hefhill Park; and

Whereas, Milos Raonic is an internationally known professional tennis player, currently rated as a top ten player in the world and a role model to young people in our community; and

Whereas, the tennis courts at Hefhill Park will soon need revitalization as part of the regular capital replacement program; and

Whereas, the donation provides an opportunity to celebrate the successes of a Vaughan citizen in partnership with Tennis Canada.

It is therefore recommended:

- 1) that the donation from Milos Raonic and family be received into the appropriate Reserve and put towards the revitalization of the tennis courts at Hefhill Park; and
- 2) that the revitalization of the Hefhill Tennis Courts be brought forward to the 2015 budget process for consideration; and
- 3) that an appropriate opportunity be identified upon completion of the revitalization, where Milos Raonic is invited to officially recognize his generosity.

44

**GALLANOUGH PARK IMPROVEMENT PLAN/
STORM WATER MANAGEMENT FACILITY**

The Committee of the Whole recommends:

- 1) That the following be approved:
 1. That staff revisit the recommendations of the Environmental Assessment and prepare a report with respect to a below ground storage facility alternative within Gallanough Park; and
 2. That the budget requirements to facilitate this change in scope be considered as a priority project in the 2015 budget deliberations;
- 2) That the resolution submitted by Councillor Shefman, dated September 2, 2014, be received; and
- 3) That the following deputations and Communications be received:
 1. Ms. Pam Levy, Brownstone Circle, Thornhill, and Communication C29, petition;
 2. Ms. Randi Fellus, Spring Gate Boulevard, Thornhill, and Communications C30, petition, and C31;
 3. Mr. Edward Gallant, Brownstone Circle, Thornhill;
 4. Mr. Josh Martow, Coldwater Court, Thornhill; and
 5. Mr. Luciano Fellus, Spring Gate Boulevard, Thornhill.

Member's Resolution

Submitted by: Councillor Alan Shefman

Whereas, extensive flooding of the homes of residents within the Thornhill community occurred as a result of a 100 year storm event in August 2005 causing damage to public and private property;

Whereas, in December 2006, the City of Vaughan initiated a storm drainage improvement study in the Thornhill area to determine the causes of flooding and to identify alternatives and options that would eliminate or reduce the risk of flooding;

Whereas, the Thornhill Storm Drainage Improvement Study Report, that was completed in 2008, identified a number of remedial measures such as improving the drainage on the roads in the area when rehabilitation projects were scheduled and recommended the construction of a storm water management (SWM) facility in Gallanough Park to reduce the flooding;

Whereas, the purpose of the facility was to retain storm water in a significant storm event for a very short period of time to permit capacity to open up in the major outflow pipe to the north to allow for water to flow through the system in a controlled manner;

Whereas, a Class Environmental Assessment (EA) was initiated in 2009 to explore the available options and to allow for public input;

Whereas, the EA recommended a storm water facility within Gallanough Park, in the form of a dry pond;

Whereas, Vaughan Council approved the Gallanough Park Improvement Plan that included the construction of the dry SWM facility and the upgrading of the park infrastructure;

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Whereas, through the detailed design open house meeting staff held on June 25, 2014, Safety and other concerns were raised by citizens with regards to constructing a dry pond within Gallanough Park;

It is therefore recommended that

1. the Director of Engineering Services revisit the recommendations of the Environmental Assessment and proceed with the below ground storage facility alternative within Gallanough Park; and
2. the budget requirements to facilitate this change in scope be considered as part of the 2015 budget deliberations.

45

TRAFFIC INFILTRATION ROSEBURY LANE

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated September 2, 2014:

Member's Resolution

Submitted by Councillor Tony Carella

Whereas Rosebury Lane is a two-lane thoroughfare in the Woodbridge Core area, running from Clarence Street north of Woodbridge Avenue to Meeting House Road; and

Whereas residents of Rosebury Lane report that on weekday mornings a significant number of inbound motorists who are proceeding east on Meeting House Road in the direction of Clarence Street are turning into Rosebury Lane to avoid the stop sign at Clarence Street and the heavier volume of southbound traffic at that intersection; and

Whereas residents of Rosebury Lane report that on weekday afternoons a significant number of outbound motorists proceeding north on Clarence Street in the direction of Meeting House Road are turning into Rosebury Lane to avoid the stop sign on Clarence Street at Meeting House Road and the heavier volume of traffic at that intersection; and

Whereas the residents of Rosebury Lane are entitled to a measure of relief in respect of such infiltrating traffic; and

Whereas any attempt to limit such infiltration by the placement of signs indicating "Local Traffic Only" will ultimately be unsuccessful as such restrictions are unenforceable under the Highway Traffic Act;

It is therefore recommended that

Appropriate staff conduct a traffic infiltration study at this location to determine the nature and extent of infiltration, gather any other relevant information as may be supplied by residents, and make recommendations to address the issue, as appropriate, for Council's approval at a later date.

46 **TRANSCANADA KING'S NORTH PIPELINE CONNECTION REQUEST FOR
 ADDITIONAL STAKEHOLDER CONSULTATIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella dated September 2, 2014:

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, TransCanada proposes to build a pipeline connection through the Vaughan Enterprise Zone (VEZ) being that portion of designated employment lands located between Regional Roads 27 and 50, from Steeles Avenue to Major Mackenzie Drive and beyond, and

Whereas, the proposed route, as indicated in the attached correspondence, parallels more or less the route of the proposed Highway 427 extension from its present terminus at Regional Road 7 to Major Mackenzie Drive; and

Whereas, Council of the City of Vaughan is concerned that the proposed route may have a significant negative impact on municipal and regional infrastructure already approved and/or designed and/or currently under construction and/or fully built, resulting in additional costs to the City of Vaughan and the Region of York.

Whereas, the re-design and engineering, municipal approval process, and construction due to changes in approved and/or built infrastructure may cause significant delays to continued development and significant interruptions to existing businesses in the VEZ; and

Whereas, the potential loss of developable employment lands by the proposed pipeline itself, including setbacks and other requirements, is estimated to be in excess of 50 acres of land will result in future and on-going loss of property tax revenues to the City of Vaughan, the Region of York, and the Province of Ontario (for local education purposes); and

Whereas, the proposed route may have a significant negative impact on the number of jobs that will be generated within the VEZ (estimated loss: in excess of 1,400 jobs, based on the Provincial Growth Plan minimum of 70 jobs per hectare);

It is therefore recommended:

That Council of the City of Vaughan requests that TransCanada immediately resume consultations with various stakeholders, including but not limited to the Ontario Ministry of Transportation, the Region of York, the City of Vaughan, the Huntington Landowners Group, the Block 59 and 60 Landowners Group, in order to identify an alternative route that will minimize the negative impacts of the currently proposed route as indicated in the recitations above.

47 **PROHIBITION OF HEAVY TRUCKS IN RESIDENTIAL NEIGHBOURHOODS**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella dated September 2, 2014:

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, the development of employment lands in close proximity to residential areas creates

concerns that the drivers of heavy trucks having business in employment areas may seek access to or egress from such employment lands via nearby residential streets as a means of avoiding traffic congestion on those roads built to service employment lands; and

Whereas, the use of such local residential roads by heavy trucks is limited to those making pick-ups and deliveries in immediate area; and

Whereas, any other use of residential roads by heavy trucks constitutes a nuisance to which residents may reasonably object;

It is therefore recommended:

1. **That** appropriate staff conduct a review to identify those locations where employment lands and residential areas abut each other, and report back on the costs to install appropriate signage at the entrance ways into such residential areas; or, in the alternative, where the placement of such signage can be effected using current approved operating dollars, such signs be installed at the earliest opportunity; and
2. **That** complaints received by Compliance or other staff be referred to York Regional Police, District 4, for enforcement of relevant legislation and/or regulations.

48

CREATING PLACES: NAMING OF MUNICIPALLY-OWNED WOODLOTS

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella dated September 2, 2014:

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, Council has seen fit to assign specific names to storm water management ponds across the City of Vaughan, in order to create a sense of place (e.g., "Sunset Ridge Pond", rather than "SWM Pond No. 132") as a means of better defining and enhancing the concept of community space, which these ponds are by virtue of the fact that they are publicly-held lands; and

Whereas, to that end, signs have been posted in the vicinity of storm water management ponds indicating the names of the ponds (with each name typically being that of an abutting or nearby roadway); and

Whereas, there are numerous municipally-owned woodlots across the City of Vaughan of significant size and in many cases historical importance; and

Whereas, the preservation of these municipally-owned woodlots and the addition of other woodlots to their numbers is an important component of the City of Vaughan's environmental sustainability policy; and

Whereas, in most if not all cases these woodlots lack a specific name, the existence of which would create a genuine sense of place, as already established in respect of the aforementioned storm water ponds, and thereby, again, better define and enhance the concept of community space;

It is therefore recommended:

1. **That** appropriate staff be directed to identify the location of each municipally-owned woodlot, and report back to Council with a plan for naming said woodlots, as storm water management ponds

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were named, employing any appropriate historical references as maybe identified by the City Archivist

49

**INTERIM CONTROL BY-LAW
LANDS DESIGNATED LOW-RISE RESIDENTIAL IN VOP 2010
FRONTING ON KEELE STREET, FROM CHURCH STREET
TO FIELDGATE DRIVE**

The item was forwarded to the Special Council meeting of September 3, 2014, for adoption. Refer to Minute No. 156.

50

SECOND OFF-LEASH DOG PARK IN VAUGHAN

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution submitted by Councillor Carella, dated September 2, 2014, be approved; and
- 2) That Communication C3, petition, from Ms. Tianna DeLorenzo, Ms. Loretta Serrani, and Ms. Josie Ruggeri, dated August 25, 2014, be received.

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, the City of Vaughan's Recreational Master Plan calls for the establishment of at least one off-leash dog park in each of the five wards in the city; and

Whereas, the City of Vaughan saw fit more than four years ago to establish an off-leash dog park at Concord Thornhill Regional Park, in the east end of the city; and

Whereas, there is considerable public support for the establishment of a second off-leash dog park in the west end of the city, as evidenced by the attached petition bearing more than 250 signatures; and as will be further evidenced by additional signatures to this petition in the months ahead;

It is therefore recommended:

1. **That** the petition be received and referred to the Finance, Administration and Audit Committee, for consideration as part of the 2015 budget discussions; and
2. **That** in anticipation of such consideration, appropriate staff prepare a report on potential locations for an off-leash park west of Highway 400, estimated costs, etc

51

ANIMAL SERVICES - PIGEONS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal & Administrative Services/City Solicitor and the Director of By-law & Compliance, dated September 2, 2014:

Recommendation

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

1. That this report be received for information.

52

**SITE DEVELOPMENT FILE DA.14.056
BETHPAGE PROPERTIES NORTH LP
WARD 2 – VICINITY OF RUTHERFORD ROAD AND HUNTINGTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.14.056 (Bethpage Properties North LP) BE APPROVED, to permit a 25,017.49 m² expansion to the existing 62,518.93 m² Home Depot Distribution Centre, as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, landscape plan, and building elevations;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site grading and servicing plans, storm water management report, functional servicing report, access and on-site circulation, and the addendum to the parking and traffic impact assessment; and all final approved plans shall accommodate for the ultimate extension of Hunter's Valley Road to Rutherford Road;
 - iii. the Owner shall successfully obtain approval of a Minor Variance Application for the required exceptions to Zoning By-law 1-88 as identified in 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;
 - iv. the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA); and,
 - v. the Owner shall satisfy all requirements of York Region.

53

**ZONING BY-LAW AMENDMENT FILE Z.13.003
RIOTRIN PROPERTIES (LANGSTAFF) INC., SRF VAUGHAN PROPERTY INC. AND
SRF VAUGHAN PROPERTY II INC.
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND LANGSTAFF ROAD**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Committee of the Whole meeting of December 2, 2014;
- 2) That the following deputations be received:
 1. Ms. Paula Bustard, SmartCentres, Applewood Crescent, Concord; and
 2. Mr. Oz Kemal, MHBC, Weston Road, Woodbridge; and
- 3) That Communication C26, from Ms. Mary Bull, Wood Bull, Queen Street West, Toronto, dated September 2, 2014, be received.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.13.003 (Riotrin Properties (Langstaff) Inc., SRF Vaughan Property Inc. and SRF Vaughan Property II Inc.) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2 from EM1(H) Prestige Employment Area Zone and EM2(H) General Employment Area Zone each with the Holding Symbol "(H)" and subject to Exception 9(1258) and EM3 Retail Warehouse Employment Area Zone subject to Exceptions 9(1253) and 9(1356) to EM3 Retail Warehouse Employment Area Zone, together with the site-specific zoning exceptions identified in Table 1 of this report that maintain a number of exceptions permitted through Exceptions 9(1253) and 9(1356) to be within a single consolidated site-specific exception.

54

**VAUGHAN HEALTHCARE PRECINCT UPDATE
COST-SHARING AGREEMENT AND
SITE SERVICING TENDER
WARD 1**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of September 9, 2014; and
- 2) That Communication C6, from the Commissioner of Legal & Administrative Services/City Solicitor, dated August 27, 2014, be received.

Recommendation

The Interim City Manager, the Commissioner of Legal & Administrative Services/City Solicitor, the Commissioner of Public Works, and the Commissioner of Finance and City Treasurer recommend:

1. That Council approve the Principles and Key Terms agreed to by Mackenzie Health, as set out in this report, regarding the Cost-Sharing Agreement with Mackenzie Health for the new hospital;

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2. That the City Manager be delegated the authority to authorize the execution of the Cost-Sharing Agreement, containing the Principles, agreed upon Key Terms, and other terms and conditions as deemed necessary by the Commissioner of Legal & Administrative Services/City Solicitor; and
3. That the Commissioner of Public Works be directed to submit a Report to Committee of the Whole following the conclusion of the matter.

55 TASK FORCE ON RESIDENTIAL CONDOMINIUMS – STATUS UPDATE

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of September 9, 2014.

Recommendation

The Interim City Manager recommends:

1. That a report with recommended responses to the Task Force on Residential Condominiums be brought to a Committee of the Whole (Working Session) in the first quarter of 2015.

**56 ZONING BY-LAW AMENDMENT FILE Z.13.041
DRAFT PLAN OF SUBDIVISION FILE 19T-13V008
MONARCH CASTLEPOINT KIPLING SOUTH DEVELOPMENT LIMITED
WARD 1 - VICINITY OF KIPLING AVENUE AND TESTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved;
- 2) That the following be approved in accordance with Communication C13, from the Interim Director of Planning/ Director of Development Planning, dated August 29, 2014:

“1. That the following additional recommendation be approved for Item #56 of the Committee of the Whole Agenda dated September 2, 2014:

4. That Draft Plan of Subdivision File 19T-13V008 be allocated servicing capacity from the York Sewage Servicing/ Water Supply System for a total of 114 residential units (408 persons equivalent).”
- 3) That the following Communications be received:

C10 Elio and Maria Pucciano, Theresa Circle, Kleinburg; and
C12 Mr. Gaetano Franco, Castelpoint Investments, dated August 29, 2014.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.13.041 (Monarch Castlepoint Kipling South Development Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands, shown on Attachments #2 and #3, from A Agricultural Zone and OS1 Open

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Space Conservation Zone to A Agricultural Zone, RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four, RT1(H) Residential Townhouse Zone, RM2(H) Multiple Residential Zone, C3(H) Local Commercial Zone, all with the addition of the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific zoning exceptions identified in Table 1 of this report, and subject to the following:

- a. require that prior to the removal of the Holding Symbol "(H)" from the subject lands, or portion thereof, the following conditions shall be addressed:
 - i. York Region shall advise, in writing, that it is no earlier than twelve (12) months prior to the expected completion of the YDSS Southeast Collector sanitary trunk sewer; or,
 - ii. The City of Vaughan shall approve a transfer of servicing allocation to this development that is not dependent upon the completion of the infrastructure; or,
 - iii. The Regional Commissioner of Environmental Services shall confirm servicing allocation for this development by a suitable alternative method and Vaughan Council has allocated adequate water supply and sewage servicing capacity to the subject development;
 - iv. The approval of a Site Development Application for the Street Townhouse Units, Commercial Building, and Medium Density Block.
2. THAT Draft Plan of Subdivision File 19T-13V008 (Monarch Castlepoint Kipling South Development Limited) BE APPROVED, subject to the conditions of approval set out in Attachment #1 to this report.
3. THAT the Subdivision Agreement for Plan of Subdivision File 19T-13V008 (Monarch Castlepoint Kipling South Development Limited), shall contain the following provision:

"The owner shall dedicate land or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent 1 ha per 300 units or 5% of the value of the subject lands or units of the value of the subject lands, prior to the issuance of a Building Permit for the residential component, whichever is higher, and 2% for the commercial component, prior to issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The owner shall submit an appraisal of the subject lands 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."

57

**ZONING BY-LAW AMENDMENT FILE Z.13.042
DRAFT PLAN OF SUBDIVISION FILE 19T-13V009
MONARCH CASTLEPOINT KIPLING NORTH DEVELOPMENT LIMITED
WARD 1 - VICINITY OF KIPLING AVENUE AND TESTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved;

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- 2) That the following be approved in accordance with Communication C14, from the Interim Director of Planning/ Director of Development Planning, dated August 29, 2014:

“1. That the following additional recommendation be approved for Item #57 of the Committee of the Whole Agenda dated September 2, 2014:

4. That Draft Plan of Subdivision File 19T-13V009 be allocated servicing capacity from the York Sewage Servicing/ Water Supply System for a total of 288 residential units (1,031 persons equivalent).”

- 3) That the following Communications be received:

C10 Elio and Maria Pucciano, Theresa Circle, Kleinburg; and

C12 Mr. Gaetano Franco, Castelpoint Investments, dated August 29, 2014.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.13.042 (Monarch Castlepoint Kipling North Development Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands, as shown on Attachments #2 and #3, from A Agricultural Zone and OS1 Open Space Conservation Zone to RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four, RT1(H) Residential Townhouse Zone, all with the addition of the Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific zoning exceptions identified in Table 1 of this report, and subject to the following:
 - a) require that prior to the removal of the Holding Symbol “(H)” from the subject lands or portions thereof, the following conditions shall be addressed:
 - i. York Region shall advise, in writing, that it is no earlier than twelve (12) months prior to the expected completion of the YDSS Southeast Collector sanitary trunk sewer; or,
 - ii. The City of Vaughan shall approve a transfer of servicing allocation to this development that is not dependent upon the completion of the infrastructure; or,
 - iii. The Regional Commissioner of Environmental Services shall confirm servicing allocation for this development by a suitable alternative method and Vaughan Council has allocated adequate water supply and sewage servicing capacity to the subject development;
 - iv. The approval of a Site Development Application for the Street Townhouse Units.
2. THAT Draft Plan of Subdivision File 19T-13V009 (Monarch Castlepoint Kipling North Development Limited) BE APPROVED, subject to the conditions of approval set out in Attachment #1 to this report.
3. THAT for the purpose of notice, the implementing subdivision agreement for Draft Plan of Subdivision File 19T-13V009 (Monarch Castlepoint Kipling South Development Limited), shall contain the following provision:

"The owner shall dedicate land or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent 1 ha per 300 units or 5% of the value of the subject lands or units of the value of the subject lands, prior to the issuance of a Building Permit for the residential component, whichever is higher, and 2% for the commercial component, prior to issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The owner shall submit an appraisal of the subject lands 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."

58

**ZONING BY-LAW AMENDMENT FILE Z.12.016
SITE DEVELOPMENT FILE DA.12.038
GOLD PARK (WOODBIDGE) INC.
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND KEELE STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.12.016 (Gold Park (Woodbridge) Inc.) BE APPROVED, to amend Zoning By-law 1-88, on the subject lands shown on Attachments #1 and #2, specifically to rezone the property from RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" and subject to Exception 9(1341) to RM2 Multiple Residential Zone with the site-specific zoning exceptions identified in Table 1 of this report, to permit the development of the subject lands with block townhouse and live-work units as shown on Attachments #3 to #13 inclusive.
2. THAT the implementing Zoning By-law permit only the following uses on the ground floor of the live-work units (Blocks "A", "B" and Units 24 and 25 in Block "C") with a combined total maximum gross floor area of 235.7 m²:
 - Business or Professional Office, excluding the Office of a Regulated Health Professional.
 - A Service or Repair Shop for the servicing of small household appliances, computers and electronics.
3. THAT Site Development File DA.12.038 (Gold Park (Woodbridge) Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with 35 block townhouse units, 10 live-work units, and 2 existing heritage houses (9980 Keele Street and the relocated 1 Jackson Street) that will be used for residential purposes as shown on Attachments #3 to #13 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:

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- i. the Vaughan Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, arborist report and building materials;
 - ii. the owner shall comply with all requirements of the Maple Streetscape and Urban Design Guidelines, including the one-time payment of a maintenance fee, to the satisfaction of the Vaughan Planning Department;
 - iii. the owner shall submit a Conservation Plan for 9980 Keele Street and the relocated 1 Jackson Street to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division;
 - iv. the owner shall enter into a Development Agreement to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - v. the Vaughan Development/Transportation Engineering Department shall approve the final functional servicing, site servicing and grading plans and stormwater management report;
 - vi. the owner shall satisfy all requirements of the Vaughan Public Works Department;
 - vii. the owner shall satisfy all requirements of Canada Post; and,
 - viii. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department;
- b) the Site Plan Agreement shall include the following requirements:
- i. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Planning Department shall be notified immediately;
 - ii. 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;
 - iii. Prior to Heritage Permit approval, the owner shall pay to the City of Vaughan by way of a Letter of Credit, an amount of \$100.00 per square foot for the conservation of the relocated 1 Jackson Street. Upon the completion of the works indicated in the approved Conservation Plan for 1 Jackson Street, to the satisfaction of the Vaughan Planning Department's Cultural Heritage Division, the Letter of Credit shall be returned to the owner; and,
 - iv. The owner shall make aware to all future owners and tenants of units within the development in all Offers of Purchase, Sale or Lease that Blocks "A" and "B", and Units 24 and 25 in Block "C", contain live/work units.
4. THAT Vaughan Council pass the following resolution with respect to the allocation of sewage capacity from the York - Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated October 29, 2013:

“THAT Site Development Application DA.12.038 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 47 residential units (144 persons equivalent) subject to confirmation from York Region that the Southeast Collector Sewer project remains on schedule and plan registration may proceed.”

59

**ZONING BY-LAW AMENDMENT FILE Z.08.032
SITE DEVELOPMENT FILE DA.13.014
BLUE WATER RANCH DEVELOPMENTS INC. & THORNHILL
RETIREMENT RESIDENCE L.P.
WARD 5 - VICINITY OF NEW WESTMINSTER DRIVE AND CENTRE STREET**

The Committee of the Whole recommends:

- 1) That the application for Zoning By-law Amendment File Z.08.032 and Site Development File DA.13.014, Blue Water Ranch Developments Inc. & Thornhill Retirement Residence L.P., be refused;
- 2) That the following deputations be received:
 1. Mr. Christopher Tanzola, Overland LLP, Yonge Street, Toronto; and
 2. Mr. Philip Levine, IBI Group, Richmond Street West, Toronto; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Ontario Municipal Board be advised that City of Vaughan Council ENDORSES the following:
 - a) Zoning By-law Amendment File Z.08.032 (Blue Water Ranch Developments Inc. & Thornhill Retirement Residence L.P.) to amend Zoning By-law 1-88, specifically to rezone Parcel “A” shown on Attachments #1 and #2 from RA5(H) High Density Residential Town Centre Zone with the Holding Symbol “(H)”, subject to Exception 9(1225) to RA5 High Density Residential Town Centre Zone with the site-specific zoning exceptions identified in Table 1 of this report, to permit the development of 19 and 22-storey apartment buildings (future condominium tenure) with a total of 468 units, and to maintain the RA5(H) Zone on Parcel “B” to permit a future 6-storey, 149 suite seniors retirement and related residence, subject to the following conditions:
 - i. the implementing Zoning By-law provide reciprocal access easements in favour of the owner of the subject lands and the owner of the lands to the east, and be registered over Future Road “1” and the driveway east of Future New Road “2” to be obtained from the adjacent land owner to the east, as shown on Attachment #9 to the satisfaction of the City of Vaughan;
 - ii. the Holding Symbol “(H)” remain on Parcel “B” until such time as a Site Plan and servicing allocation have been approved by Vaughan Council;
 - iii. the owner for Parcel “C” (Thornhill Retirement Residence) shall amend their existing Site Plan Agreement to revise the site plan and relocate the

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driveway access from Centre Street to the north/south road (shown as Future New Road '2' on Attachment #9), to the satisfaction of the Vaughan Planning and Development/Transportation Engineering Departments; and,

- b) Site Development File DA.13.014 (Blue Water Ranch Developments Inc. & Thornhill Retirement Residence L.P.) to permit 19 and 22-storey apartment buildings (Buildings "A" and "B" – future condominium tenure) with a total of 468 apartment units on Parcel 'A', as shown on Attachments #3 to #9, subject to the following conditions:

- i. that prior to the execution of the Site Plan Agreement:

1. the owner's appeal of Vaughan Official Plan 2010 (VOP 2010) to the Ontario Municipal Board must be resolved to the satisfaction of the City Solicitor and Commissioner of Planning;
2. the Vaughan Planning Department shall approve the final site plan, building elevations, landscape plans and landscape cost estimate;
3. the Vaughan Development/Transportation Engineering Department shall approve the final site grading and servicing plan, photometric lighting plan, stormwater management report and functional servicing report;
4. all requirements of the Vaughan Development/Transportation Engineering and Public Works Departments shall be satisfied with regards to the driveway on the adjacent easterly land (future road connection to Disera Drive) as shown on Attachment #9;
5. the owner shall enter into a Development Agreement for the "Future New Road 1" as shown on Attachment #3 and shall provide all required easements and dedications to the satisfaction of the Vaughan Development/Transportation Engineering and Public Works Departments;
6. the owner shall provide for the implementation of a Transportation Demand Management (TDM) Plan to the satisfaction of the Vaughan Development/Transportation Engineering Department and York Region, including the provision of a Letter of Credit(s) to secure the TDM requirements; and,
7. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department.

- ii) the Site Plan Agreement shall include the following provisions:

1. for residential high-density development, 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 a 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;
2. garbage and recycling collection and snow removal for the development shall be privately administered and the responsibility of the owner or the condominium corporation(s);

3. the owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise attenuation features recommended by the report entitled Noise Impact Study, dated February 2014 to the satisfaction of the Vaughan Development/Transportation Engineering Department, in particular the following:
 - a) all residential dwelling units within the apartment buildings will require air conditioning;
 - b) that the following warning clauses be included in all Agreements of Purchase and Sale and or Lease:
 - “Purchasers/Tenants are advised that despite the inclusion of noise control features in the development area and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality’s and the Ministry of Environment’s noise criteria. This dwelling unit has been equipped with a central air conditioning system, which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of Environment’s noise criteria.”
 - “Purchasers/Tenants are advised that due to the close proximity of the adjacent commercial uses, noise from the commercial uses may at time be audible”.
4. the City of Vaughan and/or York Region may consider implementing the ‘soft’ TDM measures recommended in the TDM Plan for this development (also known as the ‘Sustainable Mobility Program’), which will require a commitment from the owner to work with the City of Vaughan in coordination with York Region to implement and monitor the TDM Plan;
5. the owner shall display a Community Plan in the sales office comprised of information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City of Vaughan, and that no Building Permit shall be issued until the Community Plan is approved by the Vaughan Planning Department. The Community Plan shall identify the following:
 - the plan for the broader area, showing the surrounding land uses, arterials, etc.;
 - the location of street utilities, entrance features, sidewalks, transit stops;
 - the location of parks, open space, trails, community facilities;
 - the location of Institutional uses, including schools, places of worship, community facilities;
 - the location and type of commercial sites;
 - colour-coded identification of singles, semis, townhouses and apartment units;
 - the following notes in **BOLD CAPITAL TYPE** on the map:

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

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

[in such circumstances the owner is responsible for updating the map in a timely manner and forwarding it to the City of Vaughan for verification.]; and,

6. prior to the issuance of the first building permit, the owner shall provide to the City a permanent easement for access for the 20 m east/west parcel shown as Future New Road ‘1’; and a permanent easement for the 10 m parcel on the easterly edge of the Lands, shown as Future Road ‘2’, as shown on Attachment #9 at no cost to the City and all to the satisfaction of Vaughan’s Development/Transportation Engineering Department.
2. THAT Site Development File DA.13.014 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 468 residential units (1,034 persons equivalent).
3. THAT City Staff be directed to attend the Ontario Municipal Board Hearing in support of the Zoning By-law Amendment and Site Development applications.

60 TRAFFIC FLOW STUDY: MARTIN GROVE ROAD BETWEEN REGIONAL ROAD 7 & 27

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated September 2, 2014:

Member’s Resolution

Submitted by Councillor Tony Carella

Whereas, Martin Grove Road is a major, north-south artery bisecting the residential community on the west side of Woodbridge, and as a result is heavily traveled by motorists going to and from their places of employment in the morning and evening hours; and

Whereas, Martin Grove Road between Regional Road 7 and 27 is predominantly a residential street, with houses fronting on much of the street and vehicles parked from time to time in front of these houses; and

Whereas, it has been reported that from time to time and at different locations along Martin Grove Road the presence of parked cars creates bottlenecks that interfere with the orderly flow of traffic along the two northbound or two southbound lanes;

It is therefore recommended:

1. **That** appropriate staff be directed to conduct a traffic flow study at appropriate locations along Martin Grove Road, to determine the nature and extent of the reported problem, and to report options might be pursued at some future time to address it.

61 **REVIEW OF ZONING BYLAW IN REFERENCE TO AIR CONDITIONING UNITS**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Racco, dated September 2, 2014:

Member's Resolution

Submitted by Councillor Sandra Yeung Racco

Whereas, the Zoning Bylaw has specific setback requirements for air conditioning units;

Whereas, in many of the new, unassumed subdivisions in the City of Vaughan, builders are installing these air conditioning units contrary to the Zoning Bylaw setback requirements;

Whereas, due to market demand, homes are being built on smaller lot sizes, and the Zoning Bylaw setback requirements for air conditioning units are not reasonable for these type of lot sizes;

Whereas, townhome units are also required to apply Zoning Bylaw setback requirements for air conditioning units, which again, is not reasonable;

It is therefore recommended:

1. ***That*** appropriate staff undertake a review of the Zoning Bylaw requirements for air conditioning units and report back to a future Committee of the Whole; and
2. ***That*** staff suspend enforcement of compliance to the current Zoning Bylaw with respect to air conditioning units until such time that the review is complete.

62 **VAUGHAN METROPOLITAN CENTRE STREET NAMING
DRAFT PLAN OF SUBDIVISION FILE 19T-12V007
CALLOWAY REIT (SEVENBRIDGE) INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Racco, dated September 2, 2014:

Member's Resolution

Submitted by Councillor Sandra Yeung Racco

Whereas, on May 6, 2014, Council deferred the street name approval for draft plan of subdivision file 19T-12V007 Calloway Reit (Sevenbridge) Inc. at the request of the owner;

Whereas, following the deferral of the naming of Street "A" the owner has been in consultation with staff at the City of Vaughan and the Region of York with regard to the naming of Street "A";

Whereas, the owner has now requested that the City of Vaughan move forward with the naming of Street "A" and has proposed "New Park Place" for the street name;

It is therefore recommended:

1. ***That*** "New Park Place" be approved as the name for Street "A" for draft plan of subdivision 19T-12V007 Calloway Reit (Sevenbridge) Inc.

**63 CEREMONIAL PRESENTATION – MR. PETER WIXSON, VAUGHAN FOOD BANK
TO VAUGHAN FIRE AND RESCUE SERVICES
IN RECOGNITION OF THEIR
SUPPORT OF THE VAUGHAN FOOD BANK**

A presentation was made and certificates were distributed by Mr. Peter Wixson, Vaughan Food Bank, to Vaughan Fire and Rescue Services in recognition of their outstanding support to the Vaughan Food Bank.

Communication C2, with respect to the presentation was provided by Mr. Wixson.

**64 DEPUTATION – MR. FARHAN KHAN
WITH RESPECT TO RUN FOR VAUGHAN**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Farhan Khan, Run for Vaughan be received; and**
- 2) That Run for Vaughan be given an exemption to the Sign By-law to permit the placement of mobile signs for the event at the following locations:**
 - 1. Vaughan City Hall;**
 - 2. Maple Community Centre;**
 - 3. Vellore Village Community Centre;**
 - 4. The hospital lands;**
 - 5. Highway 7 and Jane Street;**
- 3) That the event be advertised on City Hall television monitors;**
- 4) That Confidential Communication C15, dated August 27, 2014, be received; and**
- 5) That Council ratify the action taken.**

**65 DEPUTATION – MR. ROB MILETO
HEROES, TOYS, COMICS & COLLECTABLES
WITH RESPECT TO AN EXEMPTION TO BY-LAW 53-2002**

- 1) That the deputation of Mr. Rob Mileto and Mr. Demetri Kiritsis, Heroes, Toys, Comics & Collectables, be received;**
- 2) That staff provide a report to the Council meeting of September 9, 2014, addressing the request of the deputant and clarifying the issues raised; and**
- 3) That Communication C11, from the Commissioner of Legal & Administrative Services/City Solicitor, dated August 27, 2014, be received.**

**66 NEW BUSINESS – REQUEST FOR REPORT
WITH RESPECT TO THE REVIEW OF THE TREE BY-LAW**

The Committee of the Whole recommends:

- 1) That staff provide a report in 2015, with respect to the review of the Tree By-law.**

The foregoing matter was brought to the attention of the Committee by Regional Councillor Schulte.

67

OTHER MATTERS CONSIDERED BY THE COMMITTEE

67.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad Hoc Committee report be received:

1. Heritage Vaughan meeting of July 16, 2014 (Report No. 6)

67.2 RECESS INTO CLOSED SESSION

The Committee of the Whole recessed into Closed Session at 2:55 p.m. for the purpose of receiving legal advice with respect to Item 1, ZONING BY-LAW AMENDMENT FILE Z.14.011, SITE DEVELOPMENT FILE DA.14.021, TWO SEVEN JOINT VENTURE LIMITED, 1308595 ONTARIO LIMITED AND DIPOCE MANAGEMENT LIMITED, WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD.

The Committee of the Whole reconvened into open session at 3:36 p.m. with all Members present.

68

**COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
SEPTEMBER 2, 2014**

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

1. **PROPERTY MATTER
LONG TERM GROUND LEASE – MACKENZIE HEALTH
JANE STREET AND MAJOR MACKENZIE DRIVE
WARD 1**
(acquisition or disposition of land)
2. **ONTARIO MUNICIPAL BOARD HEARING
VOP 2010 VOLUME 2
VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN - WARD 4**
(litigation or potential litigation)
3. **ONTARIO MUNICIPAL BOARD HEARING
OPA 653 – FILE OP.05.020 AND ZBL FILE Z.07.029
TESMAR HOLDINGS INC.
NORTHEAST CORNER OF JANE ST AND RIVEROCK GATE – WARD 4**
(litigation or potential litigation)
4. **ONTARIO MUNICIPAL BOARD HEARING
OFFICIAL PLAN AMENDMENT 2
VAUGHAN MILLS CENTRE SECONDARY PLAN – WARDS 3 & 4
SANDRA MAMMONE – OFFICIAL PLAN AMENDMENT FILE OP.09.006
ZONING BY-LAW AMENDMENT FILE Z.09.037 – WARD 3
CASERTANO DEVELOPMENT CORPORATION
OFFICIAL PLAN AMENDMENT FILE OP.07.001
ZONING BY-LAW AMENDMENT FILE Z.09.038 – WARD 3**
(litigation or potential litigation)

5. **2014 CIVIC HERO AWARD WINNER FROM WARD 2 / WOODBRIDGE WEST**
(personal matters about an identifiable individual)
6. **NEGOTIATION OF SALE OF CITY LAND TO BATAY REENA**
(acquisition or disposition of land)
7. **FORMER EMPLOYEE MATTER**
(solicitor/client privilege)
8. **LITIGATION MATTER**
GRAND VALLEY DEVELOPMENTS (MAPLE) INC V. CITY OF VAUGHAN
WARD 1
(litigation or potential litigation)
9. **PROPERTY MATTER**
LAND EXCHANGE – REGION OF YORK/CITY OF VAUGHAN
MAJOR MACKENZIE DRIVE AND JANE STREET
WARD 1
(acquisition or disposition of land)
10. **ONTARIO MUNICIPAL BOARD HEARING**
CITY WIDE DEVELOPMENT CHARGE BY-LAW APPEAL
(litigation or potential litigation)
11. **PROPERTY MATTER**
EXPROPRIATION OF CITY LANDS
BY THE MINISTRY OF TRANSPORTATION
HIGHWAY 427 EXTENSION PROJECT
WARD 2
(acquisition or disposition of land)
12. **LITIGATION MATTER**
VOP 2010
INSTRUCTIONS/SETTLEMENTS
(litigation or potential litigation)
13. **ACQUISITION OF PROPERTY**
165 PINEGROVE INVESTMENTS INC.
HAYHOE MILLS SITE
(Matter introduced at the request of Councillor Carella.)
(acquisition or disposition of land)

**REPORT NO. 36 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 9, 2014**

The meeting adjourned at 6:54 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair