

***For consideration by the Council
of the City of Vaughan
on November 21, 2017***

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, NOVEMBER 21, 2017**

1. THAT Official Plan Amendment File OP.16.005 (Ravines of Islington Encore Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 regarding the subject lands shown on Attachments #1 and #2, specifically:
 - a) Volume 1, Section 9.2.3.2.a) to permit a maximum of eight attached residential units within townhouse Blocks 1, 5 and 6; and
 - b) Volume 2, Schedule 4 - Building Height Maximums of Chapter 11.11 - Woodbridge Centre Secondary Plan, to permit a maximum building height of 3-storeys (11 m).
2. THAT Zoning By-law Amendment File Z.15.035 (Ravines of Islington Encore Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from R2 Residential Zone, OS1 Open Space Conservation Zone, and A Agricultural Zone as shown on Attachment #2, and subject to site-specific Exception 9(782), to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, together with the site-specific zoning exceptions to the RM2 Multiple Residential Zone standards identified in Table 1 of this report, and subject to the following:
 - a) that the portion of the lands to be zoned OS1 Open Space Conservation Zone be dedicated into public ownership free of all costs and encumbrances; and
 - b) that prior to the enactment of the implementing site-specific Zoning By-law Amendment, that the related Site Development File DA.15.085 (Ravines of Islington Encore Inc.) be substantially completed to the satisfaction of the Development Planning Department.
3. THAT Site Development File DA.15.085 (Ravines of Islington Encore Inc.) BE APPROVED, to permit 36, 3-storey townhouse dwelling units, within 6 blocks as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Owner shall agree to provide an easement(s) in favour of the City of Vaughan for access into the valley system for future maintenance, as required;
 - ii) the Owner shall provide compensation to the City of Vaughan for the existing trees located outside the staked drip-line and proposed for removal in accordance with the City's Replacement Tree Requirements;
 - iii) the Owner shall satisfy all requirements of the Development Planning Department, and the Development Planning Department shall approve the final site plan, elevations, landscape plans, landscape cost estimate, and air conditioner location plan;
 - iv) the Owner shall satisfy all requirements of the Development Engineering Department, and the Development Engineering Department shall approve the final site servicing and grading plan, erosion and sediment control plan and storm water management report.;
 - v) the Owner shall satisfy all requirements of the Parks Development Department;
 - vi) the Owner shall satisfy all requirements of the Policy Planning and Environmental Sustainability Department;

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- vii) the Environmental Services Department, Waste Management Division shall approve the final site plan for conformity with the Waste Collection Design Standard Policy;
 - viii) the Owner shall obtain all necessary approvals and permits, and shall satisfy all requirements of the Toronto and Region Conservation Authority; and
 - ix) the Owner shall obtain all necessary approvals and satisfy all requirements of York Region.
 - b) the Site Plan Agreement shall include the following clause:
 - i) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-Lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
 - c) the following warning clauses be included in all Offers of Purchase and Sale or Lease:
 - i) “Owners and/or tenants/lessees are advised for residential properties abutting or adjacent to an open space area, that this area may be programmed in the future with a multi-use recreational pathway, which may be programmed with active uses that include noise, lighting from the use of trails, and from operations and maintenance of the area. The Open Space area may be designed for naturalization and may receive minimal maintenance.”
4. THAT Draft Plan of Condominium (Common Elements) File 19CDM-16V001 (Ravines of Islington Encore Inc.) to create common elements to be managed by a future condominium corporation be updated by the Owner to reflect the approved related Site Development File DA.15.085 (Ravines of Islington Encore Inc.), and that a technical report including conditions of Draft Plan Approval be prepared for consideration by the Committee of the Whole at a future Committee of the Whole meeting, prior to the registration of any Condominium Agreement.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:
- “IT IS HEREBY RESOLVED THAT Site Development File DA.15.085 (Ravines of Islington Encore Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 37 residential units (113 persons equivalent).”
6. THAT City of Vaughan staff be directed to attend the Ontario Municipal Board Hearing in support of the recommendations contained in this report regarding the respective applications for Official Plan Amendment, Zoning By-law Amendment, Site Development and Draft Plan of Condominium (Common Elements).
7. THAT should the Ontario Municipal Board approve Official Plan Amendment File OP.16.005, Zoning By- law Amendment File Z.15.035, Site Development File DA.15.085 and Draft Plan

of Condominium (Common Element) File 19CDM-16V001, either in whole or in part, that the Ontario Municipal Board withhold its final Decision/Order until such time that:

- 2 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V008
MARKET LANE HOLDINGS INC.
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND CLARENCE STREET**

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

- 3 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V002
P. GABRIELE AND SONS LTD.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

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

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**SITE DEVELOPMENT FILE DA.17.044
WOODLAND CHEVROLET OLDSMOBILE (ROY FOSS CHEVROLET LTD.)
WARD 3 - VICINITY OF REGIONAL ROAD 7 AND WESTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, Director of Development Planning and Senior Manager of Development Planning, dated November 7, 2017:

Recommendation

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

1. THAT Site Development File DA.17.044 (Woodland Chevrolet Oldsmobile (Roy Foss Chevrolet Ltd.)) BE APPROVED, to permit two additions to the existing motor vehicle sales establishment totaling 1,219.82 m² and to construct a new stand-alone 586.78 m² motor vehicle sales establishment, 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 Development Planning Department shall approve the final site plan, building elevations, landscape plan, and signage details;
 - ii) the Development Engineering and Infrastructure Planning Department shall approve the final servicing plan, grading plan, and sediment control plan; and
 - iii) the Owner shall successfully obtain approval of a Minor Variance application for the required site-specific zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment. The Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee.

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**SITE DEVELOPMENT FILE DA.17.013
MONARCH CASTLEPOINT KIPLING NORTH DEVELOPMENT LIMITED &
MONARCH CASTLEPOINT KIPLING SOUTH DEVELOPMENT LIMITED
WARD 1 - VICINITY OF KIPLING AVENUE AND KIRBY ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, Director of Development Planning and Senior Manager of Development Planning, dated November 7, 2017:

Recommendation

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

1. THAT Site Development File DA.17.013 (Monarch Castlepoint Kipling North Development Limited & Monarch Castlepoint Kipling South Development Limited) BE APPROVED, to permit the development of two, 3-storey live-work townhouse blocks, each containing 6 units, for a total of 12 units, as shown on Attachments #3 to #7, subject to the following conditions:

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- a) that prior to the execution of the Site Plan Agreement:
 - i) a Zoning By-law to lift the Holding Symbol “(H)” must be enacted by Vaughan Council to bring the zoning of the subject lands into full force and effect; and
 - ii) the Development Planning Department shall approve the final site plans building elevations, landscape plan, landscape cost estimate and building signage design;
- b) that the Site Plan Agreement include the following warning clauses to be registered on title and/or included in all Offers of Purchase and Sale or Lease for Block 168 and 174, Plan 65M-4557 and Block 59, Plan 65M-4558:
 - i) “Purchasers and/or tenants/lessees are advised that in accordance with the City of Vaughan Sign By-law 203-92, any portable or fixed building signage will require a Sign Permit issued by the Building Standards Department prior to the erection of any signs regulated by the By-law.”
 - ii) “Purchasers and/or tenants/lessees are advised that despite the inclusion of noise features in this development area and within the dwelling units, noise due to increasing road traffic on Kipling Avenue and Kleinburg Summit Way may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the municipality and the Ministry of Environment and Climate Change. I, the purchaser, hereby agree to place this clause in all subsequent offers of purchase and sale when I sell the property.”
 - iii) “Purchasers and/or tenants/lessees are advised that the dwelling unit can be fitted with a central air conditioning system at the Owner’s option and expense, which will enable occupants to keep windows closed if road traffic noise interferes with indoor activities. If central air conditioning is installed, the location of the air conditioning unit on the lot shall be in compliance with the provisions the City of Vaughan Residential Air Conditioner By-law 50-2017.”
 - iv) “Purchasers and/or tenants/lessees are advised that the parkland within the Block 55 East Plan may not be fully developed at the time of occupancy. The timing of development, phasing and programming of the parkland is at the discretion of the City.”
 - v) “Purchasers and/or tenants/lessees are advised that the live-work townhouse block abuts a park and associated walkway, and that noise and lighting should be expected from the use of the park, walkway, and associated facilities for pedestrians, active and passive public recreation, and leisure uses.”
 - vi) “Purchasers and/or tenants/lessees are advised that the townhouse block abuts or is in close proximity to a park, and that routine operations and maintenance of the park and associated facilities should be expected.”
 - vii) “Purchasers and/or tenants/lessees are advised that the townhouse block abuts a public pathway, and that routine maintenance and plowing of the pathway should be expected.”

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- viii) "Purchasers and/or tenants/lessees are advised that municipal snow plowing operations shall exclude private access paths to the main walkway within the park block."
 - ix) "Purchasers and/or tenants/lessees are advised that the lot abuts a neighbourhood park and will require a Permit to Enter (PTE) to complete work along the frontage of the townhouse where access is required through Block 196, Plan 65M-4557."
 - x) "Should archeological 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 City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately."
 - xi) "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 Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services"; and
- c) that the Site Plan Agreement include the following warning clause to be registered on title and/or included in all Offers of Purchase and Sale or Lease for Block 174, Plan 65M-4557 and Block 59, Plan 65M-4558:
- i) "Purchasers and/or tenants/lessees are advised that the dwelling unit is in close proximity to a future commercial use. Normal activities generated from the commercial use may at times be audible."

**6 PAST AND FUTURE PRACTICES REGARDING SUB-TERRAIN AND SURFACE TERRAIN
INFRASTRUCTURE
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Public Works and the Director of Infrastructure Delivery, dated November 7, 2017:

Recommendation

The Deputy City Manager of Public Works and the Director of Infrastructure Delivery recommend:

1. That this report be received for information.

**7 'U-TURN' PROHIBITION REVIEW
SWEETRIVER BOULEVARD, NORTH OF RUTHERFORD ROAD
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations, dated November 7, 2017:

Recommendation

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

1. That Council approve the implementation of a U-turn prohibition on Sweetriver Boulevard, north of Rutherford Road to Komura Road/Carrillo Street; and
2. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law, to add a U-turn prohibition, on Sweetriver Boulevard, north of Rutherford Road to Komura Road/Carrillo Street.

**8 LA NEVE AVENUE ON-STREET PERMIT PARKING PILOT PROJECT REVIEW
 WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations, dated November 7, 2017, be approved; and**
- 2) That the following deputations be received:**
 - 1. Ms. Pina Scavuzzo, La Neve Avenue, Woodbridge; and**
 - 2. Mr. Yiu Man Win, La Neve Avenue, Woodbridge.**

Recommendation

The Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations, in consultation with the Director of By-law & Compliance, Licensing & Permit Services recommend:

1. That Council not extend or renew the on-street permit parking pilot project on La Neve Avenue; and
2. That the existing signs on La Neve Avenue be removed.

**9 ALL-WAY STOP CONTROL REVIEW LORMEL GATE AND TRUDEAU DRIVE
 WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Public Works and the Director of Transportation Services, Parks and Forestry Operations, dated November 7, 2017:

Recommendation

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

1. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law, to add an all-way stop control at the intersection of Lormel Gate and Trudeau Drive.

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APPOINTMENT OF BUILDING OFFICIALS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager and the Director of Building Standards, dated November 7, 2017:

Recommendation

The City Manager and the Director of Building Standards recommend:

1. THAT a By-law substantially in form of Attachment 1 to reappoint a Chief Building Official, Deputy Chief Building Officials and appoint Building Inspectors for the enforcement of the Building Code Act and the Building Code be approved for enactment by Vaughan Council.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.17-005
OWNER: GLEN CORPORATION
LOCATION: 1520 STEELES AVENUE
UNIT 106, BLOCK 1, PLAN 65M-2085
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated November 7, 2017:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.17-005, Glen Corporation, be APPROVED.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.17-007
OWNER: 2151261 ONTARIO INC.
LOCATION: 2270 TESTON ROAD
LOT 26, CONCESSION 4
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated November 7, 2017:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.17-007, 2151261 Ontario Inc., be REFUSED.

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**PIERRE BERTON TRIBUTE TASK FORCE
MEMBER VACANCY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated November 7, 2017:

Recommendation

The City Clerk recommends:

- 1) That the vacancy on the Pierre Berton Tribute Task Force not be filled; and
- 2) That quorum be adjusted accordingly.

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**RESIGNATION OF MEMBER
ACCESSIBILITY ADVISORY COMMITTEE**

The Committee of the Whole recommends:

- 1) That the vacancy for the Accessibility Advisory Committee not be filled;**
- 2) That quorum be adjusted accordingly; and**
- 3) That the report of the City Clerk, dated November 7, 2017, be received.**

Recommendation

The City Clerk recommends:

1. That the resignation of Inna Panteleeva-Uretzki be received; and
2. That Council provide direction with respect to filling the vacancy.

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**MENORAH LIGHTING CEREMONY
GARNET A. WILLIAMS COMMUNITY CENTRE**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Shefman, dated November 7, 2017:

Member's Resolution

Submitted by Councillor Alan Shefman

Whereas, the City of Vaughan recognizes the celebration of Hanukkah through a Menorah lighting ceremony, and

Whereas, the official ceremony at City Hall is a significant event, and

Whereas, the official ceremony is scheduled for a time that severely limits the attendance of the Jewish community, and

Whereas, as a result of the official closure of City offices in 2016, the Menorah lighting was held at the Garnet A. Williams Community Centre, and

Whereas, the event at Garnet A. Williams Community Centre was very well attended by the community, and

Whereas, many members of the community have requested that a City of Vaughan Menorah lighting ceremony take place at Garnet A. Williams Community Centre on an annual basis, and

Whereas, the celebration of Hanukkah takes place over 8 days and on each of those days, the Menorah is lit,

It Is therefore recommended:

- 1. That the annual official Menorah lighting ceremony continue to take place on an annual basis at City Hall, and*
- 2. That a second City of Vaughan sponsored Menorah lighting ceremony take place at Garnet A. Williams Community Centre on an annual basis, with the appropriate support of staff to facilitate the event.*

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DUFFERIN STREET ENVIRONMENTAL ASSESSMENT (EA)

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Regional Councillor Ferri, dated November 7, 2017:

Member's Resolution

Submitted by Regional Councillor Mario Ferri

Whereas, there are existing congestion problems on Dufferin Street between Langstaff Road and Rutherford Road, as well as Major Mackenzie Drive and Teston Road; and

Whereas, York Region has initiated a Class EA for Dufferin Street between the limits of Langstaff Road and Teston Road that will consider capacity improvements to address existing congestion; and

Whereas, York Region's 2016 Transportation Master Plan Update identified the need for capacity and network improvements along Dufferin Street to accommodate future travel demands; and

Whereas, the widening of Dufferin Street from Teston Road to 15th Sideroad is included in the Transportation Master Plan, in the longer term 2032-2041 timeframe; and

Whereas, GO Transit is considering a new station to be located at Kirby Road and Keele Street that will increase traffic in the surrounding areas; and

Whereas, the Panel tasked with providing advice on the need for the GTA West Corridor has completed its review and has submitted a report to the Minister of Transportation, and the Minister is reviewing the Panel's advice, and is committed to providing an update on the future of the GTA West Corridor shortly; and

Whereas, the EA for the extension of Kirby Road from Dufferin Street to Bathurst Street is currently underway within the City of Vaughan; and

Whereas, issues and concerns regarding the existing traffic on Dufferin Street north of Teston Road have been raised by residents as well as MacKenzie Ridge Ratepayers' Association.

It Is therefore recommended:

- 1. That York Region be requested to complete the ongoing Dufferin Street EA from Langstaff Road to Teston Road as soon as possible; and*

2. *That York Region be requested to reconsider the timing and prioritization of Dufferin Street improvements north of Teston Road, once the Province makes a final decision on the GTA West Corridor and the Kirby Road GO Station, the City of Vaughan completes the Kirby Road EA, and provided such road improvements are included in the Region's capital budget.*

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**CEREMONIAL PRESENTATION –
“2017 NATIONAL PUBLIC WORKS WEEK LARGE/METRO CENTRE AWARD”**

The City of Vaughan's Public Works portfolio was presented with the National Public Works Week Large/Metro Centre Award, by the Canadian Public Works Association, for hosting an extraordinary week of events promoting public works during National Public Works Week in 2017.

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OTHER MATTERS CONSIDERED BY THE COMMITTEE

18.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad Hoc Committee reports be received:

1. **Accessibility Advisory Committee meeting of September 26, 2017 (Report No. 4);**
2. **Pierre Berton Tribute Task Force meeting of September 29, 2017 (Report No. 4);
and**
3. **Vaughan Metropolitan Centre Sub-Committee meeting of October 18, 2017 (Report No. 3).**

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The meeting adjourned at 1:41 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair