

***For consideration by the Council
of the City of Vaughan
on December 13, 2016***

**REPORT NO. 43 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 13, 2016**

7. **Ms. Maria Verna, Village of Woodbridge Ratepayers Association, Woodbridge Avenue, Woodbridge;**
- 3) **That the following communications be received:**
- C5. **Ms. Yolanda Mocella, Woodbridge Avenue, Vaughan, dated November 2, 2016;**
C6. **Ms. Gabrielle Bruno, Woodbridge Avenue, Vaughan; and**
C7. **Ms. Gabriella Giuliani, dated October 10, 2016; and**
- 4) **That the coloured elevation submitted by the applicant be received.**

Recommendation

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

1. THAT Zoning By-law Amendment File Z.15.041 (Housing York Inc./Regional Municipality of York) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, from RM1 Multiple Residential Zone, subject to site-specific Exception 9(1), RM2 Multiple Residential Zone, subject to site-specific Exception 9(820), R3 Residential Zone and M3 Transportation Industrial Zone to RA2 Apartment Residential Zone, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT Site Development File DA.15.093 (Housing York Inc./Regional Municipality of York) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 6-storey residential building containing 162 affordable housing units and 281.44 m² of ground floor commercial uses, served by a private driveway having access from Woodbridge Avenue and 198 parking spaces as shown on Attachments #3 to #6, subject to the following conditions:
 - a) prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations and landscape plan;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, traffic impact study, functional servicing report and stormwater management report;
 - iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Solid Waste Management Division;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) the Owner shall satisfy all requirements of CP Rail;
 - b) the implementing Site Plan Agreement shall include the following clauses:
 - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in

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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.

ii) Prior to final approval, the Owner shall provide the City with a Letter of Credit for the development's proportionate share of the cost of the Woodbridge Avenue Sanitary Sewer Improvement Works Special Area Development Charge.

iii) The following warning clauses shall be registered on title and be included in all Offers of Purchase and Sale Lease or Rental, for each residential unit:

- "Purchasers, Lessees or Tenants are advised that Canadian Pacific Railway Company (CPR) or its assigns or successors in interest has or have an operating right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuation for complaints measures in the design of the development and individual dwellings. CPR will not be responsible for complaints or claims arising from uses of its facilities and/or operations on, over or under the aforesaid right-of-ways."
- "Purchasers, Lessees or Tenants are advised that any berm, fencing or vibration isolation features implemented are not to be tampered with or altered, and further that the Owner shall have the sole responsibility for and shall maintain these features."
- "Purchasers, Lessees or Tenants are advised that despite the inclusion of noise control features in the development 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 sound level limits of the Municipality and the Ministry of the Environment and Climate Change."
- "This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment and Climate Change."
- "Purchasers, Lessees or Tenants are advised that due to the proximity of the adjacent institutional, retail and commercial lands, sound levels from these facilities may at times be audible."

iv) The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

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"IT IS HEREBY RESOLVED THAT Site Development File DA.15.093 (Housing York Inc./Regional Municipality of York) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 241 persons equivalent".

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**OFF-LEASH DOG PARK
SITE SELECTION WEST OF HWY 400
WARD 1, 2 AND 3**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager of Planning & Growth Management and the Director of Parks Development, dated December 6, 2016, be approved; and**
- 2) That the presentation by Ms. Mary Kelly, Senior Consultant of Human Environment, Amec Foster Wheeler Environment & Infrastructure, North Service Road, Burlington, and Communication C9, presentation material titled "*Off Leash Dog Park West of Hwy 400 Site Selection*", be received.**

Recommendation

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

1. That the report by Amec Foster Wheeler dated October 18, 2016 appended as Attachment 1 be received;
2. That the highest scoring site, Location B, at the future Block 59 District Park in Ward 2 be considered as the preferred location for the City's second primary Off-Leash Dog Area and that staff further review the feasibility of this location and report back on the proposed design, land requirements and funding impacts; and
3. That based on strong community support for smaller local Off-Leash Dog Areas that staff be authorized to undertake further community consultation for the planning and design of local Off-Leash Dog Areas and report back to a future Committee of a Whole meeting before the end of Q2 2017.

Councillor Carella declared an interest with respect to this matter as he is an officer of a not-for-profit corporation that owns land immediately abutting the subject lands, and did not take part in the discussion or vote on the matter.

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**GALLANOUGH PARK STORMWATER MANAGEMENT FACILITY
MUNCIPAL CLASS ENVIRONMENTAL ASSESSMENT ADDENDUM
WARD 5**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager and the Director of Infrastructure Delivery, dated December 6, 2016, be approved; and**
- 2) That the deputation by Ms. Randi Fellus, Spring Gate Boulevard, Thornhill, be received.**

Recommendation

The City Manager, Director of Environmental Services in consultation with the Director of Communications recommend:

1. That Council approve co-branding of York Region's Water Towers with the City of Vaughan logo.

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ALTERNATE LOCATE AGREEMENTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, the Director of Environmental Services and the Director of Transportation Services, Parks and Forestry Operations, dated December 6, 2016:

Recommendation

The City Manager, the Director of Environmental Services and the Director of Transportation Services, Parks and Forestry Operations in consultation with the Director of Legal Services and the City Clerk, recommend:

1. That the Director of Environmental Services and the Director of Transportation Services and Parks and Forestry Operations, and their designates, be authorized to enter into Alternate Locate Agreements (ALAs) on behalf of their respective departments.

7

**ALL-WAY STOP CONTROL REVIEW
LAUDERDALE DRIVE AND CORAL ACRES DRIVE (SOUTH)
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager and the Director of Transportation Services, Parks and Forestry Operations, dated December 6, 2016:

Recommendation

The City Manager 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 Lauderdale Drive and Coral Acres Drive (South).

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**REVIEW OF TORONTO AND REGION CONSERVATION AUTHORITY
ROLES AND RESPONSIBILITIES**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability, dated December 6, 2016, be approved; and
- 2) That staff be directed to review and report back no later than the February 7, 2017, Committee of the Whole meeting on the implications, legal and otherwise, with respect to the following motion:

That staff initiate a review of the feasibility of procuring the “technical advice” mentioned in this report;

before considering the feasibility of procuring any technical advice.

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability in consultation with the Deputy City Manager Legal and Human Resources recommend:

1. That staff, through the Municipal Comprehensive Review (MCR), and in recognition that the *Conservation Authorities Act* Review and the Coordinated Plan Reviews have yet to conclude, continue to review the policies of Vaughan Official Plan 2010 and the Comprehensive Zoning By-law, for the purposes of clarifying the roles and responsibilities of the environmental review bodies and approval authorities in the development review process; and, if appropriate, incorporate any resulting provisions prior to advancing any new area specific Official Plan or Zoning By-law amendments related to the Toronto and Region Conservation Authority’s mandate and responsibilities;
2. That staff initiate the development of a Memorandum of Understanding with the Toronto and Region Conservation Authority for the purposes of: Implementing a Service Delivery Agreement in matters related to the timely review of planning applications, input on the preparation of policy studies and City led environmental assessment processes and other shared activities, which may include, scope of review, operational and performance standards such as fee structures, submission requirements, key contacts, prescribed timelines and escalation clauses; and
3. That staff report to Council on the feasibility of entering into a Memorandum of Understanding and a Service Delivery Agreement with the Toronto and Region Conservation Authority, as referenced in Recommendation 2 above, after the completion of an initial analysis of this approach.

9

**STATUS UPDATE REPORT
IMPLEMENTATION GUIDELINES FOR PLANNING ACT SECTION 37 POLICIES
OF THE VAUGHAN OFFICIAL PLAN (VOP) 2010 (VOLUME 1) (10.1.2.9-10.1.2.12)
BONUSING FOR INCREASES IN HEIGHT AND/OR DENSITY
SECTION 37 OF THE PLANNING ACT
FILE #25.6.1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, the Chief of Corporate Initiatives and Intergovernmental Relations, the Director of Policy Planning and Environmental Sustainability, the Interim Director of Development Planning and the Manager of Urban Design, dated December 6, 2016:

Recommendation

The Deputy City Manager, Planning and Growth Management, the Chief of Corporate Initiatives and Intergovernmental Relations, the Director of Policy Planning and Environmental Sustainability, the Interim Director of Development Planning and the Manager of Urban Design, in consultation with the Deputy City Manager, Legal and Human Resources, the Director of Financial Planning and Development Finance and Deputy City Treasurer, and the Senior Manager of Real Estate, recommend:

1. That the proposed red-lined changes to the Section 37 Implementation Guidelines, as identified in and forming Attachment 1 to this report, be approved thereby replacing the current Corporate Policy “Section 37 Implementation Guidelines”.

The Committee of the Whole recommends:

- ## Recommendation

1. THAT York Region is requested to advance the delivery of key Regional infrastructure projects including the Northeast Vaughan Water and Wastewater projects and the Northwest Vaughan Wastewater project so servicing capacity can be assigned to provide for continued growth in the City and the significant Provincial infrastructure investment in the Highway 427 Extension and Regional Express Rail projects can be fully realize;

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04V12, 19T-14V002, 19T-14V011, 19T-15V012, 19T-15V013 and 19T-15V014 be reserved servicing capacity from the York Sewage / Water Supply System for a total of 2,201 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 2). This reservation shall automatically be revoked after a period of twelve (12) months in the event that a Draft Plan of Subdivision has not proceeded to registration, or in the case of a Site Development Application, that a Letter of Undertaking or Site Plan Agreement, whichever is in effect, has not been executed”.

- b) “THAT the development applications identified by File Numbers DA.13.021, DA.15.022, DA.15.060, DA.16.033 and Z.16.022 be reserved servicing capacity from the York Sewage / Water Supply System for a total of 5,748 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 2). This reservation shall automatically be revoked after a period of twelve (12) months in the event that a Draft Plan of Subdivision has not proceeded to registration, or in the case of a Site Development Application, that a Letter of Undertaking or Site Plan Agreement, whichever is in effect, has not been executed”;
- 4. THAT servicing capacity for 1,074 persons equivalent be RESERVED from the York Sewage/Water Supply System for distribution to development applications at Vaughan Council's discretion (as detailed on the Reservation Schedule included as Attachment No. 2);
- 5. THAT servicing capacity be RESERVED from the York Sewage / Water Supply System in accordance with the Reservation Schedule included as Attachment No. 2 as follows;
 - a) 5,000 persons equivalent (2,262 apartment units) for specific Vaughan Metropolitan Centre, Regional Centres/Corridors, High Density, LEEDs and Transit Oriented Development applications;
 - b) 2,592 persons equivalent for distribution to development applications within the Kleinburg-Nashville service area and development within the approved Kleinburg-Nashville Community Plan area; and,
 - c) 12,099 persons equivalent for distribution to active development applications proceeding to approval over the next year (and not included on any of the attached schedules) in accordance with the City's protocol;
- 6. THAT an annual review of the City's available servicing capacity, related development process and distribution protocol, be undertaken by staff and brought forward to a future Committee of the Whole meeting; and
- 7. THAT a copy of this report be forwarded to York Region.

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**VAUGHAN METROPOLITAN CENTRE (VMC) SECONDARY PLAN
PROPOSED MODIFICATIONS TO THE
NORTHEAST QUADRANT OF THE SECONDARY PLAN
FILE: 25.5.12.1
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability, dated December 6, 2016:

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Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability, in consultation with the Deputy City Manager, Legal and Human Resources and the Chief of Corporate Initiatives and Intergovernmental Relations recommend:

1. That the Vaughan Metropolitan Centre (VMC) Secondary Plan, forming part of Volume 2 of the City of Vaughan Official Plan 2010 (VOP 2010), adopted September 7, 2010 and modified on December 11, 2012 and October 20, 2015, as partially approved by the Ontario Municipal Board on November 18, 2016, be further modified in accordance with Attachment 3 – “Modifications to the VMC Secondary Plan Schedules – Northeast Quadrant – December 2016”, to this report which includes all changes as described in the body of the report;
2. That this report and Council minutes be forwarded to the Ontario Municipal Board (OMB) and the Regional Municipality of York (Region), as the City of Vaughan’s recommended modifications to the VMC Secondary Plan of Volume 2 of the VOP 2010 and that the Region and the OMB be requested to consider the requested modifications to the VMC Secondary Plan accordingly, as part of the process leading to its approval;
3. That City staff be authorized to make any additional changes to the text and schedules of this Plan necessary to ensure consistency with the direction provided above and to provide clarity in the interpretation of the Secondary Plan policies; and that staff be authorized to work with the Region, as necessary, to finalize the necessary wording to effect the modifications reflected in this report; and
4. That the OMB and the Region be advised that the Council modifications approved in respect of the VMC Secondary Plan, VOP 2010, Volume 2, meet the requirements of Subsections 26.(1)(a), (b) and (c) of the *Planning Act* R.S.O. 1990, c.P.13, as amended.

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**SITE DEVELOPMENT FILE DA.15.068
407 ETR CONCESSION COMPANY LIMITED
WARD 5 - VICINITY OF HIGHWAY 407 AND BATHURST STREET**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated December 6, 2016, be approved; and**
- 2) **That the coloured elevation submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.15.068 (407 ETR Concession Company Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2, with a new one-storey Ontario Provincial Police (OPP) Detachment Station, 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 Development Planning Department shall approve the final site plan, building elevations, and landscape plan;

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- ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plans, sediment and erosion control plan, stormwater management report, Phase One and Phase Two environmental site assessments, acoustic feasibility report, access study, and geotechnical investigation;
- iii) the Vaughan Environmental Service Department shall approve the final exterior garbage enclosure design;
- iv) the Owner shall satisfy all Ministry of Transportation Ontario (MTO) requirements;
- v) the Owner shall satisfy all Toronto and Region Conservation Authority (TRCA) requirements;
- b) that the Site Plan Letter of Undertaking shall include a clause requiring the Owner to construct a centre median on Bathurst Street that extends in front of the proposed driveway prior to the opening of the OPP station, and that the final approved plans be amended to include the median to the satisfaction of the Ministry of Transportation Ontario;
- c) that prior to the issuance of any Building Permit by the City of Vaughan, the Owner shall satisfy all York Region requirements.

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SITE DEVELOPMENT FILE DA.13.090

2058258 ONTARIO LIMITED

WARD 2 - VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated December 6, 2016, be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

Recommendation

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

- 1. THAT Site Development File DA.13.090 (2058258 Ontario Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 7-storey "Supportive Living Facility" consisting of 136 units and a 10-storey residential apartment building consisting of 89 residential dwelling units, and a total of 161 shared parking spaces located at-grade and within one level of underground parking, as shown on Attachments #4 to #8 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;

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- ii) the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final site grading and servicing plans, stormwater management report, and functional servicing report;
 - iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Waste Management Division;
 - iv) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department;
 - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority, including obtaining required TRCA Permits and conveyance of the open space lands zoned OS1 Open Space Conservation Zone to the TRCA;
- b) that the Site Plan Agreement include the following provisions:
 - i) the Owner, at their own expense, shall agree to conduct sanitary sewer flow monitoring for a period of no less than eighteen (18) months, to the satisfaction of the City. The duration of flow monitoring must allow for and capture a substantial number of wet weather events in order to accurately assess system response to wet weather flows which in conjunction with actual dry weather flows accurately reflect peak flows within the system. A flow monitoring report shall be prepared by the Consultant and submitted to the City for review and approval;
 - ii) the Owner shall provide the City with a Letter of Credit in the amount satisfactory to the City of Vaughan Development Engineering and Infrastructure Planning Department, as security for its payment towards future downstream sanitary sewer improvements as specified in the Functional Servicing Report prepared by Schaeffers Consulting Engineers. The Letter of Credit shall be renewed as necessary and to the satisfaction of the City, until final costs are determined and the Owner has paid its proportionate share towards the required infrastructure improvements. Upon receiving confirmation the sewer has been reconstructed or receiving payment from the Owner for their proportionate share of the infrastructure improvement, the City will release the Letter of Credit. Alternatively, the City may draw on the Letter of Credit to reconstruct the sewer or use the Owner's proportionate share of the infrastructure improvement;
 - iii) the Owner shall agree to enter into a Municipal Servicing Agreement with the City of Vaughan to front-end finance and construct surcharging sanitary sewer lengths, if required.
- 2. THAT Site Development File DA.13.090 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 89 residential units (197 persons equivalent).
- 3. THAT 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.

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**SITE DEVELOPMENT FILE DA.15.063
HIGHWAY 27 LANGSTAFF GP LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND LANGSTAFF ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated December 6, 2016, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.15.063 (Highway 27 Langstaff GP Limited) BE APPROVED, to facilitate the re-location of the John Lawrie Heritage Dwelling on the subject lands shown on Attachments #1 and #2, in conjunction with the construction of a future stormwater management pond facility that will serve the Costco Distribution Centre on the abutting lands, as shown on Attachments #3 to #7, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate and building elevations;
 - ii) a Heritage Permit shall be issued by the Vaughan Development Planning Department, Cultural Heritage Division;
 - iii) the Vaughan Development Engineering and Infrastructure Planning Department (DEIP) shall approve the final site grading and servicing plans and storm water management report;
 - iv) an Easement Agreement shall be registered on title between "Costco" (Costco Wholesale Canada Ltd.) and the "Owner" (Highway 27 Langstaff GP Limited) to ensure that the private stormwater management pond that services the abutting "Costco" lands is maintained in perpetuity;
 - v) the Committee of Adjustment's decision related to a Minor Variance Application for the required zoning exception to Zoning By-law 1-88, and related Consent Application, as identified in this report, shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
 - vi) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA);
 - vii) the Owner shall satisfy all requirements of York Region.

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**DRAFT PLAN OF SUBDIVISION FILE 19T-15V012
FUMATA INVESTMENT CORP.
WARD 4 - VICINITY OF TESTON ROAD AND VIA ROMANO BOULEVARD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated December 6, 2016:

Recommendation

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

1. THAT Draft Plan of Subdivision File 19T-15V012 (Fumata Investment Corp.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision comprised of 30 lots for detached dwelling units, as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
2. THAT Vaughan Council adopt the following resolution with regard to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 19, 2015:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V012 (Fumata Investment Corp.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 30 detached residential units (120 persons equivalent).”
3. THAT Street “A” in Draft Plan of Subdivision File 19T-15V012, as shown on Attachment #4, be named “Casavant Crescent”.
4. THAT the City’s comprehensive review of Zoning By-law 1-88 include the rezoning of Block 31 (i.e. 5 m wide Buffer Block to be conveyed to the Toronto and Region Conservation Authority) to OS5 Open Space Environmental Protection Zone.

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**SITE DEVELOPMENT FILE DA.16.038
1934397 ONTARIO INC.
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated December 6, 2016, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

Recommendation

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

1. THAT Site Development File DA.16.038 (1934397 Ontario Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 2-storey

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employment building comprising 1,858.08 m² as shown on Attachments #3 to #6, subject to the following conditions:

- a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations and signage;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and stormwater management report;
 - iii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - iv) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario.

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**DRAFT PLAN OF SUBDIVISION FILE 19T-16V005
SITE DEVELOPMENT FILE DA.16.044
WOODBIDGE PARK LIMITED
WARD 2 - VICINITY OF STEELES AVENUE WEST AND MARTIN GROVE ROAD**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated December 6, 2016, be approved; and**
- 2) **That the coloured elevations submitted by the applicant be received.**

Recommendation

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

- 1. THAT Draft Plan of Subdivision File 19T-16V005 (Woodbridge Park Limited) as shown on Attachment #4, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1 of this report.
- 2. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-16V005 (Woodbridge Park Limited) shall include the following clause:

“The Owner shall provide parkland and shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the subject lands for the residential component and 2% of the value of the subject lands for the commercial component prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s “Cash-In-Lieu of Parkland Policy”. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42, of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

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3. THAT Site Development File DA.16.044 (Woodbridge Park Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #2 and #3 with 249, 3-storey freehold townhouse dwelling units (comprised of 89 conventional townhouse units and 160 “back-to-back” townhouse units), two 3-storey mixed-use buildings containing 26 rental apartment units and 868 m² of at-grade commercial uses, and a 2,100 m² public park, together with privately owned and maintained common elements (by a future condominium corporation) for the internal roads, visitor parking, walkways and landscaped amenity areas, as shown on Attachments #4 to #9, subject to the following conditions:
- a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site grading and servicing plans, stormwater management report, functional servicing report, and Environmental Noise Assessment;
 - iii) the Owner shall satisfy all requirements of the Vaughan Parks Development Department;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) the Owner shall satisfy all requirements of the City of Toronto;
 - vi) the Owner shall satisfy all requirements of the Region of York Community Planning and Development Services Department;
 - vii) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exception to Zoning By-law 1-88, as identified in the Zoning section of this report, specifically to permit Block 16 with a maximum of 7 rather than 6 townhouse units in a row, 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;
 - b) the implementing Site Plan Agreement shall include the following clauses:
 - i) Should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
 - 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 Vaughan Development Planning Department’s Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
 - iii) The Owner is required to make satisfactory arrangements with the City of Toronto for the extension of the water main and sanitary sewer along Steeles Avenue West, as well as all work within the City of Toronto’s right-

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- of-way and provide financial security, submit engineering and inspection fees and provide insurance as required.
- iv) The Owner agrees that the arrangements referred to in condition iii), above, is subject to the execution of a Quad-party Servicing Agreement, between the Owner, City of Toronto, York Region and the City of Vaughan.
- v) The Owner shall convey for nominal consideration to the City of Toronto, a vehicular easement to accommodate access to the water meter chambers for maintenance and repair purposes. The easement shall permit City of Toronto vehicles to manoeuvre along a section of the proposed internal (private) driveway system. The easement documents must be prepared to the satisfaction of the Executive Director, Engineering and Construction Services, Toronto Water and the City of Toronto City Solicitor.
- vi) The Owner is required to construct a new sidewalk along the Steeles Avenue West frontage of the site in accordance with City of Toronto standards at no cost to the municipality and to the satisfaction of the Executive Director of Engineering and Construction Services.
- vii) The Owner is required to prepare all documents and convey to the City of Toronto, at nominal cost, a 0.8 metre wide strip of land across the Steeles Avenue West frontage of the subject property, in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the Grantor until such time as said lands have been dedicated as a public highway, all to the satisfaction of the Executive Director, Engineering and Construction Services and the City Solicitor.
- viii) The Owner must submit a draft Reference Plan of Survey to the City of Toronto's Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
- Be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System and the 3 degree Modified Transverse Mercator Projection);
 - Delineate by separate PARTS the lands to be conveyed to the City of Toronto, the remainder of the site and any appurtenant rights-of-way and easements;
 - Show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
 - Pay all costs for registration and preparation of reference plan(s);
 - Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City of Toronto;
 - Submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, describing the lands to be conveyed to the City of Toronto, and identifying what environmental documentation will be provided to the City's peer reviewer to support this conveyance; all environmental documentation

consistent with O. Reg. 153/04 requirements shall be submitted with reliance extended to the City of Toronto and its peer reviewer and any limitation on liability and indemnification is to be consistent with 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director of Engineering and Construction Services.

- Pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City of Toronto (7%), and submit an initial deposit of \$8,000.00 towards the cost of the Peer Review in the form of a certified cheque, to the Executive Director, Engineering and Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer (unused funds will be refunded to the applicant by the City of Toronto);
- Submit, to the satisfaction of the City of Toronto's peer reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (153/04, as amended) describing the current conditions of the land to be conveyed to the City of Toronto and the proposed Remedial Action Plan based on the site condition standards approach, to the Executive Director, Engineering and Construction Services.
- At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Executive Director, Engineering and Construction Services for Peer Review and concurrence, which states:
 - a) In the opinion of the Qualified Person:
 - i) It is either likely or unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto adjacent City of Toronto lands that would exceed the applicable Site Condition Standards; and
 - ii) To the extent that the opinion in viii) a) i) above is that past migration is likely, it is either possible or unlikely that such off-site contamination on adjacent City of Toronto lands poses an adverse effect to the environment or human health.
 - b) Lands to be conveyed to the City of Toronto meets either:
 - i) the applicable Ministry Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9; subject to applicable exemptions as stated in O. Reg. 153/04) for the most environmentally sensitive adjacent land use; or
 - ii) the Property Specific Standards as approved by the Ministry for a Risk Assessment/Risk Management Plan which was conducted in accordance with the conditions set out herein.

- ix) The Qualified Person's statement, referenced in Condition viii) above, will include a Reliance Letter that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, confirming that both the City of Toronto and the City's of Toronto peer reviewer can rely on the environmental documentation submitted, consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site; all environmental documentation consistent with O. Reg. 153/04 requirements and opinions shall be submitted with reliance extended to the City of Toronto and its peer reviewer and any limitation on liability and indemnification is to be consistent with 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director of Engineering and Construction Services.
- x) The lands require a Record of Site Condition, (RSC) therefore, the Owner is required to:
 - a) file the RSC on the Ontario Environmental Site Registry; and
 - b) submit the Ministry of the Environment and Climate Change's Letter of Acknowledgement of filing of the RSC confirming that the RSC has been prepared and filed in accordance with O.Reg.153/04, as amended, to the Executive Director, Engineering and Construction Services.

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**SITE DEVELOPMENT FILE DA.16.068
STEELE VALLEY DEVELOPMENTS LTD.
WARD 4 - VICINITY OF REGIONAL ROAD 7 AND BOWES ROAD**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated December 6, 2016, be approved; and**
- 2) **That the coloured elevations submitted by the applicant be received.**

Recommendation

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

- 1. THAT Site Development File DA.16.068 (Steele Valley Developments Ltd.) BE APPROVED, to permit revisions to the existing building elevations and site modifications including a drive-through, as shown on Attachments #3 to #6, for a permitted eating establishment (Harvey's) use on the subject lands shown on Attachments #1 and #3, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Development Planning Department shall approve the final site plan, building elevations, and landscape plan;
 - ii. the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final site servicing and grading plan, erosion and sediment control plan and car/truck movement plan;

- iii. the Owner shall satisfy all requirements of the Vaughan Environmental Services (Solid Waste Management) Department.

19

**ZONING BY-LAW AMENDMENT FILE Z.11.034
DRAFT PLAN OF SUBDIVISION FILE 19T-15V013
NULOOK DEVELOPMENTS INC.
WARD 1 - VICINITY OF TESTON ROAD AND DUFFERIN STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated December 6, 2016:

Recommendation

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

1. THAT Zoning By-law Amendment File Z.11.034 (Nulook Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from RR Rural Residential Zone (detached dwelling on a lot with a minimum 45 m frontage), subject to site-specific Exception 9(3), to R1 Residential Zone (detached dwelling on a lot with a minimum 18 m frontage) and OS2 Open Space Park Zone (buffer block) in the manner shown on Attachment #4, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V013 (Nulook Developments Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision for 7 lots for detached dwellings as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
3. THAT Vaughan Council adopt the following resolution with regard to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 19, 2015:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V013 (Nulook Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 7 residential units (25 persons equivalent).”
4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V013 (Nulook Developments Inc.) shall include the following clause:

“The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-Lieu 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.”
5. THAT the public road included in Draft Plan of Subdivision File 19T-15V013 as shown on Attachment #4, be named “Germana Place” as an extension of an existing road and street name to the north.

20

**ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88
CITY OF VAUGHAN
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND ASHBRIDGE CIRCLE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated December 6, 2016:

Recommendation

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

1. THAT the Administrative Correction to Zoning By-law 1-88, BE APPROVED, specifically to amend Key Map 8B to correctly show the zoning of the subject lands from OS1 Open Space Conservation Zone to EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone.

21

**NEW CONSTRUCTION
10680 ISLINGTON AVENUE- KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT,
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
WARD 1 - WEST SIDE OF ISLINGTON AVENUE AND NORTH OF BELL COURT**

The Committee of the Whole recommends approval of the Heritage Vaughan Committee recommendation contained in the following report of the City Clerk, dated December 6, 2016:

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of October 19, 2016 (Item 2, Report No. 7) for Council's consideration:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated October 19, 2016, be approved, subject to the following additional condition:
 - c) that the applicant, in consultation with the Urban Design and Cultural Heritage Department, be requested to:
 1. Include a landing to the proposed stairs at the rear of the house;
 2. Change the colour of the quoining to blend with the brick;
 3. Add windows to the garage wall at the rear of the house; and
 4. Coordinate the brick colour palettes with the neighbouring property.

Report of the Director of Development Planning, dated October 19, 2016

Recommendation

The Director of Development Planning recommends:

1. THAT Heritage Vaughan recommend to Council the approval of the proposed new construction subject to the following conditions:
 - a) any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;

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- b) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.

22

**REVISION TO PREVIOUS APPROVAL
NEW CONSTRUCTION AT 72 NAPIER STREET
KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT
WARD 1 - VICINITY OF ISLINGTON AVENUE AND STEGMAN'S MILL ROAD**

The Committee of the Whole recommends approval of the Heritage Vaughan Committee recommendation contained in the following report of the City Clerk, dated December 6, 2016:

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of November 16, 2016 (Item 3, Report No. 8) for Council's consideration:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated November 16, 2016, be approved.

Report of the Director of Development Planning, dated November 16, 2016

Recommendation

The Director of Development Planning recommends:

- 1. THAT Heritage Vaughan Committee recommend to Council approval of the proposed revisions to the new construction of a single detached house, garage, and cabana under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
 - a) any significant changes to the proposal by the Owner may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
 - b) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
 - c) the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

23

**ASSUMPTION – DUFFERIN CONTWO PHASE 2 SUBDIVISION
PLAN OF SUBDIVISION 65M-3906 (19T-90008)
WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, dated December 6, 2016:

Recommendation

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

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3906; and
2. That the Municipal Services Letter of Credit be reduced to \$35,000 to guarantee the completion of streetscaping and landscaping deficiencies to the satisfaction of the Development Planning Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

24

**SIGN VARIANCE APPLICATION
FILE NO: SV.16-009
OWNER: CONDOR PROPERTIES LTD.
LOCATION: 7235 KEELE STREET
LOT 2, BLOCK 15, CONCESSION 3
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated December 6, 2016, be approved; and
- 2) That the deputation by Mr. Michael Seasons, Dillon Consulting Ltd., Yorkland Boulevard, Toronto, on behalf of Condor Properties Ltd., be received.

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.16-009, Condor Properties Ltd., be APPROVED.

25

**SIGN VARIANCE APPLICATION
FILE NO: SV.16-006
OWNER: 7700 KEELE STREET LIMITED
LOCATION: 7700 KEELE STREET
LOT NO. 5, CONCESSION NO. 4, UNIT NO. 6
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated December 6, 2016:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.16-006, 7700 Keele Street Limited, be APPROVED, subject to the following conditions:

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- a) The as-built existing face-mounted sign shall be reviewed and inspected on site by a professional engineer.
- b) A general review certificate and detailed structural drawings for the proposed additional logo sign attached on the parapet be submitted at the time of permit application sealed by a professional engineer as per OBC Div. C 1.2.1.(7).

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**SIGN VARIANCE APPLICATION
FILE NO: SV.16-008
OWNER: TOYS"R"US CANADA
LOCATION: 300 STEELES AVENUE WEST
BLOCK 39, PLAN NO. M-2237
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated December 6, 2016:

Recommendation

The Sign Variance Committee recommends:

- 1. That Sign Variance Application SV.16-008, Toys"R"Us Canada, be APPROVED, subject to the following conditions:
 - a) The applicant submit a detailed cross section of the building with a detailed attachment to the roof structure.
 - b) The applicant provide design and general review drawings with an approved seal by a professional engineer or architect as per OBC Div. C 1.2.1.2.(6) and 1.2.1.2.(7).

27

CYCLING AND PEDESTRIAN ADVISORY TASK FORCE APPOINTMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated December 6, 2016:

Recommendation

The City Clerk, on behalf of the Cycling and Pedestrian Advisory Task Force, forwards the following recommendation from its meeting of October 13, 2016 (Item 3, Report No. 4):

- 1. That the Elliott Silverstein be appointed as the CAA representative on the Task Force replacing the previously appointed representative.

28

**CYCLING AND PEDESTRIAN ADVISORY TASK FORCE
REQUEST TO EXTEND THE TERM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated December 6, 2016:

Recommendation

The City Clerk, on behalf of the Cycling and Pedestrian Advisory Task Force, forwards the following recommendation from its meeting of October 13, 2016 (Item 4, Report No. 4):

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1. That the Terms of Reference for the Cycling and Pedestrian Advisory Task Force be revised by extending the term to June 2017 to provide additional time for the Task Force to submit its findings report.

29

ACCESSIBILITY INITIATIVES UPDATE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Legal and Human Resources and the Chief Human Resources Officer, dated December 6, 2016, be approved;
- 2) That the presentation by the Accessibility & Diversity Coordinator, be received; and
- 3) That the deputation by Mr. Peter Pallotta, Maria Antonia Road, Woodbridge, be received.

Recommendation

The Deputy City Manager, Legal and Human Resources and the Chief Human Resources Officer recommend:

1. That this report be received.

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EMERGENCY MANAGEMENT PROGRAM – ANNUAL VERIFICATION REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated December 6, 2016:

Recommendation

The City Manager as Chair of the Emergency Management Program Committee recommends:

1. That Mayor and Community Emergency Management Coordinator (Fire Chief) be authorized to sign the Annual Statement of Completion (Attachment 2).

31

**CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA
CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM
MAY 1, 2016 TO OCTOBER 31, 2016**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Mayor Bevilacqua, dated December 6, 2016:

Member's Resolution

Submitted by Hon. Maurizio Bevilacqua, PC, Mayor.

Whereas, the City of Vaughan is committed to fostering an inclusive society; and

Whereas, Council by its adoption of Item 27 of Report No. 1 of the Committee of the Whole at its meeting of January 31, 2012 authorized:

- That the Mayor be authorized to distribute proceeds from the annual City of Vaughan Mayor's Gala and the Mayor Maurizio Bevilacqua Charity Golf Classic in accordance

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with the Council Resolution of Item 32 of Report No. 19 of the May 3, 2011 Council meeting;

- That the distributions not be made in an election year; and
- That the Mayor report to Council within 6 months with the details of the distributions once made; and

Whereas, the May 3, 2011 Council resolution authorized that recipients include, but not be limited to:

- Vaughan Based Charities;
- Not-for-profit Organizations; and
- Community Groups; and

Whereas, the use of the net proceeds was communicated to the public through the Mayor's Gala and the Mayor's Charity Golf Classic material, Council reports and media articles; and

Whereas, the recipient organizations have been identified based on consultation with Members of Council, community leaders and active community engagement; and

Whereas, the Mayor reported to the Committee of the Whole with regard to distributions on May 15, 2012, June 19, 2012, November 27, 2012, June 11, 2013, November 26, 2013, January 14, 2014, September 9, 2015, December 1, 2015, and May 31, 2016; and

Whereas, Council by its adoption of Item 20 of Report No. 31 of the Committee of the Whole at its meeting of September 9, 2015 authorized:

- That going forward the Mayor report to Council every December and June within every fiscal year with the details of the distributions once made.

It is therefore recommended that Council receive the attached list of recipient organizations that have received, as of October 31, 2016 net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic.

Attachment

1. City of Vaughan Mayor's Gala and Mayor Maurizio Bevilacqua Charity Golf Classic Recipient Organizations from May 1, 2016 to October 31, 2016

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

32

**ZONING BY-LAW AMENDMENT FILE Z.16.003
SITE DEVELOPMENT FILE DA.16.007
SITE DEVELOPMENT FILE DA.16.089
PENGUIN-CALLOWAY (VAUGHAN) INC.
WARD 4 - VICINITY OF MILLWAY AVENUE AND APPLE MILL ROAD**

The Committee of the Whole recommends:

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- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated December 6, 2016, be approved;
- 2) That the deputation by Ms. Paula Bustard, Vice President, Development, SmartReit, Applewood Crescent, Vaughan, be received; and
- 3) That the coloured elevation submitted by the applicant be received.

Recommendation

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

1. THAT Zoning By-law Amendment File Z.16.003 (Penguin-Calloway (Vaughan) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically the C10 Corporate District Zone, subject to Exception 9(959), on the part of the subject lands located on the north side of Apple Mill Road and west of the York Region Rapid Transit Corporation (YRRTC) Bus Terminal, as shown on Attachments #1 and #2, to permit the site-specific zoning exceptions identified in Table 1 of this report to facilitate the development of an 9-storey mixed-use building, as shown on Attachments #6 to #12, subject to the following condition:
 - a) Prior to the enactment of the implementing site-specific Zoning By-law, the Owner (Penguin-Calloway (Vaughan) Inc.) shall resolve its Ontario Municipal Board (OMB) appeals of the Vaughan Official Plan (VOP) 2010 and the Vaughan Metropolitan Centre (VMC) Secondary Plan in a form satisfactory to the City Solicitor and the Deputy City Manager, Legal and Human Resources.
2. THAT Site Development File DA.16.007 (Penguin-Calloway (Vaughan) Inc.) BE APPROVED, to permit the development of the part of the subject lands located west of Millway Avenue and on the north side of Apple Mill Road, as shown on Attachment #1 and #2 with an 9-storey, 22,103 m² mixed-use building, as shown on Attachments #6 and #12, with business and professional office, community centre, retail store, public library, and day nursery uses, subject to the following conditions:
 - a) prior to the execution of the Site Plan Agreement:
 - i) the implementing zoning by-law shall be in full force and effect;
 - ii) the Owner shall receive approval from the Vaughan Development Planning and Development Engineering and Infrastructure Planning (DEIP) Departments for Site Development File DA.16.077 to permit an amendment on the approved Wal-Mart Site Development File DA.96.067, specifically modifications to the existing parking area and landscape plan to accommodate the lands for the mixed-use building development proposal and the Owner shall prepare and deposit a Reference Plan that defines the limits of the future Buttermill Avenue right-of-way for future conveyance purposes at the time of the Wal-Mart redevelopment, to the satisfaction of the Vaughan DEIP Department;
 - iii) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape cost estimate, landscape plans, and wayfinding signage;
 - iv) the Vaughan DEIP Department shall approve the final site servicing plan, site grading plan, erosion control plan, functional servicing and stormwater

management report and drawings, geotechnical and hydrogeological assessment, external lighting plan, the utility coordination plan, Transportation Demand Management Plan, and functional schematics of the Buttermill Avenue right-of-way extension including the alignment, road cross-sections and underground servicing for the future conveyance of a future public road (Buttermill Avenue) as identified in the VMC Secondary Plan, at the time of redevelopment of the lands to the immediate west (Wal-Mart lands), or portions thereof;

- v) The Owner shall submit a Phase One Environmental Site Assessment (ESA), Phase Two ESA, and Remedial Action Plan (if required) including reliance from the Owner's environmental consultant on all ESA documentation, to the satisfaction of the City;
 - vi) the Owner shall submit to the City the final 3D digital model of the development, which shall include the accurately geo-referenced digital data, as outlined in the Draft VMC Submission Protocol, to the satisfaction of the Vaughan Development Planning Department. If the 3D digital model of the development has not been completed by the Owner and provided to the City prior to the execution of the Site Plan Agreement, the Owner shall provide a separate Letter of Credit in a format satisfactory to the City of Vaughan in the amount of \$15,000.00 to guarantee the completion of the model;
 - vii) the Owner shall satisfy all requirements of York Region;
 - viii) the Owner shall satisfy all requirements of PowerStream Inc.; and
 - ix) the Owner shall satisfy all requirements of Canada Post.
- b) that the Site Plan Agreement shall include the following clauses:
- i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of any 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."
 - ii) "Prior to the issuance of any Building Permit, the Owner shall submit a Ministry of the Environment and Climate Change (MOECC) Record of Site Condition (RSC), including the Acknowledgement Letter from the MOECC filed on the Environmental Site Registry, for the subject lands. All Environmental Site Assessment (ESA) reports relied upon for the filing of the RSC shall also be submitted to the City, to the satisfaction of the City, including reliance from the Owner's environmental consultant."
 - iii) "Prior to the issuance of the final Building Permit, the Owner and the City shall execute a separate agreement, which will include the requirement for the Owner to submit a Letter of Credit, to address the details to commission and install a permanent piece of public art as a public art contribution consistent with the principles of Site 9 – Community Centre as outlined in the City's VMC Culture and Public Art Framework, to the satisfaction of the City. The Owner shall develop a public art program that follows the approved process outlined in the City-wide Public Art Program, to the satisfaction of the City. The Owner will own and maintain the public art

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piece. The City acknowledges that this contribution satisfies the requirement for public art in the development block.”

- iv) “Upon redevelopment of the property to the west (Wal-Mart), the Owner shall convey to the City the Buttermill Avenue right-of-way between Apple Mill Road to Portage Parkway free of cost and encumbrances, in accordance with the VMC Secondary Plan, and enter into an agreement with the City to design and construct this portion of Buttermill Avenue, to the satisfaction of the City.”
 - v) “Prior to the occupancy of the mixed-use building, the Owner will be required to design and construct the ultimate streetscape and sidewalk conditions for the eastern side of Buttermill Avenue along the frontage of the mixed-use building, subject to Site Development File DA.16.007, to the satisfaction of the City.”
3. THAT Site Development File DA.16.089 (Penguin-Calloway (Vaughan) Inc.), BE APPROVED, to permit the development of the portion of the subject lands located at the northeast corner of Millway Avenue and the Apple Mill Road extension, as shown on Attachments #1 and #2, for a temporary surface commercial parking lot with a maximum 976 spaces, as shown and red-lined on Attachments #13 and #14, subject to the following conditions:
- a) The Owner shall enter into an agreement with the City, which will include the following triggers for the ultimate removal of the parking lot:
 - i) 500 parking spaces subject to their removal upon redevelopment of the subject lands, or portion thereof;
 - ii) 476 parking spaces shall be removed 5 years from the occupancy of the mixed-use building, which is subject to Site Development File DA.16.007:
 - b) prior the execution of the Site Plan Agreement:
 - i) the Owner (Penguin-Calloway (Vaughan) Inc.) shall resolve its Ontario Municipal Board (OMB) appeals of the Vaughan Official Plan (VOP) 2010 and the Vaughan Metropolitan Centre (VMC) Secondary Plan in a form satisfactory to the City Solicitor and the Deputy City Manager, Legal and Human Resources;
 - ii) Minor Variance Application A387/16 for the required exceptions to Zoning By-law 1-88, identified in Table 2 of this report, as it pertains to Site Development File DA.16.089, shall be approved by the Vaughan Committee of the Adjustment, the Committee’s decision shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee;
 - iii) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and wayfinding signage and demonstrate that the temporary surface parking lot include infrastructure that can accommodate the staging and hosting of public events;
 - iv) the Owner shall enter into a separate agreement with the City to permit the City to utilize the temporary surface parking lot to stage and host public events, based on the following principles, to the satisfaction of the City:

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- the dates and times for the use of the temporary surface parking lot will be agreed upon annually by the Owner the City;
- the City may use the parking lot for up to four events annually; and,
- the use of the parking lot will be at no cost to the City.

The agreement will also consider other matters such as liability, security and on-site operations, to the satisfaction of the City;

- v) the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final site servicing plan, site grading plan, erosion control plan, functional servicing and stormwater management report and drawings, lighting plan, and access operation review study;
- vi) the Owner shall enter into a Development Agreement with the City for the design, construction and conveyance of the Apple Mill Road extension from Millway Avenue to Jane Street, including the associated municipal services, streetscape and signalization at Jane Street, if required by York Region, to the satisfaction of the City;
- vii) the Owner shall satisfy all requirements of York Region;
- viii) the Owner shall satisfy all requirements of Toronto and Region Conservation Authority (TRCA); and,
- ix) the Toronto Transit Commission (TTC) shall provide their final clearance;
- c) that the Site Plan Agreement shall include the following clauses:
 - i) “A temporary surface parking lot is permitted subject to the Owner entering into an agreement with the City, which will include the following triggers for the ultimate removal of the parking lot:
 - a) 500 parking spaces subject to their removal upon redevelopment of the subject lands, or portion thereof;
 - b) 476 parking spaces shall be removed 5 years from the occupancy of the mixed-use building, which is subject to Site Development File DA.16.007.”
 - ii) “The Owner shall provide the minimum 220 parking spaces required under Zoning By-law 1-88 to permanently service the mixed-use building, subject to Site Development File DA.16.007, within 5 years of the occupancy of the mixed-use building.”
 - iii) “The Owner agrees that should a parking or traffic circulation problem be identified by the City or YRRTC/York Region, which includes transit vehicles, for the mixed-use building and surrounding streets including Millway Avenue, Portage Parkway, and Apple Mill Road, the Owner shall work, in consultation with its parking operator, the City and York Region, to adjust the operations of the temporary surface commercial parking lot in order to accommodate the parking demand of the mixed-use building.”
 - iv) “The Owner shall continue to work with the City to incorporate, wherever possible, the permanent premium level of service streetscape requirements on the subject lands as part of the planned Millway Avenue works and the City acknowledges that the advanced permanent streetscape works that are

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front-ended by the Owner shall be considered in review of future development applications on the subject lands.”

- v) “The Owner shall convey to the City, free of change and encumbrances, the necessary road widening for both Millway Avenue (east and west sides) and Portage Parkway along the frontage of the subject lands pursuant to the VMC Secondary Plan and Portage Parkway Class Environmental Assessment, to the satisfaction of the City.”

- d) The following shall be addressed in the Development Agreement, as referenced in section 3.b)vi) in the recommendation section of this report, to the satisfaction of the City of Vaughan:

- i) Apple Mill Road Extension

The design, construction and conveyance of the Apple Mill Road extension from Millway Avenue to Jane Street, including municipal services and the installation of a signalized intersection at Apple Mill Road and Jane Street, if required by York Region, by the Owner and an interim, and some areas permanent, streetscape condition and tree planting on both sides of the Apple Mill Road extension where it does not conflict with the planned utility or servicing upgrades. The Owner shall be required to provide drawings, plan and profile, sewer/water design sheets and drainage area plan for the design of the road extension, to the satisfaction of the City;

- ii) Millway Avenue Streetscape Treatment

The Owner shall make the necessary arrangements to fund and implement the completion of the premium level of service streetscape treatment between the curb and the sidewalk along the east side of Millway Avenue from Regional Road 7 to Portage Parkway, in accordance with the VMC Streetscape and Open Space Plan, to the satisfaction of the City;

- iii) Millway Avenue and Portage Parkway Access

The Owner shall convey the required road widenings for Portage Parkway and Millway Avenue identified by the VMC Secondary Plan and the Portage Parkway Environmental Assessment. The Owner shall undertake the required access works at Millway Avenue and Portage Parkway, to the satisfaction of the City.

- iv) Environmental Site Assessment

Prior to the transfer of the Apple Mill Road extension lands to the City, and any other lands to be conveyed to the City as part of this development, the Owner shall submit, as a minimum, a Phase One Environmental Site Assessment (ESA) in accordance with O. Reg. 153/04 (as amended). Should the findings of the Phase One ESA recommend further assessments, those shall also be required to be completed. All ESA reports shall include reliance extended from the environmental consultant to the City for the use of the reports, to the satisfaction of the City.

- 4. THAT Community Improvement Plan (CIP) File CIP.16.003 be reviewed by the City for eligibility for the VMC CIP Program, specifically for the proposed 10,000 m² office component within the mixed-use building, in accordance with the criteria set in the City of Vaughan CIP By-law, CIP Program Guide, and CIP Application, to the satisfaction of the City.

5. THAT the Mayor and City Clerk be authorized to enter into an agreement with the Owner (Penguin-Calloway (Vaughan) Inc.) to provide for the Owner to tender a construction contract and construct Millway Avenue, a funded City project, between New Park Place and Portage Parkway on behalf of the City, pursuant to Section 12 of the City's Consolidated Purchasing Policy.

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**COMPREHENSIVE PEER REVIEW FOR
DEVELOPMENT APPLICATION OP.16.006 ("TORGAN")
(Referred)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated December 6, 2016:

Recommendation

The City Clerk on behalf of the Finance, Administration and Audit Committee refers the following recommendation from its meeting of November 28, 2016 to Committee of the Whole for consideration:

Referral from Finance, Administration and Audit Committee meeting November 28, 2016

The Finance, Administration and Audit Committee recommends to the Committee of the Whole that the recommendation contained in Communication C5, dated November 14, 2016 from the Deputy City Manager, Planning and Growth Management, distributed at the November 14, 2016 Finance, Administration and Audit Committee (Attachment 1) and referenced in Communication C6 to the November 28, 2016 Finance, Administration and Audit Committee meeting, be approved as follows:

1. That a comprehensive Peer Review for development application OP.16.006 ("Torgan") be undertaken on behalf of the City and such Peer Review be fully funded by the applicant;
2. That the City meet with the owner of the Promenade Mall to determine their future plans;
3. That the City initiate a Secondary Plan study, after additional discussion with stakeholders including the owner of the Promenade Mall, once additional details regarding the potential future use or redevelopment of the Promenade Mall are known; and
4. That in reporting back to Committee of the Whole on confirmation of stakeholder interest in proceeding with the Secondary Plan Study, such report include a detailed scope of work and terms of reference.

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**DEPUTATION – MS. JOYCE FRUSTAGLIO
NANNY ANGEL NETWORK (NAN)**

The Committee of the Whole recommends:

- 1) That the deputation by Ms. Joyce Frustaglio, Co-Chair and Ms. Audrey Guth, Founder and Chair, Nanny Angel Network (NAN), Sheppard Avenue West, Toronto, be received.

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**DEPUTATION – MR. FRANK ESPOSITO
PARKING ISSUES IN SANDWAY CRESCENT**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Frank Esposito, with respect to parking issues in Sandway Crescent, and Communications C1, dated November 23, 2016, and C10, dated December 6, 2016, submitted at the meeting, be received and referred to staff.

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OTHER MATTERS CONSIDERED BY THE COMMITTEE

36.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad Hoc Committee reports be received:

1. Heritage Vaughan Committee meeting of October 19, 2016 (Report No. 7).
2. Vaughan Metropolitan Centre Sub-Committee meeting of November 2, 2016 (Report No.5).
3. Heritage Vaughan Committee meeting of November 16, 2016 (Report No. 8).
4. Pierre Berton Tribute Task Force meeting of November 23, 2016 (Report No.5).

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**NEW BUSINESS – NATIONAL DAY OF REMEMBRANCE AND
ACTION ON VIOLENCE AGAINST WOMEN**

The Committee of the Whole recommends that the New Business item with respect to National Day of Remembrance and Action on Violence against Women, brought to the attention of the Committee by Councillor Shefman, be received.

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

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The meeting adjourned at 4:20 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair