

***For consideration by the Council
of the City of Vaughan
on December 11, 2017***

**REPORT NO. 44 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 11, 2017**

- b) Sections 9.1.2.2 and 9.1.2.3 respecting new development within established "Community Areas" to permit the development of 11 townhouse units and 4 semi-detached units, as shown on Attachment #4.
2. THAT Zoning By-law Amendment File Z.15.037 (Empire Pace (Maple) Ltd.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands from RA2 Apartment Residential Zone, as shown on Attachment #3, and subject to Exception 9(1194) to RT1 Residential Townhouse Zone, in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT Draft Plan of Subdivision File 19T-15V015 (Empire Pace (Maple) Ltd.) BE APPROVED, to facilitate the creation of one block (under a single registered M-Plan), in the manner shown on Attachment #8, subject to the Conditions of Approval set out in Attachment #1.
4. 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.15.090 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 15 residential units (47 persons equivalent)."
5. THAT Site Development File DA.15.090 (Empire Pace (Maple) Ltd.) BE APPROVED, to permit the development of the subject lands with eleven 3-storey townhouse units, four 3-storey semi-detached units and to convert the existing heritage dwelling (William Bailey Residence) into a mixed-use building with commercial space on the ground floor and a residential dwelling unit on the second floor, as shown on Attachments #4 to #7, subject to the following conditions:
- a) that prior to the execution of the Site Plan Agreement:
- i) the Development Planning Department shall approve the final site plan including the location of the air conditioning units, landscape plan, landscape cost estimate and photometric plan;
 - ii) the Parks Development Department and the Transportation Services, Parks and Forestry Department shall approve the final grading plan as it relates to the adjacent cemetery lands;
 - iii) the Development Engineering Department shall approve the final site plan including on-site traffic signage, site servicing and grading plans, Stormwater Management Report, Functional Servicing Report and Acoustical Study; and
 - iv) the Owner shall satisfy all requirements of York Region.
- b) that the Site Plan Agreement shall include the following conditions:
- i) the Owner shall agree to include in all Offers of Purchase and Sale or Lease and in the Condominium Agreement and Declaration, a clause, to the satisfaction of the Development Engineering Department, advising purchasers/tenants/lessees that the Servicing Plan includes foundation drainage for each townhouse unit to be discharged via a sump pump installed in a sump pit below the basement level;

- ii) 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;
- iii) the Owner shall pay to the City of Vaughan a one-time payment of \$7,415.00 for the maintenance of the enhanced landscape features within the Keele Street right-of-way to the satisfaction of the Development Planning Department prior to the execution of the Site Plan Agreement;
- iv) the Owner shall provide a separate Letter of Credit in the amount of \$150,000.00 (calculated at an amount of \$100.00 per square foot), for the conservation of the William Bailey Residence prior to the issuance of a Heritage Permit. Upon the completion of the works identified in the approved Conservation Plan for the William Bailey Residence, to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division, the Letter of Credit shall be returned to the Owner; and
- v) the Owner shall agree to include in all Offers of Purchase and Sale or Lease, a clause advising purchasers/tenants/lessees that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels may exceed the Ministry of the Environment and Climate Change's (MOECC) noise criteria levels.

**2 NORTHEAST QUADRANT OF KIPLING AVENUE AND HIGHWAY 7
 AREA SPECIFIC PLAN
 AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010
 FILE 26.14
 WARD 2**

The Committee of the Whole recommends:

- 1) That recommendation 1 and 2 contained in the following report of the Director of Policy Planning and Environmental Sustainability, dated December 5, 2017, be approved;**
- 2) That the following be approved in accordance with Communication C2 from the Deputy City Manager, Planning and Growth Management and the Director, Policy Planning and Environmental Sustainability dated December 5, 2017:**
 - 1. That in response to the Letter of Exemption received from the Region of York, recommendation 3 contained in the report of the Director of Policy Planning and Environmental Sustainability, dated December 5, 2017, be deleted; and**
- 3) That the comprehensive Transportation Assessment referenced in the area specific plan as being required prior to any development shall engage local residents, ratepayers' groups, and any other interested parties.**

Recommendation

The Director of Policy Planning and Environmental Sustainability recommends:

1. THAT the draft amendment to the Vaughan Official Plan 2010 (VOP 2010) (Volume 1 and Volume 2), forming Attachment 2 to this report, BE APPROVED and submitted for Council adoption, subject to any further direction resulting from this meeting and final staff review.
2. THAT the VOP 2010 Vol.2 Section 12.10 Area Specific Plan be modified to delete the lands subject to Map 12.15.A Northeast Quadrant of Kipling Avenue and Highway 7 – Land Use, Density and Building Heights Plan, forming Attachment 2 to this report.
3. THAT the adopted Plan be forwarded to York Region for approval as an insertion into Volume 2 of VOP 2010, being the incorporation of a new Section “12.15 Northeast Quadrant of Kipling Avenue and Highway 7” as one of the “Area Specific Policies” identified on Schedule 14-A to Volume 1 of VOP 2010.

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**SITE DEVELOPMENT FILE DA.17.056
GIBRALTAR INDUSTRIAL PROJECT LIMITED PARTNERSHIP
WARD 2 - VICINITY OF HIGHWAY 427 AND HIGHWAY 407**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning and Senior Manager of Development Planning, dated December 5, 2017, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendation

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

1. THAT Site Development File DA.17.056 (Gibraltar Industrial Project Limited Partnership) BE APPROVED, to permit the development of the subject lands, as shown on Attachments #1 and #2, with a one-storey, 8,924.58 m² multi-unit employment building with a rear loading area, and 162 parking spaces, as shown on Attachments #3 to #7 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations (including an enhanced north elevation), landscape plan (including additional landscaping abutting the TransCanada Pipeline easement), landscape cost estimate, illumination plan, and signage;
 - ii) the Development Engineering Department shall approve the final site plan, site grading and servicing plan, Stormwater Management Report, Functional Servicing Report, Traffic Impact Study and Parking Study;
 - iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Solid Waste Management Division;

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- iv) the Owner shall satisfy all requirements of the Parks Development Department, including the submission of a complete inventory and analysis report of existing vegetation, prepared by an ISA Certified Arborist for all existing trees within and adjacent to the proposed work;
 - v) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee; and
 - vi) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario (MTO);
- b) that the Site Plan Agreement include the following clauses:
- i) "Prior to the execution of the Site Plan Agreement, the Owner agrees to convey a Blanket Easement in favour of the City to remain in place on the subject lands until the public trail/walkway is complete. The Blanket Easement shall remain on the subject lands until the following are completed to the satisfaction of the City: a reference plan showing the location of the public trail/walkway and associated structures, which shall be prepared by the City and deposited on title, the completed construction of the public/trail or walkway, and an easement for the public trail/walkway to be registered on title. Upon occurrence of the items, the City shall register a Transfer, Release and Abandonment of the Blanket Easement.
 - ii) "No paving, parking, storage of materials, equipment or snow is permitted on the TransCanada pipeline right-of-way."
 - iii) "Written consent must be obtained from TransCanada Pipelines Limited prior to undertaking the following activities:
 - Constructing or installing a facility across, on along or under a TransCanada Pipeline right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts and landscaping;
 - Conducting a ground disturbance (excavation or digging) on TransCanada's pipeline right-of-way or within 30 meters of centreline from TransCanada's pipe (the "Prescribed Area");
 - Driving a vehicle, mobile equipment or machinery across a TransCanada pipeline right-of-way outside the travelled portion of a highway or public road; and
 - Using any explosives within 300 meters of TransCanada's pipeline right-of-way."
 - iv) "In addition to the written consent noted above, a locate request must be made to the local one-call notification centre ("One-Call Centre") a minimum of three business days in advance of the construction, ground disturbance, or vehicle or mobile equipment crossing. The One-Call Centre will notify TransCanada to send a representative to mark the facilities, explain the significance of the markings and provide a copy of the locate report.

TransCanada requests a minimum of five business days notice for any work involving explosives.”

- v) “During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the owner(s) to prevent unauthorised access by heavy machinery. The fence erected must meet TransCanada’s specifications concerning type, height and location. The Owner is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.”
- vi) “Landscaping of TransCanada’s right-of-way is to be approved in writing by TransCanada and completed in accordance with TransCanada’s Landscaping Guidelines:
 - TransCanada’s right-of-way is to be seeded with Canada #1 seed;
 - The Grantee shall ensure there is a 5 m continuous access way in the right-of-way provided for TransCanada repair crews;
 - Shrubs maturing at more than 1.5 m tall and trees including fruit, nut-bearing and Christmas tree farms shall not be permitted within the right-of-way;
 - Shrubs maturing at less than 1.5 m tall shall maintain a separation of 5 m from the edge of the pipeline; and
 - A minimum of 5 m between all groups of trees/shrubs will be established. A group is defined as 3-5 trees/shrubs.”
- vii) “The original depth of cover over the pipeline within TransCanada’s right-of-way shall be restored after construction of the Owner’s Facility. This depth of cover over the pipeline shall not be compromised over the life of the Owner’s Facility due to rutting, erosion or other means.”
- viii) “The Owner’s Facility shall be constructed to ensure drainage is directed away from the TransCanada pipeline right-of-way so that erosion that would adversely affect the depth of cover over the pipeline does not occur.”
- ix) “In the event that TransCanada’s pipelines suffer contact damage or other damage as a result of the Owner’s operation, the Owner shall stop work immediately and notify TransCanada at once.”
- x) “The Owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the terms and conditions identified as vi) to ix) inclusive above.”
- xi) “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;” and
- xii) “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional

Coroner, and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.”

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**STREET NAME APPROVAL
APPROVED PLAN OF SUBDIVISION FILE 19T-07V01
2097500 ONTARIO INC.
WARD 3 - VICINITY OF TESTON ROAD AND WESTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Development Planning and Senior Manager of Development Planning, dated December 5, 2017:

Recommendation

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

1. THAT the following street names for the proposed streets in approved Plan of Subdivision File 19T-07V01 (2097500 Ontario Inc.) as shown on Attachment No.2, BE APPROVED:

STREET

PROPOSED NAME

Street '1'
Street '3'

Purpleville Gate
Havelock Ore Crescent

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**REQUEST FOR CONSTRUCTION NOISE EXEMPTION
TRANSIT CITY CONDOMINIUMS – CAISSON DRILLING
PORTAGE PARKWAY AND BUTTERMILL AVENUE
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services and the Director of By-law & Compliance, Licensing & Permit Services, dated December 5, 2017:

Recommendation

The Deputy City Manager, Community Services and the Director of By-law & Compliance, Licensing & Permit Services, recommend:

1. That Transit City Condos Corporation (Transit City) and its Construction Manager, Multiplex Construction Canada (Multiplex), be granted a noise exemption, in accordance with the City's Noise Control By-law 96-2006, as amended, for the purposes of construction work that involves caisson drilling, at 898 Portage Parkway and 5 Buttermill Avenue, for the period of January 1, 2018 through to June 20, 2018; and
2. That this request for extension be granted with the following conditions:
 - a) That construction communication notices be sent to surrounding residents and business owners within a 60-metre radius, in keeping with City standards, advising them of the impending work;
 - b) That the construction communication notices to residents and business owners include contact information for Multiplex;

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**EDUCATION AND TRAINING SESSION
FEBRUARY 2, 2018**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated December 5, 2017:

Recommendation

The City Manager recommends:

1. That Council resolve into closed session on February 2, 2018 at 8:00 a.m. at the McMichael Gallery, 10365 Islington Avenue, Vaughan for the purpose of education and training on the following topics:
 - a) Lobbyist Registry
 - b) Electronic Agenda Management System and New Report Format
 - c) Municipal Election Update
 - d) Policy Review Update
 - e) Legislative Update
 - f) Techniques and Procedures for Chairing Meetings

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**CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA
CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM
NOVEMBER 1, 2016 TO OCTOBER 31, 2017**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Hon. Maurizio Bevilacqua, P.C., Mayor, dated December 5, 2017:

Member's Resolution

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

It Is therefore recommended that Council receive the attached list of recipient organizations that have received, for the period from November 1, 2016 to October 31, 2017, net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic.

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HOUSING FOR PEOPLE WITH DISABILITIES

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Alan Shefman and Local and Regional Councillor Sunder Singh, dated December 5, 2017:

Member's Resolution

Whereas, there is a well-documented, very significant shortage of housing available and suitable for people with disabilities in the Greater Toronto and Hamilton Area (GTHA); and

Whereas, there is a great need for housing for our residents with a disability in the City of Vaughan; and

Whereas, the integration of affordable residential accommodation for persons with a disability within general housing is a preferable option rather than only providing exclusive forms of housing; and

Whereas, there is significant high-density housing growth currently in the City.

It is therefore recommended:

1. That City staff conduct a study to determine the feasibility of, and the process that might be used by the City of Vaughan to require new high-density development to provide accommodation for persons with disabilities;
2. That the study consider, amongst other matters, such aspects as percentage of units that might be provided and the type (height, density) of development that would be bound by this policy;
3. That within the study, staff provide options for consideration by Council; and

That this study be presented to Council by the end of June 2018.

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**PROCLAMATION REQUEST
EATING DISORDERS AWARENESS WEEK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated December 5, 2017:

Recommendation

The City Clerk recommends:

1. That February 1 – 7, 2018 be proclaimed as Eating Disorders Awareness Week; and
2. That the proclamation be posted on the City's website and published on the City Page online.

15

FERAL CATS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution submitted by Councillor Tony Carella, dated December 5, 2017, be approved; and
- 2) That the following Deputations and Communications be received:
 1. Mr. Martin Field, Somerville Street, Oshawa, and Communication C1, dated December 4, 2017;
 2. Ms. Monica Sudds, Oren Street, Kleinburg, and Communications C3, dated December 5, 2017, and C4, dated December 5, 2017, submitted at the meeting; and
 3. Ms. Francesca Ciccodemarco, Cheltenham Avenue, Woodbridge.

Member's Resolution

Whereas, issues respecting city policy in regard to feral cats were raised by various deputants at the November 13 meeting of the Finance, Administration and Audit Committee, and by written correspondence over recent weeks to members of city staff, and copied to the mayor and members of Council.

It is therefore recommended:

That appropriate staff provide to the Committee of the Whole at a meeting no later than Q2 2018, a comprehensive report respecting feral cats, such report to take into account recent deputations, correspondence, and any other relevant information on this matter.

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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 Chair of the Emergency Management Program Committee, dated December 5, 2017:

Recommendation

The Chair of the Emergency Management Program Committee recommends:

1. That Council authorize the Mayor and the Fire Chief, as the Community Emergency Management Coordinator, to sign the Annual Statement of Completion (Attachment 2) for 2017 and annually, moving forward.

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**REQUEST FOR CONSTRUCTION NOISE EXEMPTION
VANMAR CONSTRUCTORS ON INC. – CONCRETE POURING
WOODBIDGE AFFORDABLE HOUSING – 275 WOODBRIDGE AVENUE
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services and the Director of By-law & Compliance, Licensing & Permit Services, dated December 5, 2017:

Recommendation

The Deputy City Manager, Community Services and the Director of By-law & Compliance, Licensing & Permit Services, recommend:

1. That VanMar Constructors ON Inc. (VanMar), under contract to the Regional Municipality of York, be granted a noise exemption, in accordance with the City's Noise Control By-law 96-2006, as amended, for the purposes of concrete pouring construction work for development of a new Affordable Housing apartment building at 275 Woodbridge Ave. (north of Kipling Avenue and Highway 7), for the period of December 18, 2017 through to March 31, 2018; and
2. That this request for extension be granted with the following conditions for VanMar (the Applicant):
 - a) That construction communication notices be sent to surrounding residents and business owners within a 60-metre radius, in keeping with City standards, advising them of the impending work;
 - b) That the construction communication notices to residents and business owners include contact information for VanMar;
 - c) That the Applicant monitor and investigate any complaints regarding construction noise;
 - d) That the Applicant take all reasonable measures to complete concrete pouring between the hours of 7:00 am and 7:00 pm;
 - e) That the Applicant take measures to minimize any unnecessary noise, including but not limited to idling of construction vehicles, unnecessary revving of engines, use of airbrakes, and to maintain equipment in good working order (including muffling devices) to minimize noise impacts; and
 - f) That no construction takes place on Sundays and Statutory Holidays.

18 AMENDMENT TO THE CITY OF VAUGHAN DELEGATION BY-LAW # 195-2015

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services and the Director, By-law & Compliance, Licensing & Permit Services, dated December 5, 2017:

Recommendation

The Deputy City Manager, Community Services and the Director, By-law & Compliance, Licensing & Permit Services, in consultation with the City Solicitor, recommend:

1. That Council approve the recommended technical amendment to the City's Delegation By-law No. 195-2015, to delegate to the Director and Chief Licensing Officer the authority to permit entities, other than private security companies, to enforce the City's Parking By-law No. 1-96, as amended, in a form satisfactory to the City Solicitor.

19

**MEMORANDUM OF UNDERSTANDING WITH YORK REGION
TO ENFORCE THE REGIONAL PARKING AND STOPPING BY-LAW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, and the Director of By-law and Compliance, Licensing and Permit Services, dated December 5, 2017:

Recommendation

The Deputy City Manager, Community Services, and the Director of By-law and Compliance, Licensing and Permit Services (BCLPS) recommend:

1. That the Director of By-law and Compliance, Licensing and Permit Services, or designate, be authorized to enter into and execute the necessary Memorandum of Understanding (MOU) with the Regional Municipality of York (the Region) on behalf of the City of Vaughan (COV), for the purposes of enabling the COV to enforce the Region's Parking and Stopping on Regional Roads By-law No. 2017-37.

20

TRAFFIC SAFETY - WARD 5 - COMMUNITY MEETING

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Alan Shefman, dated December 5, 2017:

Member's Resolution

Whereas, traffic safety in ward 5 has become an increasingly significant issue, and

Whereas, a meeting has been held recently with representatives of yrp districts 2 and 4 traffic safety

Whereas, most recently, in response to the Ward 5 local bulletin, Ward 5 Update, many residents of the area have indicated their concerns about traffic safety,

It is therefore recommended:

1. That staff from TSPFO (Transportation Services, Parks and Forestry Operations) be requested to attend an evening community meeting with the Local Ward 5 Councillor and representatives of York Region Police in January or February 2018.

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**CLASS 4 AREA NOISE CLASSIFICATION
RUTHERFORD LAND DEVELOPMENT CORP.
OFFICIAL PLAN AMENDMENT FILE OP.06.028
ZONING BY-LAW AMENDMENT FILE Z.06.075**

WARD 4 – VICINITY OF THE SOUTHEAST CORNER OF JANE STREET AND RUTHERFORD ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering, dated December 5, 2017:

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Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering, in consultation with the Director of Development Planning and the City Solicitor recommend:

1. That staff report to Council at its meeting on December 11, 2017 respecting the designation of the lands at 2901 Rutherford Road (described as Part 1 on Reference Plan 65R-26506) as a Class 4 Noise Area.

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OTHER MATTERS CONSIDERED BY THE COMMITTEE

22.1 CONSIDERATION OF AD HOC COMMITTEE REPORT

The Committee of the Whole recommends:

That the following Ad Hoc Committee report be received:

1. Heritage Vaughan Committee meeting of October 18, 2017 (Report No. 7).

The meeting adjourned at 2:37 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair