

***For consideration by the Council
of the City of Vaughan
on December 10, 2013***

**2 CONTRACT EXTENSION - PROFESSIONAL SERVICES FOR GEOTECHNICAL
 INVESTIGATION AND MATERIAL TESTING (RFP12-074)
 ALL WARDS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated November 26, 2013:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Engineering Services in consultation with the Director of Purchasing Services and the Acting Commissioner of Finance recommends:

1. That the option to extend the professional services assignment for geotechnical investigation and material testing (RFP12-074) with LVM Inc. for an additional year, from January 1, 2014, to December 31, 2014, be approved;
2. That the award amount for LVM Inc. be increased and approved to a total \$210,000.00, plus applicable taxes, based on the revised estimated quantity of works for year 2014, at the originally quoted unit prices;
3. That a contingency allowance in the total amount of \$21,000.00 be approved, within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract; and

**3 ALL-WAY STOP CONTROL REVIEW
 PEAK POINT BOULEVARD AND RAVINEVIEW DRIVE/GREENVIEW DRIVE
 WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated November 26, 2013:

Recommendation

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

1. That Council enact a By-law to install an all-way stop control at the intersection of Peak Point Boulevard and Ravineview Drive/Greenview Drive.

**4 ALL-WAY STOP CONTROL REVIEW
 GRAND TRUNK AVENUE AND CARRIER CRESCENT
 WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated November 26, 2013:

Recommendation

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

1. That Council enact a By-law to install an all-way stop control at the intersection of Grand Trunk Avenue and Carrier Crescent.

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**ALL-WAY STOP CONTROL REVIEW
SPINNAKER WAY AND RITIN LANE/VILLARBOIT CRESCENT
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated November 26, 2013:

Recommendation

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

1. That Council enact a By-law to install an all-way stop control at the intersection of Spinnaker Way and Ritin Lane/Villarboit Crescent.

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**ALL-WAY STOP CONTROL REVIEW
VELLORE PARK AVENUE AND LORMEL GATE
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated November 26, 2013:

Recommendation

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

1. That Council enact a By-law to install an all-way stop control at the intersection of Vellore Park Avenue and Lormel Gate.

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**SITE DEVELOPMENT FILE DA.13.064
YORK MAJOR HOLDINGS INC.
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND MCNAUGHTON ROAD EAST**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 26, 2013, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

**REPORT NO. 52 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 10, 2013**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.13.064 (York Major Holdings Inc.) BE APPROVED, to permit the development of a 9,806.28 m² industrial building with an accessory 3-storey office component, as shown on Attachments #3 to #5 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, landscape plan, landscape cost estimate, and signage plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall ensure that Blocks 18 and 19 on Registered Plan 65M-4340 are consolidated under a single Property Identification Number (P.I.N.) through the Registry Office to the satisfaction of the Vaughan Building Standards Department;
 - iv) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
 - v) the Owner shall satisfy all requirements of Metrolinx.

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**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V011
WYCLIFFE KIPLING LIMITED
WARD 2 - VICINITY OF KIPLING AVENUE AND MEETING HOUSE ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 26, 2013:

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V011 (Wycliffe Kipling Limited) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.

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**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V012
VISTA PARC LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND WIGWOSS DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 26, 2013:

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V012 (Vista Parc Limited) as shown on Attachments #4 and #5, BE APPROVED, subject to the Conditions of Approval as set out in Attachment #1.
2. THAT prior to the registration of the final Condominium Plan, the Owner shall have applied for and obtained the necessary variances from the Vaughan Committee of Adjustment to recognize the “as-built” building, as shown on Attachment #7, to implement the Draft Plan of Condominium, and the Committee’s decision must be final and binding.

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**SITE DEVELOPMENT FILE DA.13.024
GOLDPARK NASHVILLE INC.
WARD 1 - VICINITY OF NASHVILLE ROAD AND HUNTINGTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 26, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.13.024 (Goldpark Nashville Inc.) BE APPROVED, to permit the installation of a 45 m high monopole telecommunication tower and associated radio equipment cabinet (Attachments #3 to #6) on the subject lands shown on Attachments #1 and #2.
2. THAT prior to the approval of the final Site Plan, the Proponent (Bell Mobility Inc.) shall submit a landscape plan showing landscape screening in the form of tree planting around the base of the proposed telecommunications tower compound, to the satisfaction of the Vaughan Development Planning Department.

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**MEASURING SUSTAINABILITY PERFORMANCE OF
NEW DEVELOPMENT IN BRAMPTON, RICHMOND HILL AND VAUGHAN
FINAL COMPREHENSIVE REPORT AND IMPLEMENTATION RECOMMENDATIONS
FILE NO. 22.24.1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 26, 2013, be approved;**
- 2) That the deputation of Mr. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, be received; and**
- 3) That Communication C15 from Ms. Mara Samardzic, BILD, Upjohn Road, North York, dated November 25, 2013, be received.**

**REPORT NO. 52 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 10, 2013**

Recommendation

The Commissioner of Planning, in consultation with the Commissioner of Engineering and Public Works and the Commissioner of Strategic and Corporate Services, recommends:

1. That the Final Comprehensive Report provided by the consulting team, including Sustainability Performance Metrics to be integrated in the development review process for new development set out in Appendix A of the consultants' report, BE APPROVED to mark the completion of the collaborative project with the City of Brampton and Town of Richmond Hill;
2. That staff integrate the Sustainability Performance Metrics into the development review process as part the testing stage for development applications including Official Plan Amendments, Zoning By-law Amendments, Plans of Subdivision and Site Development Applications for the following classes of development:
 - i) Development implemented using a Site Plan Agreement as described in the June 18, 2013 Committee of the Whole report (Report No. 32, Item 8);
 - ii) Draft Plans of Subdivision implemented through a Subdivision Agreement;
 - iii) In some cases, Development Agreements entered into by the benefiting parties and approved by the City of Vaughan as a condition of approval of development applications; and
 - iv) Block Plans.
3. That the Pre-Application Consultation Form BE AMENDED to require the submission of a Sustainable Design Brief demonstrating the sustainability score, using the Sustainability Performance Metrics, for certain classes of new development during the testing stage;
4. That the initial testing stage of the Sustainability Performance Metrics take place from January 1, 2014 to December 31, 2014;
5. That at the completion of the testing stage staff provide a report to Council outlining the findings of the testing stage with particular attention to:
 - i) Financial considerations regarding staff resources and/or third-party contracts for maintenance and ongoing refinement of the Sustainability Performance Metrics;
 - ii) Any changes to the Sustainability Performance Metrics or development review procedures;
 - iii) Any amendments to policy and implementation documents (e.g. the VOP 2010, the Site Plan Control By-Law, Site Plan Agreement, etc); and
 - iv) Further educational programs to improve stakeholder or staff knowledge.
6. That staff be authorized to: submit a funding request to the Ontario Growth Secretariat (Ministry of Infrastructure) for financial support from the "Places to Grow Implementation Fund", or other available funding source, for the development of training resources to support the implementation of the "Measuring Sustainability Performance of New Development in Brampton, Richmond Hill and Vaughan" program; that such resources be available to City staff, other municipalities and stakeholders; and that specific examples be provided for Urban Growth Centres and Intensification Areas in Vaughan.

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**VAUGHAN OFFICIAL PLAN (VOP) 2010
MODIFICATION TO POLICIES 10.1.2.9 – 10.1.2.12
BONUSING FOR INCREASES IN HEIGHT OR DENSITY
SECTION 37 OF THE PLANNING ACT AND
IMPLEMENTATION GUIDELINES (FILE #25.6.1)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 26, 2013, be approved;
- 2) That a status report be provided to a Committee of the Whole (Working Session) meeting one year after implementation of the policy;
- 3) That the requests contained in Communication C13, from Ms. June Little, Toronto and Region Conservation Authority, Shoreham Drive, Downsview, dated November 25, 2013, be considered in the implementation of the policy;
- 4) That the deputation of Mr. Chris Atkins, Smart!Centres, Applewood Crescent, Vaughan, be received;
- 5) That the following Communications be received:

- C9 Ms. Paula Bustard, Smart!Centres, Applewood Crescent, Vaughan, dated November 25, 2013;
- C11 Mr. Quinto Annibale, Loopstra Nixon LLP, Woodbine Place, Queens Plate Drive, Toronto, dated November 25, 2013;
- C14 Ms. Danielle Chin, BILD, Upjohn Road, North York, dated November 25, 2013; and
- C18 Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 26, 2013.

Recommendation

The Commissioner of Planning recommends:

1. That the revised Policies 10.1.2.9 – 10.1.2.12 forming Attachment 1 to this report, be approved as a modification to the Vaughan Official Plan – 2010, regarding “Bonusing for Increases in Height or Density (Section 37 of the Planning Act)”;
2. That the parties to the Ontario Municipal Board appeals of the VOP 2010, including the Region of York, be advised that the City will be seeking approval of the revised Policies 10.1.2.9 – 10.1.2.12 as referenced in 1. above; including the following modification:
 - a) the addition of the following benefit to the list of benefits provided in policy 10.1.2.9 (ii):

“The provision of affordable housing in the form of land, residential units or cash contributions to be transferred to the Region of York (Housing York, Inc.) or to a non-profit housing provider, free of cost, (including maintenance and condo fees if applicable).”
3. That the Implementation Guidelines once finalized, be submitted to Council for adoption as a Corporate Policy, subsequent to the Ontario Municipal Board’s approval of Policies 10.1.2.9 – 10.1.2.12 of VOP 2010, including the incorporation of any changes made necessary by the Board’s decision; and

4. That it be recognized that at such time that the Implementation Guidelines are submitted to Council for adoption it will be necessary to authorize the Commissioner of Finance/City Treasurer and City Clerk to amend the Consolidated Reserve Policy and By-law to incorporate the "Section 37 Reserve" as outlined in the Implementation Guidelines.

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**YONGE STEELES CORRIDOR SECONDARY PLAN
REPORT ON REQUEST FOR MODIFICATIONS AND
STATUS UPDATE TO ADOPTED SECONDARY PLAN
FOLLOW UP REPORT
FILE 25.5.12.4
WARD 5**

The Committee of the Whole recommends:

- 1) That this matter be referred to staff for a future report to include additional options ranging up to office-only development generally in the vicinity of the former Chapters site approximately 150m north and west of the intersection of Steeles Avenue and Yonge Street and including the properties at 7040 Yonge Street, 7028 -7038 Yonge Street, 2 Steeles Avenue West, and 30-66 Steeles Avenue West.

Recommendation

The Commissioner of Planning recommends that:

1. The second paragraph of Subsection 3.3 "Density" of the Yonge Steeles Corridor Secondary Plan be deleted and replaced by the following:

In the area where the maximum FSI is shown as 6.0, any development in excess of an FSI of 4.0 shall be used exclusively for non-residential uses, including retail uses provided the retail uses are grade related;
2. Item 18, Report No. 42 of the Committee of the Whole, adopted, as amended, by Council on October 29, 2013, forming Attachment 2 to this report, BE APPROVED subject to Recommendation 1 hereto; and
3. This report be forwarded to York Region for its information and action.

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EARTH HOUR 2014

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Strategic and Corporate Services and Manager of Environmental Sustainability, dated November 26, 2013:

Recommendation

The Commissioner of Strategic and Corporate Services and Manager of Environmental Sustainability in consultation with the Director of Building and Facilities recommend:

1. That the City of Vaughan continue to support and participate in the Earth Hour 2014 initiative on the night of Saturday, March 29th, 2014 by partnering with the Earth Hour Vaughan Committee, to host a community celebration at City Hall; and

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2. That City staff, including but not limited to, Corporate Communications, Community Services, Environmental Sustainability and By-law and Compliance Services be directed to provide in-kind support as needed to Earth Hour Vaughan in executing the event.

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**VAUGHAN AFRICAN CANADIAN ASSOCIATION
– CARIBBEAN CULTURAL MONTH – AUGUST 2014**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated November 26, 2013:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Recreation and Culture, recommends:

1. That the following report be received.

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HEART WISE DESIGNATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated November 26, 2013:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Recreation and Culture, recommends:

1. That staff apply for the Heart Wise Designation through the GTA Heart Wise Exercise Network for Recreation and Culture fitness and health programs offered in City of Vaughan community centres; and,
2. That the Clerk be authorized to execute the necessary agreement.

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**ASSUMPTION – ROYALE VILLA SUBDIVISION, PHASE 3 & 4
PLAN OF SUBDIVISION 65M-3774 AND 65M-4029 (19T-89081)
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE & WESTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated November 26, 2013:

Recommendation

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

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreements for Plans 65M-3774 and 65M-4029;
2. That the Municipal Services Letters of Credit for Plan 65M-4029 be released; and

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3. That the Municipal Services Letters of Credit for Plan 65M-3774 be reduced to \$20,000 until payment is received for a final invoice associated with in-sewer camera work. Once the City has received this payment, the letter of credit will be released.

18

**ASSUMPTION – VILLAGGIO SUBDIVISION
PLAN OF SUBDIVISION 65M-3375 (19T-95092)
WARD 2 - VICINITY OF HIGHWAY 27 & LANGSTAFF ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated November 26, 2013:

Recommendation

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

1. That Council enact the necessary by-law assuming the roads and municipal services that are set out in the Subdivision Agreement for Plan 65M-3375 and that the Municipal Services Letter of Credit be released.

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**ASSUMPTION – BLOCK 10 STORMWATER MANAGEMENT FACILITY NO.3
BLOCK 10 EXTERNAL SERVICING AGREEMENT
WARD 4 – VICINITY OF AUTUMN HILL BOULEVARD AND BATHURST STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated November 26, 2013:

Recommendation

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

1. That Council enact the necessary by-law assuming the municipal services that are set out in the External Servicing Agreement with the Block 10 Thornhill Woods Developers Group Inc. and the Municipal Services Letter of Credit be released.

20

**ASSUMPTION – ANDRIDGE HOMES SUBDIVISION, PHASE 1 AND 1A
PLANS OF SUBDIVISION 65M-3891, 3892, 3893, 3894, 3990 (19T-99V08)
WARD 4, VICINITY OF TESTON ROAD AND BATHURST STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated November 26, 2013:

Recommendation

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

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1. THAT Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plans of Subdivision 65M-3891, 3892, 3893, 3894 and 3990; and
2. THAT the value of the Municipal Services Letter of Credit be reduced to \$300,000 to guarantee the completion of outstanding landscape and streetscape works in the subdivisions and Andridge Homes financial obligation towards the repair of twenty three (23) cracked sewer connection tees fittings in the subdivisions sewer systems in accordance with City's Cracked Tee Protocol.

**21 PARTIAL ASSUMPTION – ANDRIDGE HOMES SUBDIVISION, PHASE 2
 PLANS OF SUBDIVISION 65M-4016, 4019 AND 4133 (19T-99V08)
 WARD 4, VICINITY OF TESTON ROAD AND BATHURST STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated November 26, 2013, be approved; and**
- 2) That Attachment 2 be replaced with revised Attachment 2 contained in Communication C4, from the Director of Development / Transportation Engineering, dated November 22, 2013.**

Recommendation

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

1. THAT Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for that portion of Plans 65M-4016, 4019 and 4133 as described on Attachment No.2; and
2. THAT the value of the Municipal Services Letter of Credit be adjusted to secure Andridge Homes remaining obligations under the terms of the Subdivision Agreement.

**22 PARTIAL ASSUMPTION – BLOCK 12 SPINE MUNICIPAL SERVICES
 WARD 4 - VICINITY OF TESTON ROAD AND BATHURST STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated November 26, 2013:

Recommendation

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

1. THAT Council enact the necessary by-law assuming the municipal services listed on Attachment No.2 which were constructed pursuant to the Phase 1 Block 12 Spine Services Agreement; and
2. THAT the value of the Municipal Services Letter of Credit posted with the City in connection with the Phase 1 Block 12 Spine Services Agreement be adjusted to reflect:

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- a. the assumption of the municipal services by the City;
- b. remaining works and financial obligations pursuant to the Spine Services Agreement;
- c. retention of \$55,000 to guarantee the satisfactory completion of the outstanding landscape works;
- d. retention of \$170,000 for the decommissioning of the temporary sewage pumping station; and
- e. retention of \$114,500 to secure the Owner's financial obligation towards the repair of fifteen (15) cracked sewer connection tees fittings in the spine sewer systems in accordance with City's Cracked Tee Protocol.

23

PROPERTY TAX SALE REGISTRATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Financial Services, dated November 26, 2013:

Recommendation

The Director of Financial Services in consultation with the Manager of Property Tax & Assessment recommends:

1. That Council receive this report for information purposes.

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EMERGENCY MANAGEMENT PROGRAM – ESSENTIAL LEVEL VERIFICATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager, dated November 26, 2013:

Recommendation

The Interim City Manager on behalf of the Emergency Management Program Committee recommends:

- 1) That the Mayor and the Community Emergency Management Coordinator be authorized to sign the Annual Statement of Completion referred to in Attachment 1.

25

PROPOSAL FOR THE USE OF THE MICHAEL CRANNY HOUSE – WARD 1

The Committee of the Whole recommends:

- 1) That the option to provide a five (5) year lease to Human Endeavour, with an option to renew for five (5) additional years, for the exclusive use of three offices in the Michael Cranny House, be approved, subject to Human Endeavour obtaining a grant within 18 months to undertake modifications to the house;
- 2) That in the event Human Endeavour is not successful in obtaining a grant within 18 months, staff be authorized to revoke the agreement and revert to the original rental contract arrangement;
- 3) That a By-Law be enacted to authorize the execution of the lease satisfactory to the City;
- 4) That the following deputations be received:

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1. Mr. Gary Vosburg, SantaFest, Glenkindie Avenue, Vaughan; and
 2. Mr. Noor Din, Human Endeavour, Glenkindie Avenue, Vaughan; and
- 5) That the following report of the Commissioner of Community Services, dated November 26, 2013, be received.

Recommendation

The Commissioner of Community Services, in consultation with the Director of Building and Facilities and the Director of Recreation and Culture, recommends:

1. That Council provide direction on the option to provide a five (5) year lease to Human Endeavour, with an option to renew for five (5) additional years, for the exclusive use of three offices in the Michael Cranny House; and,
2. That should Council proceed, a By-Law be enacted to authorize the execution of the lease satisfactory to the City.

26

**PROCLAMATION - INTERNATIONAL DAY OF
PERSONS WITH DISABILITIES - DECEMBER 3, 2013**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated November 26, 2013:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Recreation and Culture and the Vaughan Accessibility Advisory Committee, recommends:

1. That Council proclaim December 3, 2013, International Day of Persons with Disabilities in Vaughan; and,
2. That the presentation at Council on December 10, 2013, by Mr. Jeff Adams, five-time Paralympian and six-time World Champion in wheelchair sports, be received.

27

**AWARD OF TENDER T13-329
RENOVATIONS TO THORNHILL OUTDOOR POOL - 26 OLD YONGE STREET, THORNHILL
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated November 26, 2013:

Recommendation

The Commissioner of Community Services, in consultation with the Acting Commissioner of Finance, Directors of Building and Facilities and Purchasing Services, recommends:

1. That Tender T13-329 for Renovations to Thornhill Outdoor Pool be awarded to Acapulco Pools Ltd. in the amount of \$333,000.00 plus applicable taxes; and,
2. That a 10% contingency allowance in the amount of \$33,300.00, plus applicable taxes be approved within which the Commissioner of Community Services or his designate is authorized to approve amendments to the contract; and,

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3. That the above amounts plus any administration recovery be funded from capital project BF-8137-08 Thornhill Outdoor Pool Shell; and,
4. That the Mayor and City Clerk be authorized to sign all documentation necessary to complete the contract.

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DEMAND RESPONSE PROGRAM

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated November 26, 2013:

Recommendation

The Commissioner of Community Services in consultation with the Director of Building and Facilities and the Manager of Environmental Sustainability recommend:

1. That the City of Vaughan participate in Ontario Power Authority's Demand Response (DR3) program; and,
2. That Staff request proposals from Demand Response Aggregators to provide electricity Demand Response aggregation services in City owned buildings.

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ZONING BY-LAW AMENDMENT FILE Z.13.026

1801402 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 Commissioner of Planning and the Director of Development Planning, dated November 26, 2013, be approved; and**
- 2) **That the deputation of Mr. Gerard Borean, Parente Borean, Hwy 7, Vaughan, be received.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.13.026 (1801402 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically the C2 General Commercial Zone, subject to Exception 9(343) on the subject lands shown on Attachments #1 and #2, as follows:
 - i) Permit a maximum of 975 m² (66.6%) of the existing 1,462.5 m² one-storey office building to be used for commercial uses and a minimum of 487.5 m² (33.3%) to be used for Business or Professional Office uses;
 - ii) to permit the zoning exceptions identified in Table #1 of this report, subject to the land uses permitted on the subject lands being limited to the following:

Banking or Financial Institution;
Business or Professional Office (not including a body-rub parlour);
Eating Establishment;
Eating Establishment, Take Out;
Eating Establishment, Convenience;
Personal Service Shop;

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Pet Grooming Establishment, within a wholly enclosed building;
Pharmacy;
Laboratory;
Photography Studio;
Retail Store;
Video Store; and,

- iii) the total gross floor area on the subject lands devoted to any or all permitted eating establishment type uses shall not exceed 321.75 m² (i.e. 22%) of the gross floor area of the development (1,462.5 m²).

30 FINAL REPORT OF THE TASK FORCE OF RESIDENTIAL CONDOMINIUMS

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of December 10, 2013.

Member's Resolution

Submitted by Councillor Alan Shefman and Councillor Tony Carella

Whereas, the form of residential ownership known as a condominium has become increasing common in recent years, and will continue to be so well into the foreseeable future; and

Whereas, to address issues within the jurisdiction of the City of Vaughan with regard to residential condominiums that have developed along with the growth in the number of residential condominiums; and

Whereas, in May of 2012, Council created a task force to examine these issues and make recommendations to the City of Vaughan in respect of said issues; and

Whereas, the members of the said task force have worked diligently over the past year and a half to develop the recommendation listed in the attached report;

NOW THEREFORE BE IT RESOLVED

That the Committee of the Whole receive the attached report with thanks; and

That the report be referred to a future Committee of the Whole (Working Session), to permit a detailed review of the report and its recommendations, and the development of a final set of recommendations for adoption by Council of the City of Vaughan.

31 OBSERVANCE OF AUGUST CIVIC HOLIDAY AS BENJAMIN VAUGHAN DAY

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of December 10, 2013.

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, In Ontario the first Monday in August is a statutory holiday known simply as "Civic Holiday"; and

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Whereas, certain municipalities in Ontario have chosen to retitle the day, as it is celebrated within their respective jurisdiction, in honour of an historical personage (e.g., in the City of Toronto, the date is observed as “Simcoe Day”, to commemorate the first lieutenant-governor of Upper Canada, 1791-1796); and

Whereas, such action adds historical colour to the day and a point of reference to any celebrations;

It is therefore recommended:

That within the City of Vaughan, the statutory holiday known presently as “Civic Holiday” be re-named “Benjamin Vaughan Day”, and that information regarding the significance of the person so honoured be published on the City’s website and other information media at the appropriate time and without any additional expense to the City; and

That this change be in effect as of August 2014.

32 TRAFFIC STUDY ON KINGSVIEW DRIVE AT CASANOVA DRIVE

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor DeFrancesca, dated November 26, 2013:

Member’s Resolution

Submitted by Councillor Rosanna DeFrancesca

Whereas, a number of residents from the surrounding area have met with the local Councillor and staff onsite to communicate concerns regarding safety issues with this section of road; and

Whereas, a petition from the community has been received with 60 signatures and is on file with the City Clerk’s office; and

Whereas, Fossil Hill Public School, St. Veronica Catholic Elementary School and Kingsview Park are readily accessible from this intersection; and

It is therefore recommended that, staff bring forward a report to a future Committee of the Whole meeting reviewing pedestrian and traffic activity on Kingsview Drive in the vicinity of Casanova Drive

33 CITY OF VAUGHAN ARTS, DESIGN AND CULTURAL CAMPUS

The Committee of the Whole recommends:

- 1) That staff provide a report to the Committee of the Whole (Working Session) meeting of January 21, 2014, on facilitating the arts in general;**
- 2) That the resolution submitted by Councillor Racco, dated November 26, 2013, be received;**
- 3) That the deputation of Mr. Timothy Ying, Michigan Drive, Toronto, be received; and**
- 4) That the following Communications be received:**

C10 Dr. Sara Diamond, RCA, Order of Ontario, McCaul Street, Toronto, dated November 25, 2013; and

C12 Mr. Quinto Annibale, Loopstra Nixon, Woodbine Place, Queens Plate Drive, Toronto, dated November 25, 2013.

Member's Resolution

Submitted by Councillor Sandra Yeung Racco

Whereas, the City of Vaughan is in the process of continuing to plan the Vaughan Metropolitan Centre (VMC) as a complete community, including residential, commercial, retail and institutional components, along with recreational and entertainment nodes, and with the Toronto York Spadina Subway Extension on track to open in the VMC by 2016; and

Whereas, the City of Vaughan's Economic Development 10-Year Strategy strategic goal number four is to "Grow Vaughan's dynamic quality of place and creative economy," and Objective 4.2.4 states "Recognize the VMC as the City's cultural and creative hub by undertaking initiatives to plan, market and promote the downtown using specialized marketing and promotion approaches that reflect the "cool factor" of target audience:

- a) Direct new arts facilities, including a larger performing arts theatre, visual arts centre, and convention and conference centre infrastructure to locate in the Vaughan Metropolitan Centre
- b) Showcase work of local cultural and creative industries and artists in public spaces within the Vaughan Metropolitan Centre"; and

Whereas, locations such as The Banff Centre provide staff with a best in class example of what is possible with regards to inspiring creativity across multiple disciplines (i.e., arts, business, and academic) and acting as a successful arts and cultural incubator, as "over 8,000 artists, leaders, and researchers from across Canada and around the world participate in programs at The Banff Centre every year, through its multidisciplinary programming solutions, and to make the impossible possible"; and

Whereas, industry leading and world-class academic institutions such as OCAD (Ontario College of Arts and Design) and the Royal Conservatory have already expressed a strong desire and willingness to be a part of the creation of a Arts, Design and Cultural Campus in Vaughan within the VMC, along with a number of private investors; and

Whereas, early preliminary discussions have taken place with the Province of Ontario with regards to holding lands within the VMC for future significant cultural development; and

Whereas, the existence of a strong cultural centre within a urban centre and community correlates directly with the creation of a complete community, the attraction of new investment and a vibrancy that appeals to people and creates a natural environment that supports the development of creative thought leaders across sectors; and

Whereas, the Art, Design and Cultural Campus could include, but would not be limited to the inclusion of a performing arts theatre, educational facilities, creative economy focused incubator, among other components serving all facets of the creative economy (performing arts, theater, music, film & television, visual arts and business & leadership development campus); and

Whereas, on October 29, 2013, Council approved "That the City of Vaughan welcomes and supports a world class Cultural and Entertainment District, which will include an Integrated Convention, Trade Centre, Five Star Hotel, and Entertainment Arts Centre, and other infrastructure and services consistent with the City's plan to improve the citizens' standard of living and quality of life, provided that such does NOT include a casino";

Be it therefore resolved that staff be directed to investigate existing business models, evaluate options for the City of Vaughan and work with a third party consultant that specializes in the creative economy to establish a feasibility study focused on creating a framework and optimal approach to establishing a competitively positioned and economically sustainable Art, Design and Cultural Hub/Campus within the VMC contributing towards making Vaughan a complete community and acting as a catalyst to future economic growth; and

That staff identify the full cost implications required to undertake the work identified with this resolution and provide correspondence to the January 15, 2014 Finance and Administration Committee for inclusion in the Draft 2014 Budget and 2015-2017 Plan process; and

That staff work in partnership with the existing Vaughan Arts Centre of Excellence (VACE) organization to create a working committee in order to manage this project effectively and garner significant feedback from a wide range of community stakeholders including not-for-profit organizations, academia, business and government; and

That the staff report include the identification of public and private sector partnerships necessary to participate in the initial research stage in order to gauge the level of interested and commitment to being a part of the creation of an Art, Design and Cultural Campus; and

That staff present the findings from the feasibility study to a future Committee of the Whole Working Session for consideration.

**34 FEDERAL GOVERNMENT SUPPORT OF THE YONGE STREET NORTH
 SUBWAY EXTENSION**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Shefman, dated November 26, 2013:

Member's Resolution

Submitted by Councillor Alan Shefman

Whereas, Council is in support of the Yonge subway extension of 6.8 kilometres from Finch station to Richmond Hill Centre to address the critical transit needs of the City of Vaughan, adjacent municipalities and York Region in general; and

Whereas, Metrolinx has identified the Yonge subway extension as a priority project and Council has adopted a resolution to call on Metrolinx to prioritize the funding and construction of the Yonge subway extension including immediately providing incremental funding to allow VivaNext to move to the next step in project planning; and

Whereas, the Government of Canada pledged \$660 million to support the subway extension to Scarborough in September 2013 even though this project is not identified as a transit priority by Metrolinx; and

Whereas, the Government of Canada has committed to develop a new Building Canada Fund for infrastructure funding to encourage a stronger economy;

Therefore Be It Resolved, that Council reaffirms its strong support for the Yonge subway extension to Richmond Hill Centre and calls upon the Government of Canada to invest in the Yonge subway extension with funding support from the new Building Canada Fund and/or other funding programs;

That this resolution be forwarded to the Honourable Jim Flaherty, Minister of Finance, the Honourable Lisa Raitt, Minister of Transport, the Honourable Denis Lebel, Minister of Infrastructure,

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Communities and Intergovernmental Affairs, Premier Kathleen Wynn, the local Members of Parliament, the Federation of Canadian Municipalities, York Region, City of Toronto, City of Markham, Town of Richmond Hill and Metrolinx for support.

35 BUSINESS MISSION TO ISRAEL 2013 – POST MISSION UPDATE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Economic Development, dated November 26, 2013, be approved; and**
- 2) That the following deputations be received:**
 - 1. Mr. Sheldon Potter, Coldspring Commerce Inc, Campbell Avenue, Thornhill; and**
 - 2. Mr. Gino Di Rezze, Groundheat Systems, Bass Pro Mills Drive, Vaughan.**

Recommendation

The Director of Economic Development in consultation with the Executive Director, Office of the City Manager recommends;

1. THAT staff continue following up on Economic Development and investment opportunities generated from the 2013 Business Mission to Israel;
2. THAT Council endorse a collaboration between the City of Vaughan and Centennial College to develop a strategy to establish and implement a Vaughan-Centennial Trade Development Office in Israel; and
3. THAT staff report back to Council with an updated International Business Development Strategy.

**36 DECOMMISSIONING OF VOLUNTEER FIRE STATION 7-4
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief, dated November 26, 2013:

Recommendation

The Fire Chief, in consultation with the Vaughan Fire and Rescue Service (VFRS) Senior Command Team, the Interim City Manager, the Director of Legal Services and in accordance with the VFRS Master Fire Plan recommends:

1. That the decommissioning of Fire Station 7-4 become effective December 31, 2013.

37 CITY OF VAUGHAN BUSINESS INCUBATION FACILITY

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of December 10, 2013.

Member's Resolution

Submitted by Councillor Alan Shefman

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Whereas, the City of Vaughan has embarked on strategic economic development program, and

Whereas, it is evident after the recent Economic Mission to Israel where the participants had an opportunity to develop a better understanding of the dynamic nature of that country's economy, that a key component of a modern vibrant economic development strategy is the ability to promote and support new ideas and entrepreneurial initiatives, and

Whereas, there is a need to develop structures within the City of Vaughan's economy that support new ideas, innovation and entrepreneurship, and

Whereas, business incubators are programs designed to support the successful development of entrepreneurial companies through an array of business support resources and services, developed and orchestrated by incubator management and offered both in the incubator and through its network of contacts, and

Whereas, in 2005 alone, North American incubation programs assisted more than 27,000 companies that provided employment for more than 100,000 workers and generated annual revenues of \$17 billion.

Therefore be it resolved that staff conduct research and prepare a report for a future Committee of the Whole Working Session on the establishment of an business incubation facility in the City of Vaughan, and

That the report provide strategies and the costs involved in establishing such a facility, and

That the report include approaches involving a totally City funded and managed facility, a partnership with the private sector and a totally private sector venture.

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**ZONING BY-LAW AMENDMENT FILE Z.12.042
SITE DEVELOPMENT FILE DA.13.033
EMPIRE PACE (MAPLE) LTD.
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND KEELE STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 26, 2013, be approved;
- 2) That the following be approved in accordance with Communication C6, from the Commissioner of Planning, dated November 25, 2013:
 1. THAT Recommendations #1, #2 (in part) and #3 in the report by the Commissioner of Planning and the Director of Development Planning, dated November 26, 2013, Item #38 of Report #52, be deleted and replaced with the following:
 - "1. THAT Zoning By-law Amendment File Z.12.042 (Empire Pace (Maple) Ltd.) BE APPROVED, specifically to amend Zoning By-law 1-88 to rezone the entirety of the subject lands from R1 Residential Zone (9869 Keele Street) and RA2 Apartment Residential Zone (9891 Keele Street) subject to Exception 9(1194) to RA2 Apartment Residential Zone, together with the site-specific exceptions identified in Table 1 of the staff report as partially amended in Table 1 (for a), f) and i)) of this Communication."

“2. THAT Site Development File DA.13.033 (Empire Pace (Maple) Ltd.) BE APPROVED, to permit the development of the subject lands with a 3-storey mixed-use apartment building consisting of 56 apartment units and 6 ground floor units (total 411.73 m²) that may be used either as live/work units or alternatively as full commercial units or a combination thereof, five (5) 3-storey townhouse units, and the existing heritage dwelling (William Bailey Residence) to be converted to a live/work unit, and served by a total of 97 parking spaces as shown on Attachments #3 to #8, subject to the following conditions:”

“3. THAT Vaughan Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol, dated October 29, 2013:

“IT IS HEREBY RESOLVED THAT Site Development File DA.13.033 be allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 67 residential units.””

2. THAT the revised site plan and landscape plan attached to this Communication, replace the original Attachments #3 and #6 of the November 26, 2013 report by the Commissioner of Planning and the Director of Development Planning, Item #38 of Report #52.

3) That the deputation of Mr. Stephen Armstrong, Armstrong Planning, Duncan Mill, Toronto, be received; and

4) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.12.042 (Empire Pace (Maple) Ltd.) BE APPROVED, specifically to amend Zoning By-law 1-88 to rezone the entirety of the subject lands from R1 Residential Zone (9869 Keele Street) and RA2 Apartment Residential Zone (9891 Keele Street) subject to Exception 9(1194) to RA2 Apartment Residential Zone, together with the site-specific zoning exceptions identified in Table 1 of this report.

2. THAT Site Development File DA.13.033 (Empire Pace (Maple) Ltd.) BE APPROVED, to permit the development of the subject lands with a 3-storey mixed-use apartment building consisting of 56 units (50 apartment units and 6 ground floor live/work units facing Keele Street), five (5) 3-storey townhouse units, and the existing heritage dwelling (William Bailey Residence) to be converted to a live/work unit, served by 97 parking spaces as shown on Attachments #3 to #8, subject to the following conditions:

a) that the Vaughan Legal Services Department be authorized to prepare a Limiting Distance Agreement to be registered on the title of the subject lands and the abutting City-owned lands (St. Andrew's Presbyterian Cemetery), which has the effect of prohibiting development on the northerly 3 m of the City-owned lands, to the satisfaction of the City of Vaughan, and that the Owner shall be responsible for all costs associated with the preparation and registration of the Limiting Distance Agreement. The City Clerk is hereby authorized to execute the Limiting Distance Agreement in a form satisfactory to

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the Chief Building Official and the City Solicitor. The Owner shall pay all costs related to the Limiting Distance Agreement including any value for the limited interest in land to the satisfaction of the City;

- b) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, building materials package including the brick and colour samples and signage details, shall be approved by the Vaughan Development Planning Department and the Vaughan Cultural Services Division;
 - ii) a conservation plan for the existing William Bailey Residence Heritage dwelling shall be submitted to the satisfaction of the Vaughan Cultural Services Division;
 - iii) the final landscape plans and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - iv) the final arborist report and tree preservation plan shall be approved by the Vaughan Development Planning and Vaughan Parks and Forestry Operations Departments;
 - v) the final site servicing and grading plans, stormwater management report, functional servicing report and noise study shall be approved by the Vaughan Development/Transportation Engineering Department;
 - vi) the Owner shall satisfy all requirements of PowerStream Inc.;
 - vii) the Owner shall satisfy all requirements of Canada Post and Bell Canada; and,
 - viii) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department;
- c) that the Site Plan Letter of Undertaking shall include the following conditions:
 - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 1 ha per 300 units or 5% of the value of the subject lands, prior to the issuance of a Building Permit for the residential component, whichever is higher, and 2 % for the commercial component, prior to 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, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
 - ii) the Owner shall provide a separate Letter of Credit to secure the replacement value of the existing trees on the north property line of the St. Andrew's Presbyterian Cemetery should they be damaged or fail to survive during construction and for a 3 year maintenance period thereafter in an amount to the satisfaction of the Vaughan Parks and Forestry Operations Department;
 - iii) the Owner shall agree to work with the City of Vaughan, in coordination with the Region of York to prepare a Transportation Demand Management (TDM) program, including implementation of TDM measures, on-going management and operation, and monitoring and review of the TDM program, to the satisfaction of the Region;
 - iv) the Owner shall pay to the City of Vaughan a one-time payment of \$18,928.00 for the maintenance of the enhanced landscape features within the Keele Street right-of-way to the satisfaction of the Vaughan Development Planning Department;

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- v) the Owner shall pay to the City of Vaughan by way of Letter of Credit, calculated at an amount of \$100.00 per square foot, for the Conservation of the William Bailey House. Upon the completion of the works indicated in the approved Conservation Plan for the William Bailey House, to the satisfaction of the Vaughan Cultural Services Division, the Letter of Credit shall be returned to the Owner;
 - vi) the Owner shall ensure that during site excavation, a licensed archaeologist be present on site. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services, and the City of Vaughan; and,
 - vii) the recommended noise warning clauses in the final noise report to be included in all offers of purchase and sale or lease to Owners/Tenants of the units within the buildings on the subject lands.
3. THAT Vaughan Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol, dated October 29, 2013:

“IT IS HEREBY RESOLVED THAT Site Plan Development File DA.13.033 be allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 61 residential units.”

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**SITE DEVELOPMENT FILE DA.12.025
2157160 ONTARIO INC.**

WARD 1 - VICINITY OF REGIONAL ROAD 50 AND NASHVILLE ROAD

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 10, 2013; and
- 2) That the following Communications be received:
 - C2 Mr. Alan Young, Weston Consulting, Millway Avenue, Vaughan, dated November 22, 2013;**
 - C3 Confidential Communication, from Legal Counsel, dated November 26, 2013; and**
 - C5 Commissioner of Planning, dated November 22, 2013.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

- 1. THAT Site Development File DA.12.025 (2157160 Ontario Inc.) BE REFUSED, as the application is considered to be premature for the reasons identified in this report.
- 2. THAT City Staff be directed to attend the Ontario Municipal Board Hearing in support of the refusal.

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FACILITY USERS GROUP INSURANCE

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of December 10, 2013.

Recommendation

The Commissioner of Legal and Administrative Services/City Solicitor in consultation with the City Clerk, Manager of Insurance and Risk Management and Director of Recreation and Culture recommends:

1. That the City adopt a mandatory insurance program for facility rentals owned or controlled by the City of Vaughan, effective January 15, 2014;
2. That the costs for the insurance program premium be borne by the rental applicants;
3. That all new applications processed on or after January 15, 2014 for the rental of City facilities include insurance requirements; and
4. That the Mayor and City Clerk be authorized to execute any necessary documentation.

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**TRAFFIC OPERATIONS REVIEW
MCNAUGHTON ROAD – FROM MAJOR MACKENZIE DRIVE TO ST. JOAN OF ARC AVENUE
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated November 26, 2013:

Recommendation

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

1. That Council approve an increase to the speed limit on McNaughton Road, from Major Mackenzie Drive to St. Joan of Arc Avenue from 40 km/h to 50 km/h.

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**PROPOSED AMENDMENTS TO THE CITY OF VAUGHAN
COMPREHENSIVE ZONING BY-LAW 1-88
CITY OF VAUGHAN CITY-WIDE PARKING STANDARDS REVIEW
PHASE 1: PARKING STANDARDS FOR THE VAUGHAN METROPOLITAN CENTRE
FILE 15.101**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 10, 2013 and that staff provide a communication comparing the bicycle parking requirements of neighbouring municipalities; and
- 2) That Communication C16, from Ms. Lezlie Phillips, Liberty Development, Steelcase Road West, Markham, dated November 25, 2013, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT the draft amendment to By-law 1-88, for the purpose of revising parking standards and related definitions for application in the Vaughan Metropolitan Centre and providing revisions to Section 2 Definitions of By-law 1-88, forming Attachment #2 to this report, BE APPROVED; and,
2. THAT the draft By-law be brought forward for enactment subject to final staff review.

43

**NEW COMMUNITY AREAS
VAUGHAN OFFICIAL PLAN 2010
SECONDARY PLAN PROCESS AND
DRAFT TERMS OF REFERENCE
DIRECTION TO ISSUE REQUESTS FOR PROPOSAL
FILE: 26.4
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 26, 2013, be approved;
- 2) That the following be approved in accordance with Communication C8, from the Commissioner of Planning, dated November 25, 2013:
 1. That Planning staff report back to a future Committee of the Whole meeting on the Terms of Reference for the Sub-Watershed Studies for the New Community Areas; and, a financial strategy detailing the expected costs and funding sources for their completion after further consultation with TRCA and landowners; and
- 3) That the following deputations be received:
 1. Mr. Don Given, Malone Given Parsons, Renfrew Drive, Markham; and
 2. Mr. Gerry Lynch, Cole Engineering Group Ltd., Valleywood Drive, Markham.

Recommendation

The Commissioner of Planning recommends:

1. That the New Community areas, being Blocks 27 and 41, be subject to two separate but co-ordinated City-initiated Secondary Plan processes, which will result in the adoption of two individual amendments to VOP 2010;
2. That the organizational structure for undertaking the Secondary Plan Studies, as shown in Attachment 3, be endorsed as the operational framework for proceeding with the development of the Plans;
3. That the Draft (Generic) Terms of Reference for undertaking the two individual studies shown as Attachment 2 be approved as the basis for the preparation of the final Terms of Reference applying to the Blocks 27 and 41 New Community Areas, subject to refinements. The refinements will include the incorporation of additional specific provisions required to address their individual situations and characteristics, including information derived from in-progress and previously completed studies;

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4. That staff be authorized to issue Requests for Proposals (RFPs) to retain a Lead Planning Consultant and supporting Project Team, to prepare the individual Blocks 27 and 41 Secondary Plans upon finalizing their respective Terms of Reference; and, to report back to Committee of the Whole with recommendations for award of contracts;
5. That a dedicated contract project manager compliment be approved for the duration of the term of the project and funded evenly through existing 2013 capital projects PL-9535-13 and P-9533-13 subject to any input arising at the Committee of the Whole meeting;
6. That any information submitted by the Landowners of Blocks 27 and 41 in support of the Secondary Plan Studies, be reviewed by the Consulting Teams as part of their mandated review of background/supporting material; and, that any data gaps be reported on in future reports to the Committee of the Whole as part of this process; and
7. That Council advise the Province, Region, TRCA, and transit agencies, including Metrolinx, of the City's interest in senior staff being represented on the City-led Technical Advisory Committee (TAC) envisioned as part of this project.

Regional Councillor Di Biase declared an interest with respect to the foregoing matter as his children own land in Block 27 given to them by their maternal Grandfather and did not take part in the discussion or vote on the matter.

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**OFFICIAL PLAN AMENDMENT FILE OP.03.008
PINE HEIGHTS ESTATES
WARD 3 – VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 26, 2013, be approved, subject to the addition into section 10.3 of the draft amendment of the policy language referred to in Communication C1, from Mr. John Zipay, Gilbert Court, Burlington, dated November 12, 2013, and Communication C7, from the Commissioner of Planning, dated November 26, 2013;
- 2) That the following be approved:
 1. That Official Plan Amendment Application OP.03.008, be approved as an amendment to OPA 600, and that the amendment forming Attachments 3, 4A, 4B and 4C to this report be brought forward for adoption, subject to final staff review and Council consideration of the proposed revisions contained in the submission dated November 25, 2013, from KLM Planning Partners Inc.;
 2. That upon Council approval of this amendment and upon withdrawal or resolution of owners OMB appeals of the Vaughan Official Plan 2010, this amendment become part of site specific policies of volume 2 of the VOP 2010;
 3. That subject to staff review and confirmation by appropriate authorities, the limits of development for Block 40/47, save and except storm water management ponds shown in the MESP and Block Plan, shall be the greater of the development limit staked by the Schaeffer and Dzaldov Limited, June 2004 (including top-of-bank and significant vegetation), the long term stable top of bank, flood plain, predicated meander belt, and the Provincially Significant Wetlands within the valley, plus the appropriate buffers as required in the approved Official Plan Amendment;

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4. That staff include an appropriate mitigating measure between the proposed block plan farmland to the south including but not limited to a fence and or vegetation buffer; and
5. That staff report back to Council on their assessment of the above recommendations;
- 3) That the deputation of Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, and Communication C17, dated November 25, 2013, be received; and
- 4) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning recommends that:

1. Official Plan Amendment Application OP.03.008 (Pine Heights Estates) BE APPROVED, as an amendment to OPA 600, and that the amendment forming Attachments 3, 4A, 4B and 4C to this report be brought forward for adoption, subject to final staff review;
2. That upon approval, the amendment be incorporated into Volume 2 of the Vaughan Official Plan 2010.

**45 REQUEST FOR ADDITIONAL MEETING SPACE
 REGISTERED RATEPAYER/COMMUNITY ASSOCIATION TASK FORCE**

The Committee of the Whole recommends:

- 1) That the Registered Ratepayer/Community Association Policy Task Force be granted meeting space for two additional meetings, including a meeting on December 5, 2013;
- 2) That Council ratify the action taken; and
- 3) That the report of the City Clerk, dated November 26, 2013, be received.

Recommendation

The City Clerk recommends:

1. That Council provide direction to staff in response to the request from the Registered Ratepayer/Community Association Policy Task Force for meeting space for two additional meetings.

**46 2011-2013 CITY OF VAUGHAN MAYOR'S GALA AND 2011-2013
 MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC
 – RECIPIENT ORGANIZATIONS TO NOVEMBER 19, 2013**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution submitted by Mayor Bevilacqua, dated November 26, 2013, be approved; and
- 2) That, given that, as per the City's policy, the proceeds from the Mayor's Gala and Charity Golf Tournament will not be distributed in 2014 because of it being an election year, that Members of Council be given the opportunity to submit names to the Mayor's Office by December 2,

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2013, of qualifying charities, not for profit organizations and community groups that have not benefitted from grants from the City in 2013.

Member's Resolution

Submitted by Hon. Maurizio Bevilacqua, P.C., Mayor

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

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 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.

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

- Vaughan Based Charities
- Not-for-profit Organization
- Community Group

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;

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

Whereas, the Mayor reported to the Committee of the Whole on May 15, 2012, June 19, 2012, November 27, 2012 and June 11, 2013 with distributions made to date;

Whereas, a report detailing the distributions made from November 19, 2013 through December 31, 2013 will be submitted to Council at the January 14, 2013 Committee of the Whole meeting;

It is therefore recommended, that Council receive the attached list of recipient organizations that have received, as of November 19, 2013, net proceeds from the 2011, 2012 and 2013 City of Vaughan Mayor's Gala and the 2011, 2012 and 2013 Mayor's Charity Golf Classic.

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**NOISE EXEMPTION REQUEST – WARD 1
TRIAXIS CONSTRUCTION LIMITED
COURTYARDS OF MAPLE PROJECT - 2396 MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor and the Director of By-law and Compliance be approved subject to recommendation 1) being replaced with the following:
 1. That TriAxis Construction Limited ("the Applicant") be granted a noise exemption, in accordance with the City's Noise By-law 96-2006, for the purposes of conducting

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**NEW BUSINESS – RESOLUTION
WITH RESPECT TO HOSPICE VAUGHAN AND HOSPICE THORNHILL**

The Committee of the Whole recommends that the following resolution be approved:

Whereas the Municipal Assessment Corporation (MPAC) has recently reviewed and changed the assessment status of Hospice Vaughan and Hospice Thornhill from tax exempt so that both hospices will be taxable at the commercial rate, retroactive to 2011; and

Whereas this increase in costs will seriously impair their ability to provide their unique services to the residents of Vaughan.

Therefore be it resolved, that Council communicate our concern and our objection to this action to MPAC, the Ministry of Finance, and the Association of Municipalities of Ontario.

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

51

**NEW BUSINESS – OPTIONS
FOR GEESE CONTROL**

The Committee of the Whole recommends that staff provide options to control the geese population in the City of Vaughan.

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

52

**NEW BUSINESS – NOISE
MITIGATION MEASURES FOR NEW DEVELOPMENTS**

The Committee of the Whole recommends that staff provide a report on noise mitigation measures for new developments.

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

53

OTHER MATTERS CONSIDERED BY THE COMMITTEE

53.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) That the following Ad Hoc Committee reports be received:
 1. Task Force on Secondary Suites meeting of October 24, 2013 (Report No. 4)
 2. Telecommunication Facility Siting Protocol Task Force meeting of November 11, 2013 (Report No. 7)

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**COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
NOVEMBER 26, 2013**

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

1. **PROPERTY MATTER
PROPOSED KIPLING AVENUE DISTRICT PARK
WARD 1**
(acquisition or disposition of land)
2. **ONTARIO MUNICIPAL BOARD HEARING
CITY OF VAUGHAN OFFICIAL PLAN 2010**
(litigation or potential litigation)
3. **LITIGATION/LEGAL ADVICE
VAUGHAN ATS RIZMI HOLDINGS LTD AND LUCIA MILANI
ONTARIO MUNICIPAL BOARD – 11333, 11641 DUFFERIN STREET
11490 BATHURST STREET, PART LOT 31, CONCESSION 2
WARD 1**
(solicitor/client privilege)
4. **PROPERTY MATTER
TORONTO YORK SPADINA SUBWAY EXTENSION PROJECT
WARD 4**
(acquisition or disposition of land)
5. **NON-UNION EMPLOYEES & ELECTED OFFICIALS ECONOMIC ADJUSTMENT**
(labour relations or employee negotiations)
6. **LITIGATION MATTER
CAROLYN LIDDY V. CITY OF VAUGHAN ET AL**
(litigation or potential litigation)
7. **WARD 2 – CIVIC HERO AWARD 2013**
(personal matters about an identifiable individual)
8. **WARD 4 – CIVIC HERO AWARD 2013**
(personal matters about an identifiable individual)
9. **CIVIC HERO AWARD – WARD 5**
(personal matters about an identifiable individual)

The meeting adjourned at 5:56 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair