



**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (1)
AGENDA**

If you wish to speak to an item listed on the Agenda, please pre-register by completing a Request to Speak Form online, emailing clerks@vaughan.ca, or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.

Tuesday, April 9, 2024

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Dr., Vaughan, ON

and Online via Electronic Participation

Territorial Acknowledgement Statement (prior to the commencement of the meeting)

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- 2. DISCLOSURE OF INTEREST**
- 3. COMMUNICATIONS**
- 4. CEREMONIAL PRESENTATIONS**
 - 1. CITY OF VAUGHAN 2023 UNITED WAY CAMPAIGN
2023 United Way Campaign update and Ceremonial Cheque
Presentation**
- 5. PRESENTATIONS**
- 6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION
INCLUDING MEMBERS RESOLUTION(S)**

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10. STAFF COMMUNICATIONS
11. NEW BUSINESS
12. CLOSED SESSION RESOLUTION FOR THE COMMITTEE OF THE WHOLE
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13. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

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Committee of the Whole (1) Report

DATE: Tuesday, April 9, 2024

WARD: 2

**TITLE: 5TH AVENUE HOMES (WOODBIDGE) INC.
OFFICIAL PLAN AMENDMENT FILE OP.22.021
ZONING BY-LAW AMENDMENT FILE Z.22.042
DRAFT PLAN OF SUBDIVISION FILE 19T-22V017
8473, 8477, 8487 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on applications to redesignate and rezone the Subject Lands to permit one development block of 23 front-loaded townhouse units accessed by a private road network, one natural area block, and one stormwater management block as shown on Attachments 2 to 7.

Report Highlights

- Official Plan and Zoning By-law Amendment applications are required to permit the development.
- A Draft Plan of Subdivision application is required to facilitate the development.
- The Development Planning Department supports the proposed development.

Recommendations

1. THAT Official Plan Amendment File OP.22.021 (5th Avenue Homes (Woodbridge) Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, for the subject lands shown on Attachment 1, as follows:
 - a) Increase the number of attached residential units in a townhouse row to 9 units.

- b) Remove the requirement for a front yard and front door to face a public street.
 - c) Allow a 16 m front facing distance between townhouses.
 - d) Increase the maximum building height to 13.05 m (3 storeys).
 - e) Permit townhouses to front upon a private laneway.
2. THAT Zoning By-law Amendment File Z.22.042 (5th Avenue Homes (Woodbridge) Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 2, from “R2A(EN) Second Density Residential Established Neighbourhood Zone” and “Environmental Protection Zone” subject to site-specific Exception 14.336 to “RT1 Residential Townhouse Zone” and “Environmental Protection Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1, Attachment 8 of this report.
 3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following condition is addressed to the satisfaction of the City:
 - a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
 4. THAT Draft Plan of Subdivision File 19T-22V017 (5th Avenue Homes (Woodbridge) Inc.) as shown on Attachment 4 BE DRAFT APPROVED, to create a total of 3 blocks: 1 development block, 1 natural area block, and 1 stormwater management block, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 9.
 5. THAT Council’s approval of Draft Plan of Subdivision File 19T-22V017 (5th Avenue Homes (Woodbridge) Inc.), be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.
 6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

Background

Location: 8473, 8477, and 8487 Islington Avenue (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Meeting: September 8, 2021

Date applications were deemed complete: January 31, 2023

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed development.

5th Avenue Homes (Woodbridge) Inc., (the 'Owner') has submitted Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision applications (the 'Applications') for the Subject Lands to permit 23 front-loaded townhouse units accessed by a private road network (one development block), one natural area block and one stormwater management block (the 'Development') as shown on Attachments 2 to 7.

A Site Development Application is required for the Development.

Related Site Development Application File DA.22.070, has been submitted. In accordance with Bill 109 and By-law 141-2022, the approval of Site Development Applications is delegated to the Deputy City Manager of Planning and Growth for approval. The Site Development Application will review building elevations and associated architectural materials, landscaping and site plan details to ensure City standards are met.

Should the Applications be approved, a Draft Plan of Condominium Application is required.

The townhouses are proposed on freehold parcels created via a Part Lot Control application(s), accessed by a common element road. Shared ownership of other infrastructure within the Development is also proposed. Therefore, the townhouses will become Parcels of Tied Land ('POTL's), as their freehold ownership is to be tied to the common element condominium. These details will be reviewed through the Draft Plan of Condominium Application.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- February 3, 2023 (Circulated 150 m from Subject Lands and to the expanded 500 m polling area as shown on Attachment 1):
- A Notice Sign was installed along the Islington Avenue frontage of the Subject Lands
- Date of Public Meeting: February 28, 2023, date ratified by Council March 21, 2023
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: March 20, 2024

No Public Comments were received.

Previous Reports/Authority

The previous report related to the applications can be found at the following link: 5th Avenue Homes (Woodbridge) Inc., OP.22.021 and Z.22.042, [Public Meeting Report February 28, 2023, Committee of the Whole Public Meeting \(Item 5, Report 12\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement 2020 and conforms to the Growth Plan 2019, York Region Official Plan 2022 and Vaughan Official Plan 2010.

Provincial Policy Statement, 2020 ('PPS')

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitates a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS. Staff are satisfied that the Development is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form. The Development shown on Attachments 2 to 7 conforms to the Growth Plan.

York Region Official Plan 2022 ('YROP 2022')

The YROP 2022 designates the Subject Lands 'Community Area' within the 'Urban Area', which permits a wide range of residential, commercial, industrial, and institutional uses. The Development, which conforms to the YROP 2022, provides for a denser and more intense development on a parcel of the land to accommodate future population growth.

Vaughan Official Plan 2010 ('VOP 2010'), Volume 2 – Woodbridge Centre Secondary Plan ('WCSP')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are also within Volume 2, Section 11.11, WCSP. The primary focus of the WCSP is to provide guidance for development and investment within Woodbridge Centre. The Subject Lands are identified in VOP 2010 and the WCSP as follows:

- “Community Area” on Schedule 1 – “Urban Structure” of VOP 2010
- “Built-Up Valley Lands” and “Core Features” on Schedule 2 – “Natural Heritage Network” of VOP 2010
- “Low-Rise Residential” with “Low Density Heritage Residential Pockets” overlay on Volume 2, Section 11.11, WCSP

Townhouse dwellings should front and address the public street, and be in rows of 3-6 units. Private laneways (common element condominium roads) shall not be used to provide frontage for residential dwellings. Where a townhouse flanks a public street (end unit), the end unit shall provide a front yard and front door entrance facing the public street. The front-facing distance between townhouse unit should generally be a minimum of 18 m.

The “Low-Rise Residential” designation within the WCSP permits townhouse dwellings with a maximum height of 9.5 m (2 storeys).

The following amendments to VOP 2010 are required to permit the Development as shown on Attachments 2 to 7:

- Permit townhouse units in a configuration of up to 9 attached residential units (1 row of 9 attached units, 1 row of 8 attached units)
- Permit townhouses to front upon a private laneway.
- Permit townhouse units that do not face a public street, do not have a front yard facing a public street, and do not have a front door facing a public street.
- Permit a front-facing distance between townhouses of 16 m

The following amendment to the WCSP is required to permit the development as shown on Attachments 2 to 7:

- Permit a maximum building height of 13.05 m (3-storeys)

The Development shown on Attachments 2 and 3 provides for 23 front-facing townhouse units on a condominium road with natural areas to the east. The Development represents intensification in the form of incremental change to a stable Community Area. The additional residential uses increase density within the Low Density Residential Designation and contribute to a mix of housing options for the area.

The Development is compatible with the character and form of the surrounding context, representing the continuation of the existing townhouse and Low-Rise Building development south of the Subject Lands on the east side of Islington Avenue.

Block 2 is proposed to be zoned “EP Environmental Protection Zone” and will be dedicated to the Toronto and Region Conservation Authority (‘TRCA’), consistent with the policies of VOP 2010. Block 3, which includes stormwater management infrastructure to support the Development, will be maintained in private ownership and will also be zoned “EP Environmental Protection Zone”, supporting the intent of the official plan policies.

Townhouse units with frontage onto a private common element road are supported by Section 9.1.1.5 of VOP 2010, which requires common element roads to be designed to simulate a public street and conform to the policies outlined in Sections 9.1.1.1, 9.1.1.3, and 9.1.1.4. The Development conforms to these sections by providing sidewalks, pedestrian crossings, street trees and landscaping as shown on Attachment 3.

The facing distance of 16.9 m between townhouse blocks is appropriate given the Development provides a standard 6 m width for the common element road with an appropriate level of landscaping abutting the streets to ensure daylight and privacy conditions for individual units.

On this basis, the Development conforms to VOP 2010.

Amendments to Zoning By-law 001-2021 are required to permit the Development.

The Subject Lands are zoned “R2A(EN) Second Density Residential Zone (Established Neighbourhood)” and “EP Environmental Protection Zone” subject to site-specific Exception 14.336, as shown on Attachment 2. The R2A(EN) Zone permits single detached dwellings in addition to select community and accessory uses. The EP Zone permits conservation and passive recreational uses. The site-specific Exception does not contain provisions applicable to the Subject Lands.

The Owner proposes to rezone the Subject Lands to “RT1 Residential Townhouse Zone” and expand the “EP Environmental Protection Zone” boundary together with the following site-specific zoning exceptions to permit the Development, as shown in Table 1, Attachment 8.

The Owner also requested a 0 m lot line setback to the north retaining wall, identified as “1.8 m High Wood Privacy Fence on Retaining Wall”, generally located behind (north of) Block 1, Unit 9. Retaining walls at or above a height of 1 m require a setback equal to the height of the retaining wall. The north retaining wall(s) near Unit 9 are approximately 1 metre in height at their greatest extent. Development Engineering Department has advised that, if a retaining wall at or above 1 m in height is proposed, access in the form of easements or owned property is required to maintain the wall(s) and access the site in the event of a failure. In the absence of access easements for the north retaining wall(s), the retaining wall(s) must be set back their corresponding height of 1 m on the Subject Lands to carry out maintenance. Development Planning Department has excluded the Owner’s requested retaining wall setback reduction from Table 1 – Attachment 8 in response to Development Engineering’s comments.

Development Planning Department can support the zoning exceptions identified in Table 1 on the basis that the site-specific development standards will enable an appropriate level of intensification within a Community Area by providing a more compact built form and pedestrian realm relationship with access to transit.

Minor modifications may be made to the zoning exceptions identified in Attachment 8 Table 1 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City.

A Holding Symbol “(H)” is recommended to be placed on the Subject Lands until such time as servicing allocation is available for the Development. A condition to this effect is included in the Recommendation of this report.

The Development Planning Department recommends approval of the Draft Plan, subject to the Conditions of Approval.

Subdivision Design

The Draft Plan shown on Attachment 4 includes three blocks. Block 1 proposes 23 front-loaded townhouse dwelling units within 3 townhouse blocks, and a common element condominium road with 4 visitor parking spaces. Block 2 contains key natural heritage features associated with the Humber River Valley to be conveyed into public ownership. Block 3 contains stormwater management infrastructure to support the development in Block 1.

Urban Design

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved City-Wide Urban Design Guidelines and VOP 2010 Urban Design Policies. A condition to this effect is included in Attachment 9a.

Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction.

Tree Protection Agreement

The Owner shall provide a detailed Tree Preservation Study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018. A condition to this effect is included within the Conditions of Approval in Attachment 9a.

The Development Planning Department is satisfied with the proposed Draft Plan of Subdivision design as shown on Attachment 4, subject to the Conditions of Approval in Attachment 9 of this report.

The Development achieves a minimum Sustainability Threshold Score.

The Development achieves an overall Sustainability Performance Metrics (SPM) application score of 34. This score meets minimum threshold requirements.

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

The Policy Planning and Environmental Sustainability Department supports the Development, subject to Conditions of Approval.

The Policy Planning and Environmental Sustainability Department has advised that there are natural heritage features on the Subject Lands, and has requested Conditions of Approval in Attachment 9a.

Warning clauses within the Draft Plan of Subdivision/Site Plan Agreement are also requested to inform the Owner that they are required to abide by the *Endangered Species Act, 2007* regulated by the Ministry of Natural Resources and Forestry (MNRF). The Owner is required to complete an information request form and submit it to the MNRF for confirmation of any potential Species at Risk on the Subject Lands. The Owner is also required to abide by the *Migratory Bird Convention Act, 1994*. The Owner shall not remove any trees within the breeding bird window in Vaughan from March 31 to August 31. If tree removals are necessary than bird nest sweeps and/or surveys shall be conducted by a qualified professional within 48 hours prior to the removal of trees.

The Development Engineering ('DE') Department supports the Development, subject to the conditions in this report.

The DE Department has provided the following comments:

Municipal Servicing – Water

The Subject Lands are located within the City's Pressure District 5 ('PD') and proposed to be serviced through a connection to a City watermain on Islington Avenue. The proposed service connection is sufficient to provide adequate pressures and flows to support the proposed development.

Municipal Servicing – Wastewater

There are no municipal sanitary sewers in the vicinity of the Subject Lands and said lands are proposed to be serviced via sanitary service connections to Regional Municipality of York's ('York Region') sanitary sewer located along Islington Avenue. The Owner shall obtain all necessary approvals/permits from York Region to its sole satisfaction prior to issuance of approval.

Municipal Servicing – Stormwater

There are no municipal storm sewers in the vicinity of the Subject Lands. They are located within the Humber River watershed which is within the jurisdiction of the Toronto and Region Conservation Authority ('TRCA'). The Subject Lands are proposed to be discharged to the Humber River via an outfall channel. The Owner shall obtain all necessary approvals/permits from TRCA) to its sole satisfaction prior to issuance of approval. Furthermore, the applicant shall clarify who will be responsible for the operation and maintenance of the proposed storm outfall and channel.

Noise Assessment

The Owner has submitted a noise report prepared by HGC Engineering dated November 30, 2022. The report concludes that the sound levels due to road traffic will exceed the Ministry of the Environment, Conservation and Parks limits.

The study indicates that the Development is feasible with the noise control measures and recommends upgraded building exterior components, central air conditioning, acoustic barrier, and noise warning clauses to be included in all Offers of Purchase and Sale or Lease and registered on title to make future occupants aware of potential noise situations. The final Noise Study must be approved to the satisfaction of the Development Engineering Department.

Environmental Engineering

The City reviewed the environmental site screening questionnaire provided by the Owner and no environmental site assessment concerns were identified. Should it be determined that Blocks 2 or 3 are to be conveyed to the City, a Phase 1 ESA will be required at a minimum.

Sewage and Water Allocation

Currently, there is limited available city-wide servicing capacity. However, York Region is expected to grant the City additional servicing capacity in 2024 as part of their Capacity Assignment cycle to Regional Municipalities. In the meantime, the City anticipates a Holding Symbol “(H)” will be required on the zoning for the above noted development application and the availability of regional servicing capacity will be assessed at the site plan approval stage. A condition to this effect is included in the Recommendation of this report.

Transportation

A Traffic Impact Study (‘TIS’) was supplied in support of the Applications for the Subject Lands. One driveway access is proposed for the Development which will facilitate right-in/right-out/left-out access to Islington Avenue. Through comments provided by York Region, left-in movements will be prohibited via a half pork-chop design of the access. The sight distance analysis for the driveway meets/exceeds the sightline criteria identified in City’s Design Criteria/Transportation Association of Canada Manual.

Transportation Engineering staff anticipate that the Development will introduce an acceptable transportation impact onto the surrounding networks.

Lot Grading

The grading, erosion and sediment control design drawings were submitted in support of the Subject Lands. The drawings should reflect upon all the special structures and property required necessary to service the Subject Lands. The Owner shall inform the City of any operation and maintenance obligations for future municipal or private infrastructure including retaining walls, soil stability requirements or other proposed structures necessary to facilitate the development of the Subject Lands.

Cash-in-Lieu of the dedication of parkland is required.

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of the parkland, in accordance with the *Planning Act* and the City’s cash-in-lieu Policy. A condition to this effect will be included in the future Site Plan Agreement.

The Toronto and Region Conservation Authority (‘TRCA’) supports the Development.

The TRCA has identified that the Subject Lands are within a historically urbanized portion of the Humber River valley corridor and are subject to Ontario Regulation 166/06.

Block 2 will be dedicated into public ownership, to the TRCA. Block 3, lands containing private servicing infrastructure, are being maintained under private ownership for future operations and maintenance.

The TRCA has no concerns with the Draft Plan and as such has not provided any Conditions of Approval. Any concerns as well as the dedication of land (Block 2), will be addressed through the Site Plan agreement.

Other external agencies and various utilities have no objection to the Development.

Canada Post, Alectra, Bell, Enbridge Gas Inc., have no objection(s) to the Development, subject to the conditions included in Attachments 9c to f.

Broader Regional Impacts/Considerations

York Region has determined the proposed amendment is a matter of local significance and does not adversely affect Regional planning policies or interest. York Region, on March 6, 2023, exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council.

The Subject Lands abut Islington Avenue, a regional road. The Owner is required to satisfy all York Region requirements, subject to the comments and Conditions of Approval in Attachment 9b.

York Region, on March 7, 2024, provided the following comments for Site Development Application DA.22.070:

York Region requires the Access Operational Study prior to the approval of the Site Plan application. This is to ensure that safety standards for sightlines (5 x 5 m daylight triangles), potential turning movement conflicts, and u-turn as a result of the half pork-chop design are satisfied.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with

the PPS, conform to the Growth Plan, YROP and VOP 2010, and are appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 9.

For more information, please contact David Harding, Senior Planner, at extension 8409.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Draft Plan of Subdivision File 19T-22V017
5. Building Elevations Townhouse Block 1
6. Building Elevations Townhouse Block 2
7. Building Elevations Townhouse Block 3
8. Zoning By-law 001-2021 Table 1
9. Conditions of Draft Plan of Subdivision File 19T-22V017

Prepared by

David Harding, Senior Planner, ext. 8409
Carmela Marrelli, Senior Manager of Development Planning, ext. 8791
Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

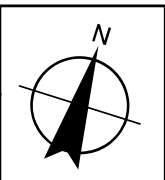


Haiqing Xu, Deputy City Manager
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager



I1

St. Margaret Mary Church

I1

Existing Residential

R2A

8487

Existing Residential

8477

8473

Existing Residential

RT

RT

HIAWATHA COURT

R2A

R5

R3

ISLINGTON AVENUE

EP

East Humber River

Existing Valley Lands

EP

EP

EP

R3

RM1

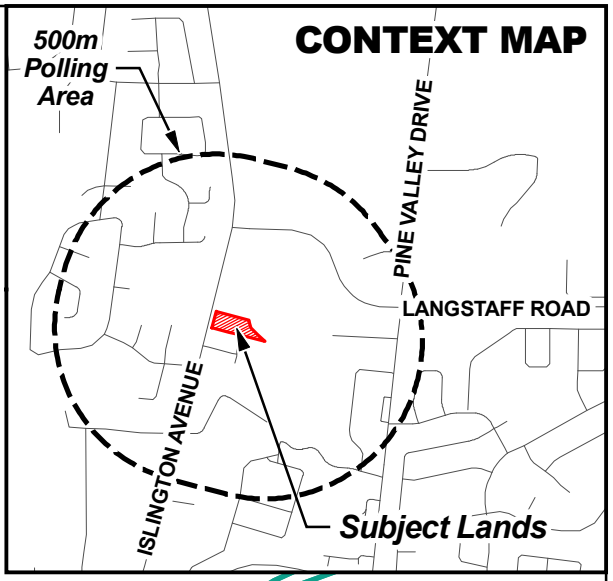
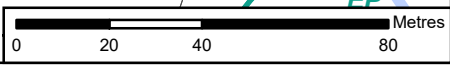
EP

EP

Subject Lands

Zoning By-Law 001-2021

- EP, Environmental Protection Zone
- I1, General Institutional Zone
- R2A, Second Density Residential Zone
- R3, Third Density Residential Zone
- R5, Fifth Density Residential Zone
- RM1, Multiple Unit Residential Zone
- RT, Townhouse Residential



CONTEXT MAP

500m Polling Area

PINE VALLEY DRIVE

LANGSTAFF ROAD

ISLINGTON AVENUE

Subject Lands

Context and Location Map

Location:
8473, 8477 and 8487 Islington Avenue
Part of Lot 10, Concession 7

Applicant:
Fifth Avenue Homes (Woodbridge) Inc.

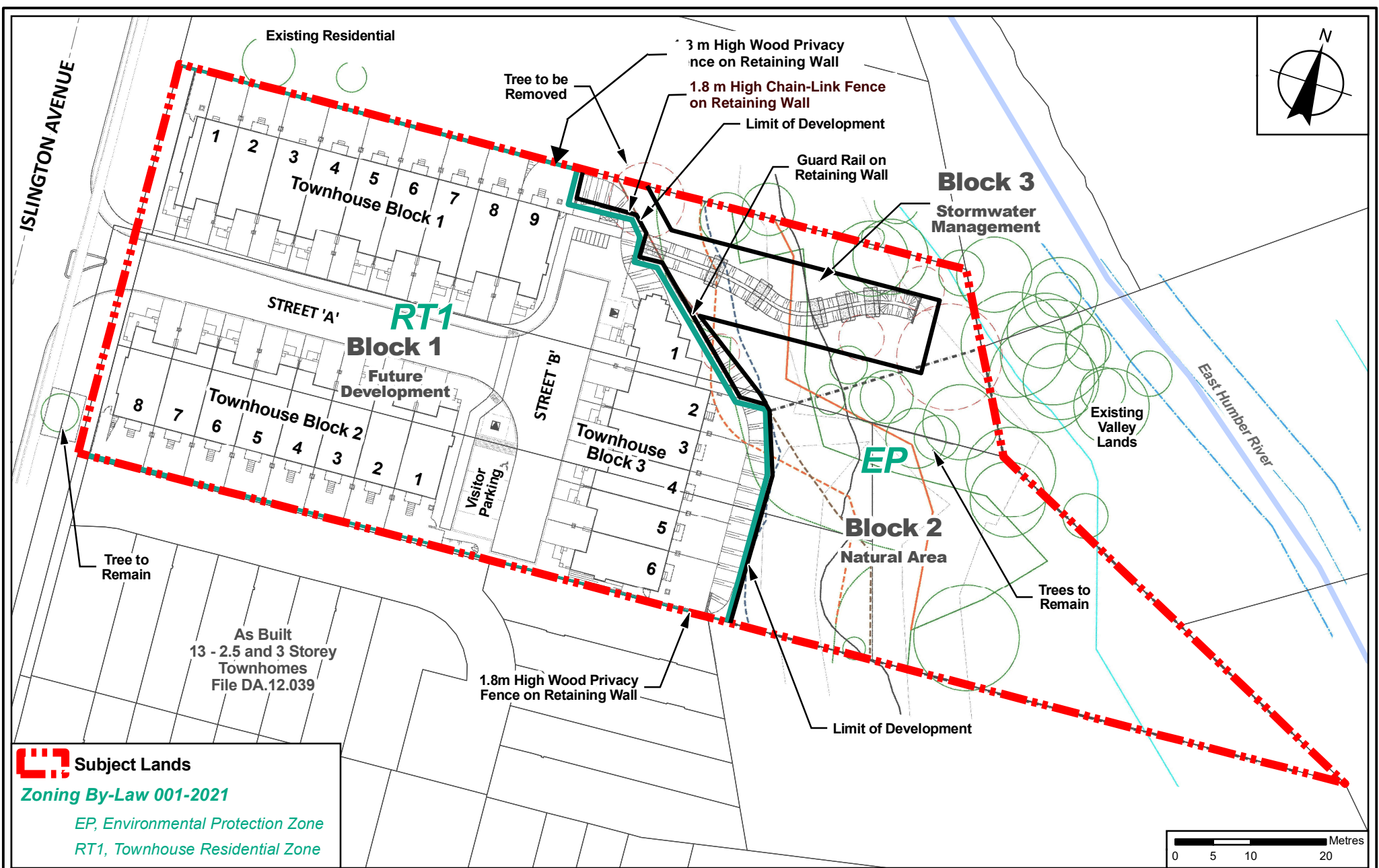


Attachment

Files:
OP.22.021, Z.22.042, and 19T-22V017
Related File: DA.22.070

Date:
April 9, 2024

1



Subject Lands
Zoning By-Law 001-2021
EP, Environmental Protection Zone
RT1, Townhouse Residential Zone

Conceptual Site Plan and Proposed Zoning

Location:
 8473, 8477 and 8487 Islington Avenue
 Part of Lot 10, Concession 7

Applicant:
 Fifth Avenue Homes (Woodbridge) Inc.



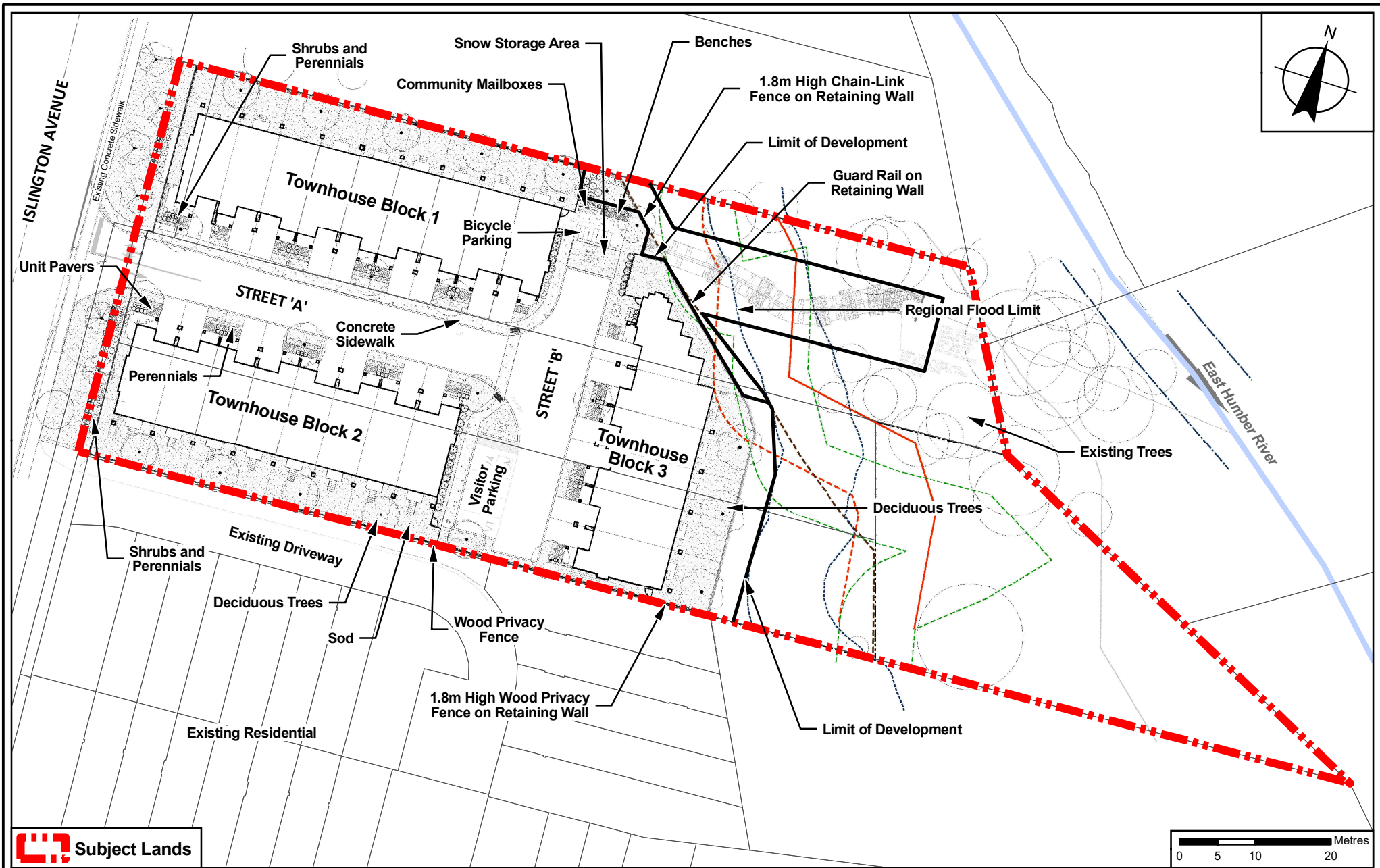
Attachment

Files:
 OP.22.021, Z.22.042, and 19T-22V017

Related File: DA.22.070

Date:
 April 9, 2024

2



 Subject Lands

Conceptual Landscape Plan

Location:
8473, 8477 and 8487 Islington Avenue
Part of Lot 10, Concession 7

Applicant:
Fifth Avenue Homes (Woodbridge) Inc.



Attachment

Files:
OP.22.021, Z.22.042, and 19T-22V017
Related File: DA.22.070

Date:
April 9, 2024

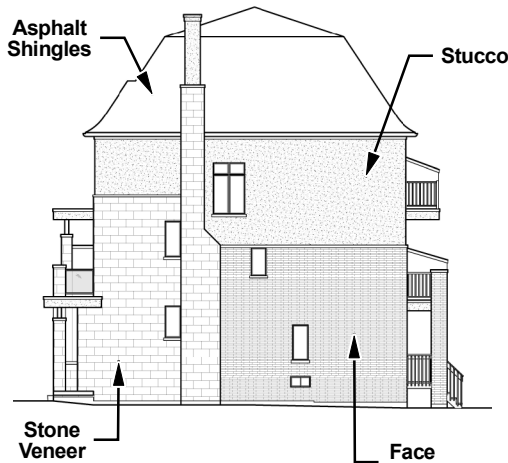
3



**West Elevation
- Facing Islington Avenue**



South Elevation - Facing Street 'A'



East Elevation



North Elevation

Not to Scale

Building Elevations Townhouse Block 1

Location:
8473, 8477 and 8487 Islington Avenue
Part of Lot 10, Concession 7

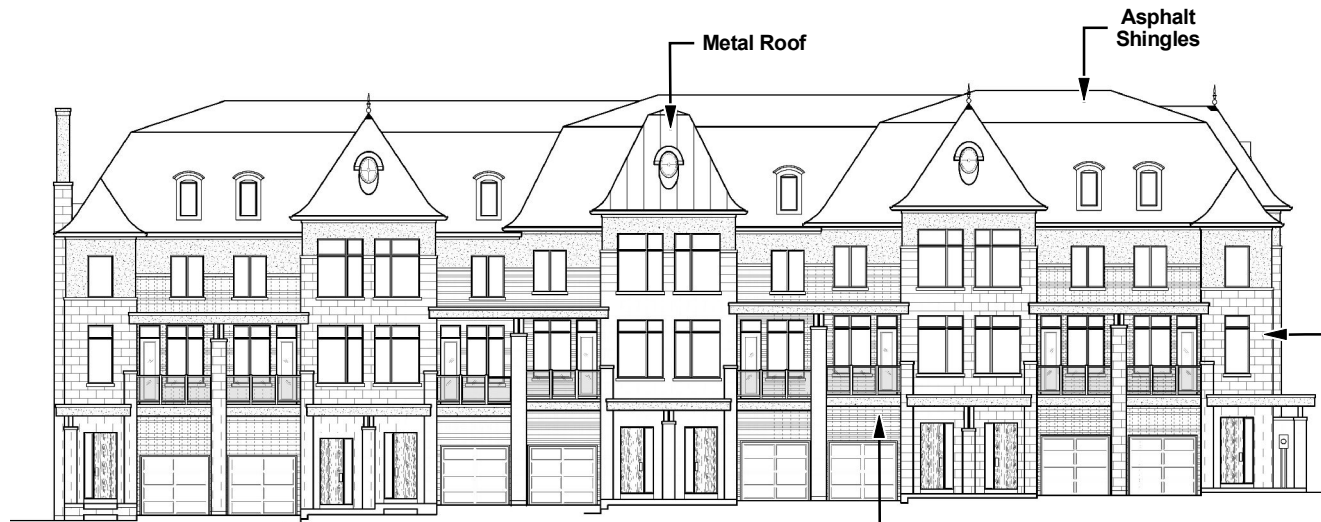
Applicant:
Fifth Avenue Homes
(Woodbridge) Inc.



Files:
OP.22.021, Z.22.042, and 19T-22V017
Related File: DA.22.070

Date:
April 9, 2024

5



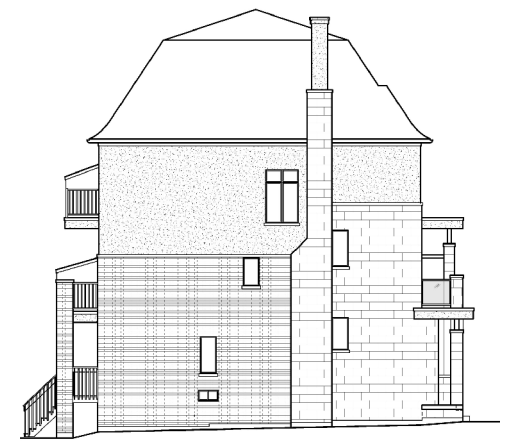
North Elevation - Facing Street 'A'



**West Elevation
- Facing Islington Avenue**



South Elevation



East Elevation

Not to Scale

Building Elevations Townhouse Block 2

Location:
8473, 8477 and 8487 Islington Avenue
Part of Lot 10, Concession 7

Applicant:
Fifth Avenue Homes
(Woodbridge) Inc.



Attachment

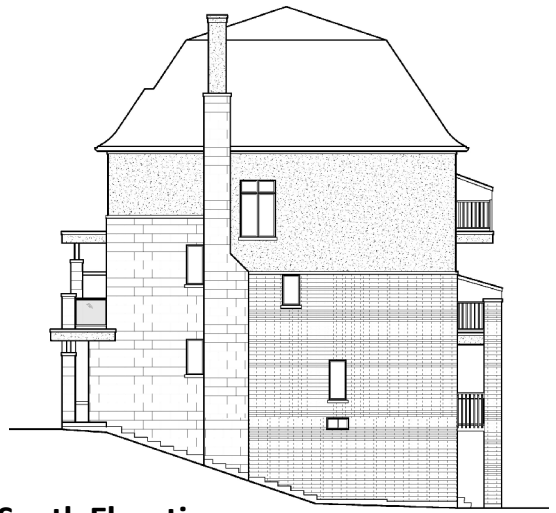
Files:
OP.22.021, Z.22.042, and 19T-22V017
Related File: DA.22.070

Date:
April 9, 2024

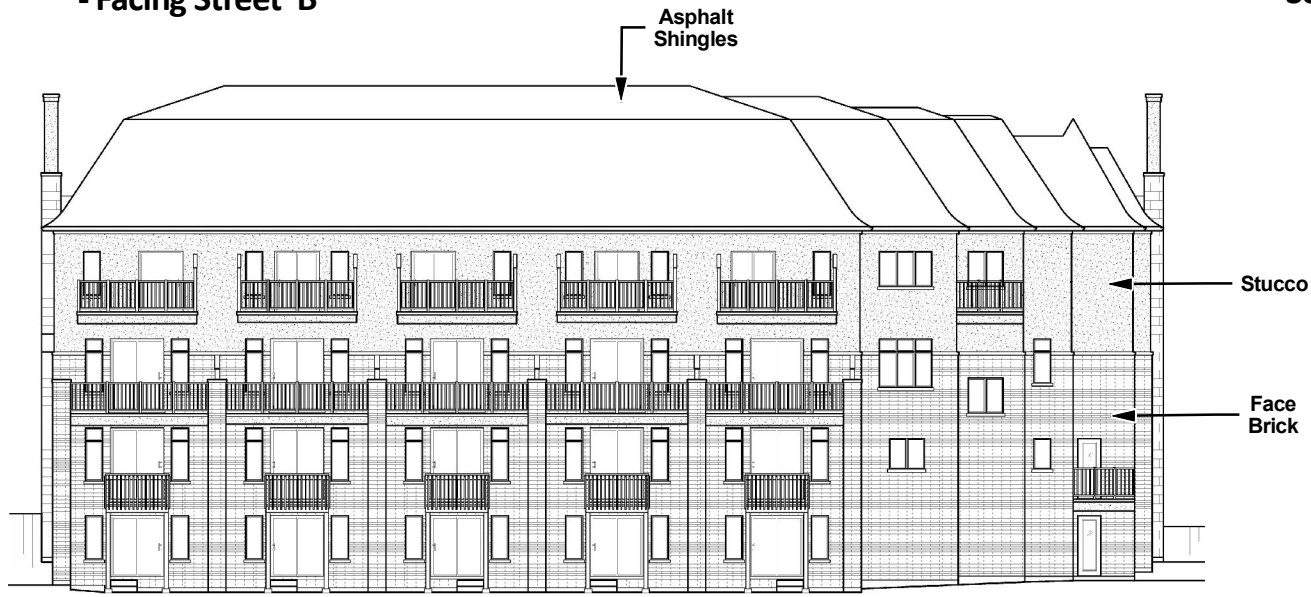
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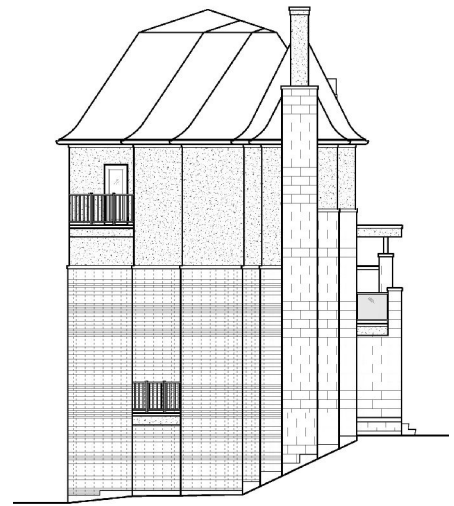
**West Elevation
- Facing Street 'B'**



South Elevation



East Elevation



North Elevation

Not to Scale

Building Elevations Townhouse Block 3

Location:
8473, 8477 and 8487 Islington Avenue
Part of Lot 10, Concession 7

Applicant:
Fifth Avenue Homes
(Woodbridge) Inc.



Attachment

Files:
OP.22.021, Z.22.042, and 19T-22V017
Related File: DA.22.070

Date:
April 9, 2024

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Attachment 8 – Zoning By-law 001-2021 Table 1

Table 1:

		RT1 Zone	
	Zoning By-law 001-2021 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
a.	Minimum Lot Frontage	6 m	5.45 m
b.	Minimum Lot Area	162 m ²	120 m ²
c.	Minimum Front Yard	4.5 m	Block 1, Units 1 and 2 – 4.0 m
d.	Minimum Rear Yard	7.5 m	Blocks 1 and 2 – 6.0 m Block 3, Unit 1 – 2.0 m
e.	Minimum Interior Side Yard	1.2 m	Block 1 adjacent to walkway – 0.9 m
f.	Minimum Exterior Side Yard	2.4 m	Block 1, Unit 1 and Block 2, Unit 8 – 1.4 m Block 2, Unit 1 – 1.5 m Block 1, Unit 9 – 0.9 m
g.	Maximum Lot Coverage	50%	No minimum or maximum lot coverage requirement shall apply.
h.	Maximum Front Yard Encroachment for Porch including Access Stairs	2.0 m but no closer than 1.2 m from the applicable lot line.	2.75 m but no closer than 0.4 m from the applicable lot line.
i.	Access Stairs in Front, Exterior Side and Rear Yards	1.8 m	2.75 m
j.	Maximum Encroachment of air conditioner, heat pump,	Rear Yard and Exterior Side Yard – 1.0 m	1.5 m

		RT1 Zone	
	Zoning By-law 001-2021 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
	condenser or similar equipment (wall mounted)		
k.	Maximum Building Height	No requirement.	13.05 m
l.	Minimum Parking Space Depth	5.7 m	Block 1, Units 1 and 2 may each have one driveway parking space with a minimum length/depth of 5.5 m.
m.	Maximum Driveway Width for a Lot Less than 6 m wide	2.9 m	3.1 m
n.	Obstruction of a Parking Space	Various setbacks depending on obstruction and location of obstruction.	Section 6.3.3 shall not apply.
o.	Minimum Soft Landscaping (Front/Exterior yard) in a Residential Zone	The Lot Frontage for Lots between 6 m – 11.99 m shall be comprised of a Minimum 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping.	The Lot Frontage shall be comprised of a minimum 25% Landscaped Front yard of which a minimum sixty percent (60%) of the Minimum Landscaped Front yard shall be soft landscaping.
p.	Notes 1 and 3 of Table 7-7	Regulates Setback of Garage Faces from Front and Exterior Side Lot lines Regulates Minimum Exterior Side Yard abutting road, lane, common element road, or sight triangle.	Shall not apply.
q.	Visitor Parking	No requirement.	0.17 spaces/unit

		EP Zone	
		EP Environmental Protection Zone Requirement	Proposed Exceptions to the EP Environmental Protection Zone Requirement
r.	Permitted Uses	Conservation use and Passive Recreational use	Add Flood and Erosion Control to the list of permitted uses

ATTACHMENT 9

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-22V017 ('THE PLAN')
5th AVENUE HOMES (WOODBIDGE) INC. ('THE OWNER')
8473, 8477, and 8487 ISLINGTON AVENUE
PART OF LOT 10, CONCESSION 7, (THE 'LANDS')
CITY OF VAUGHAN (THE 'CITY')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED
PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE
19T-22V017, ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 9a).
2. The Conditions of Approval of York Region as set out on Attachment No. 9b) and dated October 26, 2022.
3. The Conditions of Approval of Alectra Utilities as set out on Attachment No. 9c) and dated January 5, 2023.
4. The Conditions of Approval of Bell Canada as set out on Attachment No. 9d) and dated January 9, 2023.
5. The Conditions of Approval of Enbridge Gas as set out in Attachment No. 9e) and dated January 24, 2023.
6. The Conditions of Approval of Canada Post as set out in Attachment No. 9f) and dated January 10, 2023.

Clearances

1. The City shall advise that the Conditions on Attachment No. 9a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions on Attachment No 9b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. Alectra Utilities shall advise that the Conditions on Attachment 9c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

4. Bell Canada shall advise that the Conditions on Attachment 9f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Enbridge Gas Inc. shall advise that the Conditions on Attachment 9e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Canada Post shall advise that the Conditions on Attachment 9f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 9a)

CITY OF VAUGHAN CONDITIONS

Development Planning Department Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., File No. P-3293 dated October 26, 2022 (the 'Plan').
2. If approval of a final plan of subdivision is not given within 3 years after the date upon which approval of Draft Plan of Subdivision File No. 19T-22V017 was given, then the draft plan approval shall lapse unless extended by the City upon application by the Owner.
3. The lands within the Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
4. The Plan shall be updated to include the approved street names to the satisfaction of the Development Planning Department.
5. The Owner shall pay any and all outstanding application fees to the Development Planning and Development Engineering Departments, in accordance with the in-effect Tariff of Fees By-law.
6. The Owner shall enter into a Subdivision Agreement, or other agreement satisfactory to the City, with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies.
7. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with the in-effect Tariff of Fees By-law.
8. The Owner acknowledges and agrees that the draft plan of subdivision and associated conditions of draft approval may require revisions, to the satisfaction of the City, to implement or integrate any recommendations resulting from studies or submissions required as a condition of draft approval.
9. The Deputy City Manager of Planning and Growth Management be delegated the authority to approve any minor revisions to the draft plan or draft conditions as a result of errors, omissions, or other revisions as required through detailed Engineering design.
10. The Owner shall provide the final georeferenced AutoCAD drawings of the plan of subdivision and the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department. If the files meet requirements, an email from

gisplanning@vaughan.ca confirming the final submission has been approved will be provided.

Urban Design Conditions

11. Prior to final approval of the Plan:

- a. the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
 - i. In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
 - ii. The Owner shall not remove trees without written approval by the City.
 - iii. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.
- b. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the owner to the Development Planning Department in accordance with recent council approved fee by-laws (commencing January 1, 2021); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review
 - i. This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
 - ii. In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.

12. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines, and Vaughan City-Wide Official Plan (VOP 2010) Urban Design Policies. The document shall address but not be limited to the following issues:

- a. Landscape master plan; co-ordination of the urban design/streetscape elements including built form, fencing treatments, and street tree planting.

- b. The appropriate edge treatments along Islington Avenue with low-maintenance plant material.
 - c. Edge restoration along the natural area lands.
 - d. Architectural control design guidelines, including appropriate flankage elevations along Islington Avenue.
 - e. Sustainability design practices/guidelines.
13. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.
- a. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
14. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the natural area lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the natural area edges are to be disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
- a. The Owner shall provide a report for a 20 metre zone within all staked natural area edges to the satisfaction of the Toronto and Region Conservation Authority ('TRCA') and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
15. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential blocks; to be co-ordinated with the environmental noise report and urban design.
16. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of Blocks 1 and 3 that abut Block 2 – Natural Area.
17. The Owner shall convey Block 2 – Natural Area to the TRCA or the City free of all cost and encumbrances.
18. The Owner shall agree in the subdivision agreement to provide a soils report for all tree pits and planting beds throughout the subdivision to the satisfaction of the City.

Cultural Heritage Conditions

19. Should archaeological resources be found on the property during construction activities, all work must cease, and both of the Ontario Ministry of Citizenship and Multiculturalism and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
20. 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 and the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services.

Environmental Planning Conditions

21. Prior to final approval of the Plan, the Owner shall convey Block 2 – Natural Area to a public authority (i.e. the TRCA or the City) free of all cost and encumbrances, to the satisfaction of the TRCA and the City.
22. The implementing Zoning By-law shall be prepared to the satisfaction of the City.
23. That this Plan be subject to red-line revisions, if required, in order to meet Environmental Planning conditions of draft plan, to the satisfaction of the City.
24. Prior to final approval of the Plan, the Owner shall submit an updated Environmental Impact Study, tree inventory and impact plan, including individual trees and trees identified as significant woodlands (if applicable), in the final inventory of trees proposed to be removed and compensated for, to the City's Urban Design and Environmental Planning Departments for review and approval. The compensation plan should include a comprehensive methodology, final values, a restoration/naturalization plan which demonstrates a net ecological gain, and shall be prepared to the satisfaction of the City and TRCA (where applicable).
25. Prior to final approval of the Plan, the Owner shall provide a Sustainability Metrics Program ('SMP') tool demonstrating how the final plan of subdivision meets minimum threshold requirements, to the satisfaction of the City.
26. The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act, 2007*, S.O.2007. The Owner is required to comply with Ministry of the Environment, Conservation and Parks (MECP) regulations and guidelines to protect these species at risk and their habitat. The onus is on the Owner to complete an information request form and submit it to the MECP for confirmation of any potential Species at Risk on the Subject Lands. The Owner acknowledges that, notwithstanding any approvals made or provided by Vaughan in respect to the Lands, the Owner must comply with the provisions of the *Endangered Species Act, 2007*.

27. The Owner acknowledges that Vaughan contains Migratory Birds within its jurisdiction that are protected under the *Migratory Bird Convention Act*, 1994. The Owner shall not remove any trees within the breeding bird window in Vaughan from March 31 to August 31. If tree removals are necessary than bird nest sweeps and/or surveys shall be conducted by a qualified professional within 48 hours prior to the removal of trees.

Development Engineering Conditions

28. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies.
29. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
30. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
31. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
32. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
33. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
34. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
35. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
36. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access,

municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.

37. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the plan.
38. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
39. The Owner shall agree in the subdivision agreement to design, purchase material, and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
40. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained, and signed to prohibit dumping and trespassing.
41. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
42. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
 - a. "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."

- b. “Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord.”

- c. Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”

- d. Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-Law 1-88, as amended, as follows:

- i. The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
- ii. Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 m - 6.99 m ¹	3.5 m
7.0 - 8.99 m ¹	3.75 m
9.0 – 11.99 m ¹	6.0 m
12.0 m and greater ²	9.0 m

¹ The Lot Frontage for Lots between 6.0 – 11.99 m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

² The Lot Frontage for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- e. "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants."
- f. Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.
- g. "The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement."
- h. "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and clear of any 0.3 metre reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance."

- i. "Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the

homeowner's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."

- j. "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."
43. Any additional warning clause as noted in the subdivision agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City.
44. The Owner shall agree to implement the recommendations of the final noise report into the design and construction of the buildings on the subject lands; and include all necessary warning statements on Condominium Declaration and all agreements of purchase and sale or lease of individual units, all to the satisfaction of the City.
45. Prior to occupancy of each unit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the final approved Detailed Environmental Noise Assessment and Vibration Report. Where façade, wall, door, window and/or oversized forced air mechanical systems are required by the Noise Report, these features shall be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final Noise Report and be submitted to the City's Chief Building Official and the Director of Development Engineering.
46. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
47. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required

easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.

48. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.
49. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study for the review and approval of the City that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
50. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - a. Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
 - b. Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
 - c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
 - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
51. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:

- a. For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.
 - b. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.
 - c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
 - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
52. Prior to the discharge of any water originating from a source other than Vaughan's water supply, including water originating from groundwater accumulating or collected on private lands ("Private Water Discharge") to Vaughan's storm sewer system, the Owner shall obtain a discharge approval for permanent dewatering ("Discharge Approval") from Vaughan, in accordance with By-law 130-2022, as amended, prior to Site Plan Approval, if required by Vaughan.
- a. The Owner shall install all works to carry out the Private Groundwater Discharge ("Discharge and Related Works") in accordance with the terms and conditions of the Discharge Approval, all to Vaughan's satisfaction. Furthermore, the Owner shall ensure that all Discharge and Related Works are in good standing with the Discharge Approval;
 - b. Prior to registration of any Plan of Condominium, the Owner shall ensure that the Discharge Approval is in full force and effect and that the Discharge and Related Works are in good standing in accordance with the

terms and conditions of the Discharge Approval and operating to Vaughan's satisfaction;

- c. Immediately following the registration of the Plan of Condominium for the last condominium for the development (where more than one condominium corporations are to exist), the Owner shall apply to Vaughan to transfer the Discharge Approval(s) to the applicable Condominium Corporation such that the Condominium Corporation shall assume and become responsible for the Discharge Approval and the Discharge and Related Works. The Owners application to transfer the Discharge Approval to the Condominium Corporation shall include a report prepared and sealed by a professional geoscientist licensed in the Province of Ontario, attesting that all Private Waster Discharge comply with the requirements of the Discharge Approval issued by Vaughan. The Owner may be required to add or modify the Discharge and Related Works to Vaughan's satisfaction, all at its sole cost and expense.
 - d. The Owner's permission to Private Water Discharge from the Lands into Vaughan's storm sewer system is subject to all terms and conditions of this Agreement, the Discharge Approval, Vaughan's Sewer Use By-law 130-2022, as amended or superseded, and all applicable laws and regulations; and
 - e. Fees related to Discharge Approval renewals shall apply in accordance with Vaughan's Sewer Use By-law 130-2022, as amended or superseded.
 - f. Upon the Owner's application to renew the Discharge Approval in accordance herewith, the Owner shall provide a report prepared and sealed by a licensed professional geoscientist, in the Province of Ontario, attesting that all Private Groundwater Discharge complies with the requirements of the Discharge Approval issued by Vaughan.
53. The Owner agrees that post-development flow rates discharged into Vaughan's storm sewer system from the Lands, including Private Water Discharge, shall not exceed the allowable flow rates discharged into Vaughan's storm sewer system as approved by Development Engineering and per the Discharge Approval. The Owner may be required to add or modify the Discharge and Related Works to Vaughan's satisfaction, all at the Owner's sole cost and expense.
54. The Owner shall agree in the subdivision agreement to include following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or tenants within the Plan
- a. abutting or in proximity of any parkland or walkway:

"Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park" of which noise and lighting may be of concern due to the nature of the park for active recreation."

b. encroachment and/or dumping:

"Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park and open space are prohibited."

c. gate of access point:

d. "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the park and open space is prohibited."

e. rear lot catchbasins:

"Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."

f. infiltration trenches:

"Purchasers and/or tenants are advised that their rear yard lot area has been designed to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and/or soak-away pits."

55. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.

56. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban

Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.

57. The Owner shall agree to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
58. The Owner shall agree to construct, at no cost to the City, any required sidewalk and/or walkway shown on the approved construction drawings to the satisfaction of the City.
59. Any proposed road allowances, road widening, and daylight corners on the draft plan shall be dedicated as public highway on the final plan for registration to the satisfaction of the City and free of all encumbrances.
60. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.

SUBP.23.V.0002 (19T-22V017)
 (Fifth Avenue Homes (Woodbridge) Inc.)

Page 3

Schedule of Clauses/Conditions
SUBP.23.V.0002 (19T-22V017)
8473, 8477 & 8487 Islington Avenue
(Fifth Avenue Homes (Woodbridge) Inc.)
City of Vaughan

Re: KLM Planning Partners Inc., Project No. P-3293, dated October 26, 2022.

Clauses to be Included in the Subdivision Agreement

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree that any direct connections to the Region's Sanitary Sewer on Islington Avenue shall be designed, installed and commissioned, all to the satisfaction of the Region.
3. The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
4. The Owner shall implement all recommendations in the Access Operational Study, to the satisfaction of the Region.
5. The Owner shall agree that where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
6. The Owner shall include the following warning clause in a registered portion of the Site Plan, Condominium Declaration and Purchasing Agreements:

"IF DEEMED NECESSARY DUE TO THE OPERATIONAL AND SAFETY CONCERNS, REGION OF YORK AT ITS OWN DISCRETION MAY RESTRICT THE ACCESS ONTO ISLINGTON AVENUE TO RIGHT IN-RIGHT OUT ONLY. REGION OF YORK SHALL NOT BE DEEMED LIABLE FOR ANY LOSSES ARISING FROM RESTRICTING CERTAIN MOVEMENTS FROM THE ACCESS ONTO ISLINGTON AVENUE."
7. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
8. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer

to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.

9. The following warning clause shall be included with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

10. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:

- a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way,
- b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence, and
- c) That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region.

11. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

Conditions to be Satisfied Prior to Final Approval

12. The Owner shall provide to the Region the following documentation to confirm that unrestricted water and wastewater servicing capacity is available from the Region assigned pool and have been allocated to the subject development by the City of Vaughan:

- A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof, and

- A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
13. The Owner shall submit an updated Functional Servicing Report and Site Servicing Plan documenting a wastewater servicing strategy that is to the satisfaction of York Region.
 14. The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Community Planning and Development Services and Infrastructure Asset Management for record.
 15. The Owner shall provide an Access Operational Study to the satisfaction of Transportation Planning staff.
 16. The Owner shall provide an updated/revised site plan to the satisfaction of Transportation Planning staff.
 17. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
 18. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
 19. For any applications (Site Plan or Zoning By-law Amendment) completed after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.
 20. The Regional Corporate Services Department shall advise that Conditions 1 to 19 inclusive, have been satisfied.



Revised: May 11, 2020

Date: January 5th 2023

Attention: Michelle Perrone

RE: Request for Comments

File No.: OP.22.021, Z.22.042, DA.22.070 & 19T-22V017

Applicant: Fifth Avenue Homes (Woodbridge) Inc.

Location 8473, 8477, 8487 Islington Avenue

Revised: May 11, 2020

COMMENTS:

- We have reviewed the Proposal and have no comments or objections to its approval.
- We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).
- We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by _____.
- We have reviewed the proposal and have the following concerns (attached below)
- We have reviewed the proposal and our previous comments to the Town/City, dated _____, are still valid.

Alectra Utilities has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner(s), or his/her/their agent, for this plan is/are required to contact Alectra Utilities to obtain a subdivision application form (SAF) and to discuss all aspects of the above project. The information on the SAF must be accurate to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue. A subdivision application form is enclosed with this request for comments.

Alectra Utilities will prepare the electrical distribution system (EDS) design for the subdivision. The subdivision project will be assigned to an Alectra Utilities design staff upon receipt of a completed SAF. The design of the subdivision can only commence upon receiving a design prepayment and the required information outlined on the SAF.

Alectra Utilities will obtain the developer(s) approval of the EDS design, and obtain the required approvals from local government agencies for EDS installed outside of the subdivision limit. Alectra Utilities will provide the developer(s) with an Offer to Connect (OTC) agreement which will specify the responsibilities of each party and an Economic Evaluation Model outlining the cost sharing arrangement of the EDS installation between both parties. The OTC agreement must be executed by both parties and all payments, letter of credits and easements received in full before Alectra Utilities can issue the design for construction.

Town Home/Semi Detached municipal and/or private developments require a minimum set back of 3.40M from the street line to any structure such as foundations, outdoor stairs, porches, columns etc..... to accommodate standard secondary service connections.

Revised: May 11, 2020

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

All communication, street light or other pedestal(s) or equipment(s) must not be installed near Alectra Utilities transformers and/or switchgears. Enclosed with this request for comments are Alectra Utilities clearance standards.

Existing Alectra Utilities plant in conflict due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,

Mitchell Penner

Supervisor, Distribution Design-Subdivisions

Phone: 416-302-6215

E-mail: Mitchell.Penner@alecrautilities.com

Subdivision Application Information Form is available by emailing Mitchell.Penner@alecrautilities.com

From: circulations@wsp.com
To: [David Harding](#)
Subject: [External] OPA (OP.22.021), ZBLA (Z.22.042), Site Plan (DA.22.070) and Draft Plan of Subdivision Application (19T-22V017) Applications; 8473, 8477, 8478 Islington Ave., Vaughan
Date: Monday, January 9, 2023 2:24:07 PM

2023-01-09

David Harding

Vaughan

, ,

Attention: David Harding

Re: OPA (OP.22.021), ZBLA (Z.22.042), Site Plan (DA.22.070) and Draft Plan of Subdivision Application (19T-22V017) Applications; 8473, 8477, 8478 Islington Ave., Vaughan; Your File No. OP.22.021,Z.22.042,DA.22.070,19T-22V017

To Whom this May Concern,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada’s development tracking system, which includes the

intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

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January 24, 2023

David Harding
Senior Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear David,

Re: Draft Plan of Subdivision, Site Development Application, Official Plan Amendment,
Zoning By-Law Amendment
Fifth Avenue Homes (Woodbridge) Inc.
8473, 8477, 8487 Islington Avenue
City of Vaughan
File No.: 19T-22V017, DA-22-070, OP-22-021, Z-22-042

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Sincerely,

A handwritten signature in black ink, appearing to read "Jasleen Kaur". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

January 10, 2023

City of Vaughan – Planning Department

To: **David Harding**, Senior Planner, Development Planning

Reference: File: **OP.22.021, Z.22.042, Da.22.070 & 19T-22V017**
Related File: **PAC.21.096**
8473, 8477 and 487 Islington Avenue
24 Townhomes
Ward 2

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal of the 24 townhouses for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility, including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads
- ⇒ The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings
- ⇒ The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy
- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy**

Canada Post further requests the owner/developer be notified of the following:

1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox location.
2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
5. The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning - GTA
200 – 5210 Bradco Blvd
Mississauga, ON L6W 1G7
(416) 262-2394
lorraine.farquharson@canadapost.ca

Committee of the Whole (1) Report

DATE: Tuesday, April 9, 2024

WARD(S): 2

TITLE: COSTCO WHOLESALE CORPORATION
ZONING BY-LAW AMENDMENT FILE NO. Z.23.011
55, 99, 100, AND 111 LINE DRIVE
VICINITY OF LINE DRIVE AND LANGSTAFF ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on an application to rezone part of the subject lands shown on Attachment 1, and amend the site-specific zoning exception to permit a phased expansion to the existing Costco warehouse facility, being an additional 48,621.9 m² in gross floor area, as shown on Attachments 3 to 10.

Report Highlights

- The Owner proposes a phased expansion to the existing Costco warehouse facility.
- A Zoning By-law Amendment Application is required to permit the proposed development.
- The Development Planning Department supports the proposed development as outlined in this report.

Recommendations

1. THAT Zoning By-law Amendment File Z.23.011 (COSTCO WHOLESALE CORPORATION) BE APPROVED, to amend Zoning By-law 001-2021 to rezone part of the Subject Lands shown on Attachment 1 from “FD Future Development Zone” to “EM1(H) Prestige Employment Zone”, subject to site-specific exception 14.1050 with a Holding Symbol “(H)” in the manner shown on Attachments 3 and

- 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
- a. The Owner shall complete a Remedial Action Plan (‘RAP’) and submit a Ministry of the Environment, Conservation, and Parks (‘MECP’) Record of Site Condition (‘RSC’) to the satisfaction of the City.
 - b. Internal and/or external lands are required to provide municipal service and/or access easements for the Block 59 West Landowners Group. Therefore, the following conditions must be satisfied:
 - i. The Owner shall submit a letter from the Block Trustee for Block 59 West Developers’ Group Agreement indicating that the Owner has fulfilled municipal easement requirements, to the satisfaction of the Development Engineering Department; and
 - ii. The Owner shall cause Block 59 West Landowners Group Inc. to amend their Block 59 West Spine Servicing Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for Block 59 West Landowners, in particular the revised municipal wastewater alignment, land and/or easement conveyances within the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.
3. THAT the revised Block 59 Block Plan, as shown on Attachment 11, BE APPROVED, to delete Street ‘M’ and a stormwater management pond (SWM E1) and redesignate the lands as Prestige Employment, and that the final Block 59 Block Plan be modified to reflect these changes.

Background

Location: 55, 99, 100 and 111 Line Drive (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachments 1 and 2.

Previous Development Applications were approved on the Subject Lands.

On July 16, 2015, Council approved Zoning By-law Amendment File Z.14.019 to rezone the Subject Lands from the “A Agricultural Zone” to “EM1(H) Prestige Employment Zone” with the Holding Symbol “(H)” and “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)”. The removal of the Holding Symbol was approved by Council on February 16, 2016 (File Z.16.002).

On October 20, 2015 Council approved Site Development Application File DA.14.088 to permit the development of a two-phase distribution warehouse with a total gross floor ('GFA') area 81,050.1 m². Both phases of the development authorized by Site Development Application File DA.14.088 have been fully constructed.

A Zoning By-law Amendment Application has been submitted to permit the proposed development.

Costco Whole Corporation (the 'Owner') has submitted Zoning By-law Amendment file Z.23.011 (the 'Application') for the Subject Lands to permit a phased expansion to the existing Costco warehouse facility, being an additional 48,621.9 m² of GFA (the 'Development') as shown on Attachments 3 to 10.

A related Site Development Application (File No. DA.23.031) has been submitted for the Development. In accordance with Bill 109 of the *Planning Act*, the approval of Site Development Applications has been delegated to the City of Vaughan Deputy City Manager, Planning and Growth Management or designate.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- *Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 1): August 18, 2023*
- *Location of Notice Signs: Langstaff Road, Line Drive, and Highway 27*
- *Date of Public Meeting: September 12, 2023, date ratified by Council September 26, 2023*
- *Other Meetings:*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: April 2, 2024*

Public Comments were received.

The following is a summary of the comments provided and received to date. The comments are organized by theme as follows:

Block 59 Block Plan Cost Sharing Requirements

- the Block trustee for the Block 59 West Landowners Group requested the City impose a condition of approval that the Owner bear its proportionate share of the costs and burdens from which the Subject Lands will benefit as it relates to the Block 59 Block Plan area.

These comments are addressed throughout this report.

Previous Reports/Authority

Previous reports related to the application and Subject Lands can be found at the following links:

Highway 27 Langstaff GP Limited and Central Carpentry Limited Public Hearing Report:
[December 2, 2014, Committee of the Whole \(Public Hearing\) \(Item 5, Report No. 43\)](#)

Highway 27 Langstaff GP Limited and Central Carpentry Limited Special Council
Report:
[July 16, 2015, Special Committee of the Whole \(Item 10, Report No. 29\)](#)

Highway 27 Langstaff GP Limited and Central Carpentry Limited Council Report:
[October 20, 2015, Special Committee of the Whole \(Item 1, Report No. 38\)](#)

Block 59 Block Plan Committee of the Whole Report:
[June 16, 2020 Committee of the Whole Report \(Item 10, Report No. 25, adopted as amended by Vaughan Council on June 29, 2020\)](#)

Costco Wholesale Corporation Public Meeting Report:
[September 12, 2023, Committee of the Whole \(Public Meeting\) \(Item 1, Report No. 33\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, YROP 2022 and VOP 2010.

Provincial Policy Statement, 2020 ('PPS')

Section 1.3.1 of the PPS requires that Planning authorities shall promote economic development and competitiveness by providing for: an appropriate mix and range of employment, and broader mixed uses to meet long-term needs [1.3.1 a)]; opportunities for a diversified economic base including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses [1.3.1. b)]; and facilitating the conditions for economic investment including seeking to address potential barriers to investment [1.3.1 c)].

The Applications propose to maintain the existing "Prestige Employment" and "General Employment" land use designations identified in Vaughan Official Plan 2010 ('VOP 2010') and will facilitate the further expansion of the existing Costco warehouse facility on undeveloped employment lands. Staff are satisfied that the Development is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

Section 2.2.5 of the Growth Plan sets out the policies for Employment. Section 2.2.5.1 states that economic development and competitiveness in the Greater Golden Horseshoe will be promoted by: making efficient use of existing employment areas and vacant and underutilized employment lands; and ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth.

The Applications implement the “Prestige Employment” and “General Employment” land use designations identified in VOP 2010, and will facilitate an intensified and comprehensive industrial development through the consolidation of development parcels in an appropriate location for such uses. The Application conforms to the Growth Plan.

York Region Official Plan 2022 (‘YROP 2022’)

The YROP 2022 designates the Subject Lands “Urban Area” on Map 1 – “Regional Structure” and “Employment Area” on Map 1A – “Land Use Designations”. Section 4.3 states that “Employment Areas” are strategic and vital to the Regional economy, are major drivers of economic activity in York Region and are to be maintained and protected to meet York Regions’ forecast and land need requirements and shall be appropriately designated for employment uses in local municipal official plans

The Development, which conforms to YROP 2022, provides for the intensification of the existing employment use on the Subject Lands, in an area designated for employment land uses.

VOP 2010

VOP 2010 sets out the municipality’s general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- “Employment Areas” on Schedule 1 – “Urban Structure” of VOP 2010
- “Prestige Employment” and “General Employment” on Schedule 3: Land Use Plan by the West Vaughan Employment Secondary Plan (‘WVEASP’)

The “Prestige Employment” designation permits industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings, with no outside storage permitted. The “General Employment” designation permits a full range of industrial uses any of which may or may not include outdoor storage, and office and/or retail uses accessory to a permitted industrial use.

The Application would rezone the Subject Lands to the appropriate zoning category to facilitate the Development which consists of employment uses permitted in accordance with the “Prestige Employment” and “General Employment” land use designations in VOP 2010.

On this basis, the Development conforms to VOP 2010.

The Development conforms to the final Block Plan, as amended, for the Block 59 Plan Area.

Vaughan Council on June 29, 2020, approved the Block 59 Plan, subject to the fulfillment of Block Plan conditions of approval. Vaughan Council on January 19, 2021, considered and approved a revised Block 59 Plan dated September 3, 2020, to reduce the Prestige Employment designation on 6560 Langstaff in accordance with the

WVEASP, and to confirm Street 'L' as approved in an updated Traffic and Transportation Study (October 2020) for the Block Plan area. These revisions were approved subject to the fulfillment of Block Plan conditions of approval.

Vaughan Council on April 20, 2021, further revised the Block 59 Plan through Zoning By-law Amendment File Z.21.001 (Hunter-Fifty Investments Limited / Line Drive East Investments Limited) by deleting the former Street 'L'.

Finally, Vaughan Council on April 25, 2023, further revised the Block 59 Plan through Zoning By-law Amendment File Z.21.025 and Draft Plan of Subdivision File 19T-21V006 (One-foot Developments Inc.) by relocating the Stormwater Management Pond W2 to the southeast side of Street 'G' and redesignating those lands as General Employment.

The Block 59 Plan shown on Attachment 11 identifies the Subject Lands as "Prestige Employment," "General Employment," "Natural Heritage Feature", "10 m Buffer", "SWM E1" (Stormwater Management Pond), and "Street M". Street "M" is no longer required as the Development consists of an expansion to the existing Costco Facility that require the consolidation of the development parcels in this area. In addition, Development Engineering ('DE') Department has confirmed that "SWM E1" is no longer required to service the Block 59 Block Plan Area, therefore it is proposed to be identified as "Prestige Employment" within the Block 59 Block Plan Area. A condition to this effect is included in the Recommendations of this report.

The Owner is required, as a condition of the Holding Symbol "(H)", to submit a letter from the Trustee for Block 59 West indicating that the Owner has fulfilled all of their obligations with respect to the Block 59 Block Plan area. A condition to this effect is included in the Recommendations of this report.

Amendments to Zoning By-law 001-2021 are required to permit the Development.

Zoning:

- FD - Future Development Zone ('FD Zone') and EM1 - Prestige Employment Zone ('EM1 Zone') subject to site-specific exception 1050 by Zoning By-law 001-2021
- The FD Zone does not permit the Development
- The Owner proposes to rezone part of the Subject Lands to the EM1 Zone, subject to site-specific exception 14.1050, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 001-2021 Standard	EM1 Prestige Employment Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment Zone Requirement
a.	Minimum Parking Requirement	0.5 spaces / 100 m ² x 126,672 m ² = 634 parking spaces	500 parking spaces for a total building GFA of 126,672 m ²

	Zoning By-law 001-2021 Standard	EM1 Prestige Employment Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment Zone Requirement
b.	Minimum Landscape Strip abutting a Street Line	3 m	19 m abutting Langstaff Road, and may include a berm 8 m abutting Line Drive
c.	Minimum Landscape Strip on an Interior Side Lot Line abutting an Employment Use	N/A	4.5 m abutting 6100 Langstaff Road

The Development Planning Department can support the zoning exceptions on a site-specific basis for the following reasons:

- The Development is consistent with the policies of the PPS and conforms to the Growth Plan, YROP 2022, and VOP 2010.
- The site-specific development standards will enable the development of employment uses on the Subject Lands with an appropriate size and form for the employment area.
- Transportation Engineering supports the proposed parking supply for the Development.

Minor modifications may be made to the zoning exceptions identified in Table 1 prior to the enactment of an implementing Zoning By-law, as required, should the Application be approved.

A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City.

A Holding Symbol “(H)” is recommended to be placed on the proposed zoning for the Subject Lands to address the outstanding issues discussed throughout this report. The Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

The Development achieves a Silver Sustainability Threshold Score.

The Development achieves an overall Sustainability Performance Metrics (SPM) application score of 60 (silver level). This score meets minimum SPM threshold requirements.

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

The Policy Planning and Environmental Sustainability Department supports the Development.

The Policy Planning and Environmental Sustainability Department has advised that there are no natural heritage features on the Subject Lands and therefore, has no further concerns respecting the Application.

The Owner has been advised that the City of Vaughan has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act 2007, S.O. 2007*. The Owner is required to comply with Ministry of Environment, Conservation and Parks (MECP) regulations and guidelines to protect these species at risk and their habitat. The onus is on the Owner to complete an information request form and submit it to the MECP for confirmation of any potential Species at Risk on the Subject Lands. The Owner will be required to acknowledge that, notwithstanding any approvals made or provided by Vaughan in respect to the Lands, the Owner must comply with the provisions of the Endangered Species Act, 2007.

The DE Department supports the Development, subject to the conditions in this report.

The DE Department has provided the following comments:

Municipal Servicing – Water

The Subject Lands are situated within Pressure District 5 (PD5) of the York Water Supply System. There exists one local watermain within Line Drive connected to the PD5 system. The Development is proposed to be serviced through the existing service connection to the City's watermain within Line Drive together with decommissioning of existing unused service connections.

The DE Department requires the Owner to address outstanding comments and conditions through the Site Development Application to support a complete approval of the proposed water servicing strategy.

Municipal Servicing – Wastewater

Block 59 Master Environmental Servicing Plan ('MESP') & City's Interim Servicing Strategy ('ISS')

The latest MESP for Block 59 proposes interim and ultimate sanitary servicing schemes for Block 59. In the ultimate servicing scheme, lands west of Rainbow Creek (fronting Huntington Road) are to be serviced by an existing 750mm diameter sewer on Huntington Road and lands east of Rainbow Creek will be serviced by a future Regional trunk sewer on Highway 27. The Highway 27 Trunk sewer is scheduled to be completed in Q4-2028.

Proposed Interim Sanitary Servicing

The Development intends to utilize an existing sanitary service connection to the municipal sanitary sewer within Line Drive, ultimately conveying flows to the existing

sanitary system within Medallion Boulevard in the interim prior to the completion of the Regional trunk sewer on Hwy 27. Based on the current City sanitary operational model, minor surcharging is identified under existing conditions in several segments downstream of the Medallion Blvd outlet. A current estimate for improvements to these surcharging segments is approximately \$1.9M, however these segments are situated within valley and open space areas where the risk of potential basement flooding is minimized. As a result, additional flows to the Medallion system may be accommodated in the interim subject to on-going flow monitoring. The City intends to implement flow monitoring of the Medallion Blvd sewer system through its Infrastructure System Optimization Program and will require financial securities from the Owner should improvements be required. A Site Plan condition to this effect will be included in the Site Plan Agreement or Letter of Undertaking, as required.

The DE Department requires the Owner to address outstanding comments and conditions through the Site Development Application to support a complete approval of the proposed sanitary servicing strategy.

Municipal Servicing – Stormwater

The Subject Lands are currently serviced by existing storm infrastructure located within Line Drive. The stormwater management plan comprises of constructing private underground Stormwater Chambers and treatment train provisions to provide quantity and quality controls as well as water balance requirements within the Subject Lands required for the Development together with connections to the existing storm control maintenance holes/service connections via orifice tubes, ultimately conveying flows to Line Drive and downstream to Humber River.

As per the Block 59 MESP, the Subject Lands were intended to utilize a Stormwater Management ('SWM') Pond on the west side of Line Drive to satisfy ultimate quality and quantity controls for Line Drive itself and the Subject Lands. The Development anticipates a site-specific amendment to the MESP to remove the SWM Pond and as such, any existing stormwater infrastructure within Line Drive that was intended for quality and/or quantity control purposes shall be upgraded and/or decommissioned to the satisfaction of the City. Furthermore, the Development intends to capture an existing drainage course conveying external drainage from the west (Hydro Corridor) through proposed storm sewers which will require easements to be established. A Site Plan condition to this effect will be included in the Site Plan Agreement or Letter of Undertaking, as required.

The City's design standards dictate that private site development should control the urban stormwater runoff to the target release rates established in the City's Master Plan and provide water quality treatment and erosion controls. The DE Department requires a revised SWM Report and supporting design drawings to satisfy the Owner's quantity and quality control obligations.

The DE Department requires the Owner to address outstanding comments and conditions through the Site Development Application to support a complete approval of the proposed SWM strategy.

Lot Grading

A grading design drawing was submitted in support of the Development. The detailed grading design and erosion sediment control drawings should reflect upon all the special structures and property required necessary to service the Subject Lands. The Owner shall inform the City of any operation and maintenance obligations for future municipal or private infrastructure including retaining walls, soil stability requirements or other proposed structures necessary to facilitate the Development on the Subject Lands.

The DE Department requires the Owner to address outstanding comments and conditions through the Site Development Application to support a complete approval of the proposed lot grading strategy.

Noise Impact Study

The Owner submitted an Environmental Noise Impact Study prepared by Valcoustics Canada Ltd. and dated February 16, 2023, to investigate the potential environmental noise impact from the Subject Lands on the existing surrounding noise sensitive land uses. The final Environmental Noise Impact Study must be approved to the satisfaction of the DE.

The DE Department requires the Owner to address outstanding comments and conditions through the Site Development Application to support an approval of the proposed noise mitigation strategy.

Environmental Engineering

The Owner has submitted Phase One Environmental Site Assessment ('ESA') Reports prepared by Terraprobe and dated May 4, 2021, December 20, 2021 and March 1, 2022 respectively, and Summaries of Soil and Groundwater Results which have been reviewed by the Environmental Engineering Division. Given that soil and ground water impacts were identified on the Subject Lands that would require remediation and/or management, the Owner must complete a RAP and submit a MECP RSC to the satisfaction of the City. A Holding Symbol condition to this effect is included in the Recommendations of the report.

Transportation Engineering

A Traffic Impact Study ('TIS') prepared by BA Group and dated April 2023 was supplied in support of the Application and includes analyses performed estimating the future transportation impacts of the Development. The total truck volume at the existing Costco warehouse driveway connection to Line Drive is projected to be in the order of 104 and 116 inbound trucks in the peak operating hour with completion of Phase 1 and Phase 2 of the Development, respectively. The total passenger vehicle volume at the existing employee and visitor parking lot and driveway connection to Highway 27 is

projected to be in the order of 181 and 201 inbound vehicle trips in the peak operating hour with completion of Phase 1 and Phase 2 of the Development, respectively.

The TIS concludes that the traffic volumes generated by the Development are a small component of total traffic passing through the intersections of the study area during the peak hours and therefore is a minor factor in intersection operation and determination of improvements. DE concurs with the overall study and methodology and accept its conclusions and recommendations; however, the TIS requires review and approval by York Region.

Cash-in-Lieu of the dedication of parkland is required.

Prior to the issuance of the Building Permit, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of calculation of the cash in-lieu payment. For valuation purposes, the appraisal may consider the Subject Lands to be unserviced.

Other external agencies and various utilities have no objection to the Development.

The Urban Design division of Development Planning, Development Finance, Environmental Services, Forestry Division, Parks Infrastructure Planning and Development, Alectra Utilities, Bell Canada, Canada Post and Hydro One Networks Inc., have no objections to the Development, and outstanding comments or conditions will be addressed through the Site Development Application.

The Cultural Heritage division of Development Planning, By-law and Compliance, Licensing & Permit Services, Emergency Planning, Fire & Rescue Services, Enbridge and Rogers, have no objections to the Development.

Broader Regional Impacts/Considerations

Regional Municipality of York

York Region has no comments with respect to Zoning By-law Amendment File Z.23.011 and has provided technical comments to be addressed through the Site Development Application.

Toronto and Region Conservation Authority (TRCA)

TRCA has no objections to Zoning By-law Amendment File Z.23.011 and has provided technical comments to be addressed through the Site Development Application.

Ministry of Transportation (MTO)

MTO has no comments with respect to Zoning By-law Amendment File Z.23.011 and has provided technical comments to be addressed through the Site Development Application.

Conclusion

The Development Planning Department is satisfied that the Application is consistent with the PPS, conforms with the Growth Plan, YROP 2022 and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Application, subject to the recommendations in this report.

For more information, please contact Casandra Krysko, Senior Planner, at extension 8003.

Attachments

1. Context Map and Polling Area
2. Location Map and Zoning
3. Site Plan and Proposed Zoning – Southwest Parcel
4. Site Plan and Proposed Zoning – Southeast Parcel
5. Landscape Plan
6. West Building Elevations
7. North and South Building Elevations
8. East Building Elevations
9. Rendered Perspectives - Southeast
10. Rendered Perspectives - Southwest
11. Block 59 Plan Land Use Plan

Prepared by

Casandra Krysko, Senior Planner, ext. 8003
Mark Antoine, Senior Manager of Development Planning, ext. 8212
Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

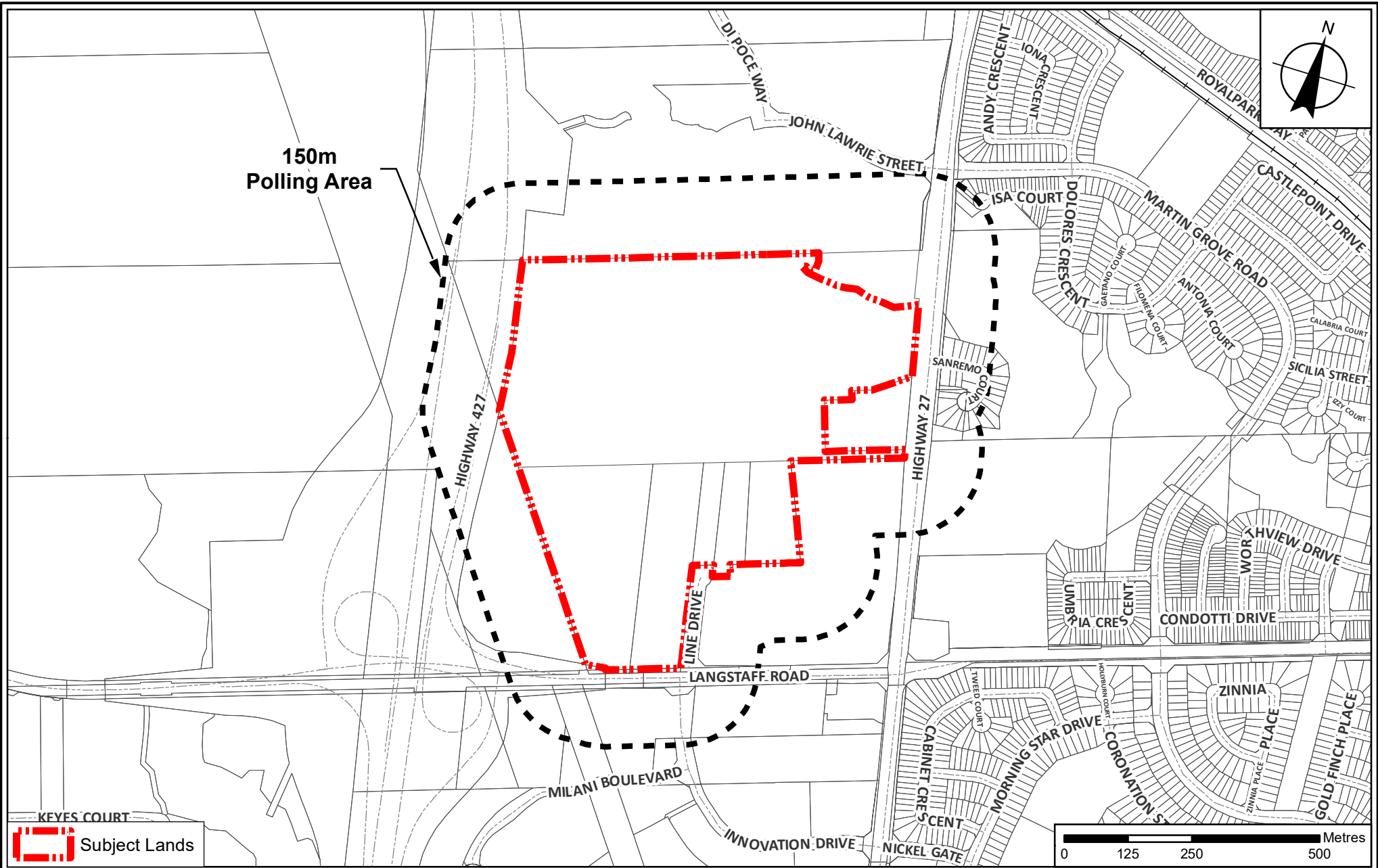


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager



Context Map and Polling Area

LOCATION:
55, 99, 100, and 111 Line Drive
Part of Lots 11, 12, and 13, Concession 9

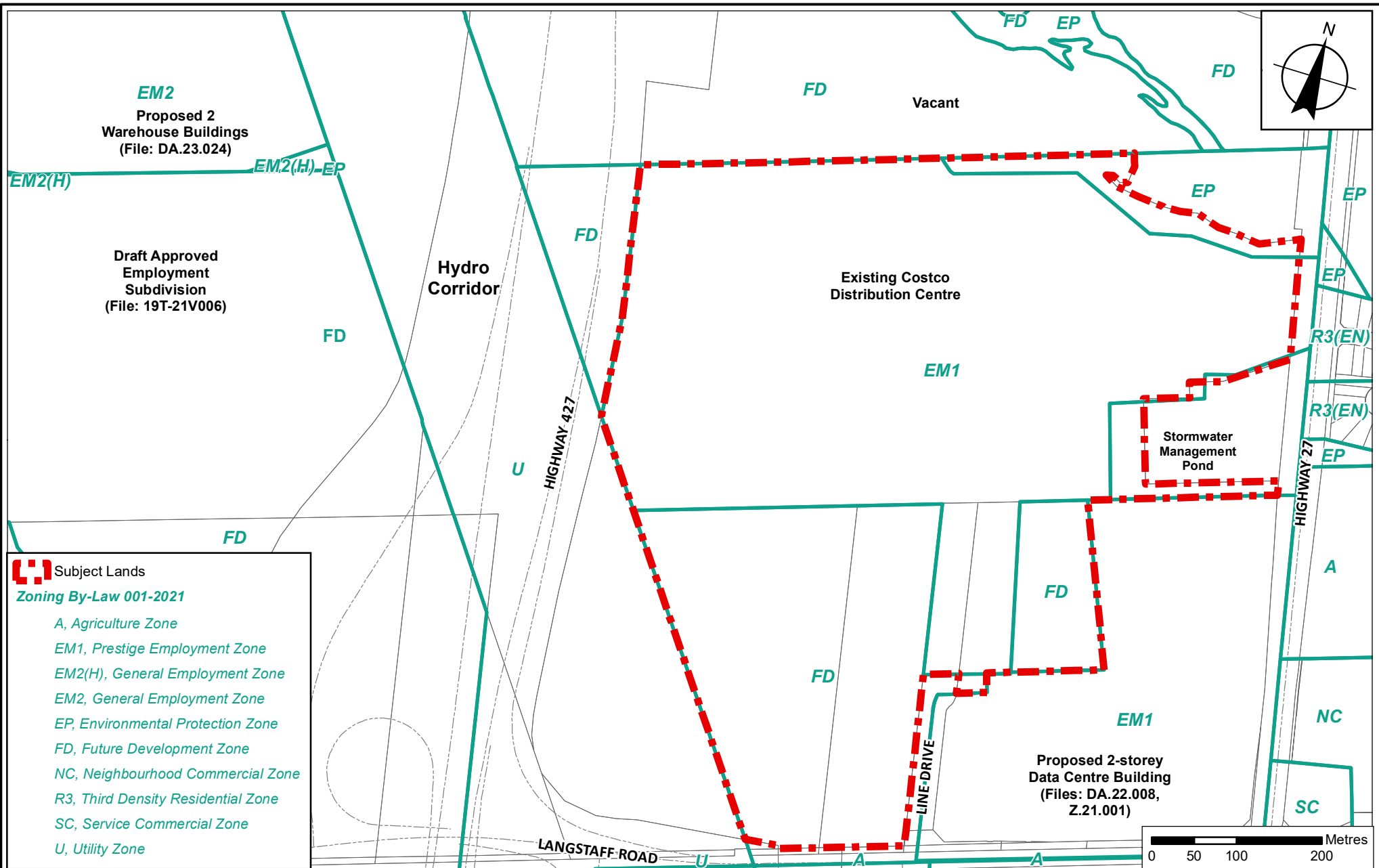
APPLICANT:
Costco Wholesale Corporation



Attachment

FILE:
Z.23.011
REALTED FILE:
DA.23.031
DATE:
April 9, 2024

1



-  Subject Lands
Zoning By-Law 001-2021
- A, Agriculture Zone*
 - EM1, Prestige Employment Zone*
 - EM2(H), General Employment Zone*
 - EM2, General Employment Zone*
 - EP, Environmental Protection Zone*
 - FD, Future Development Zone*
 - NC, Neighbourhood Commercial Zone*
 - R3, Third Density Residential Zone*
 - SC, Service Commercial Zone*
 - U, Utility Zone*

Location Map and Zoning

LOCATION:
 55, 99, 100, and 111 Line Drive
 Part of Lots 11, 12, and 13, Concession 9

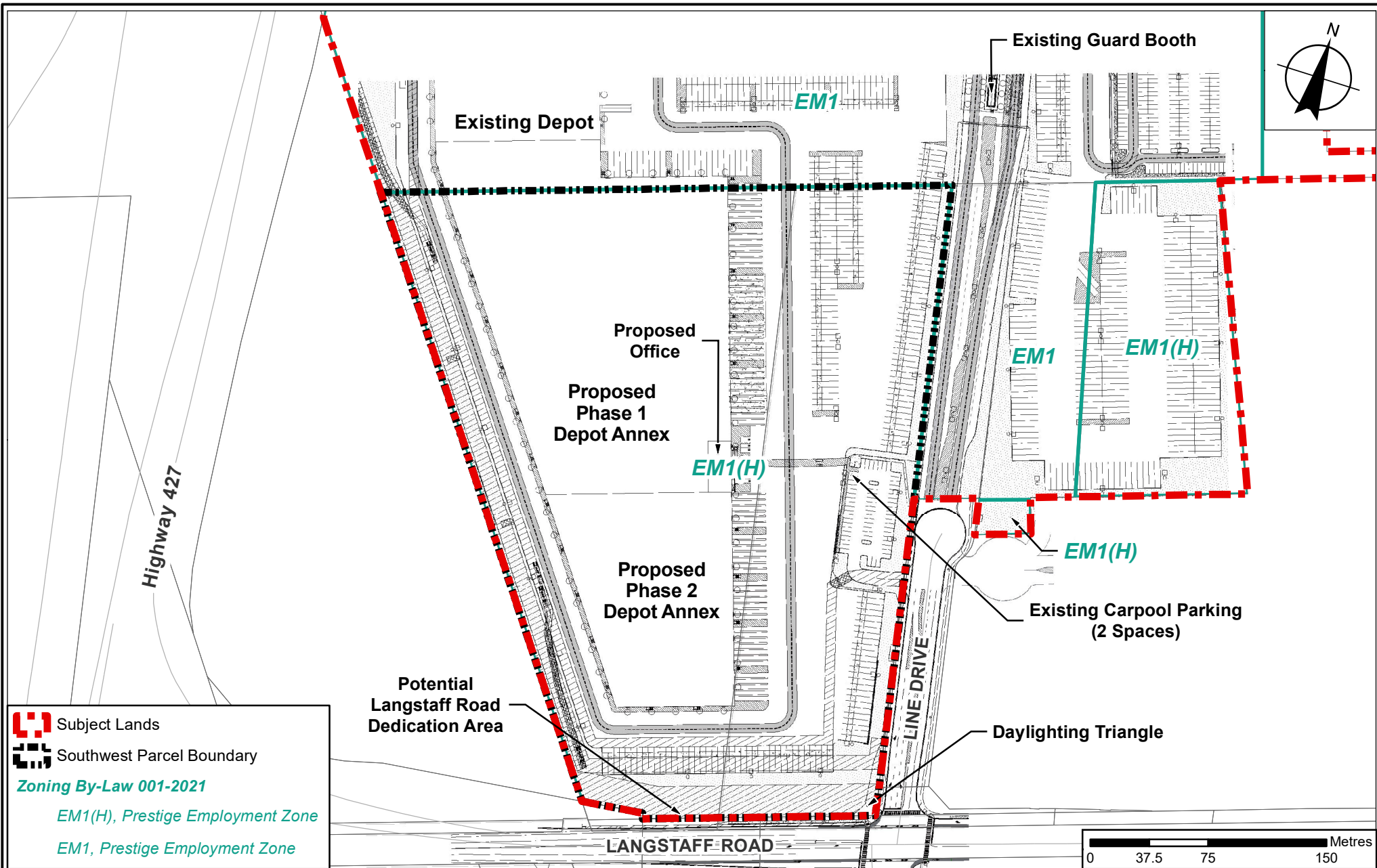
APPLICANT:
 Costco Wholesale Corporation



Attachment

FILE:
 Z.23.011
RELATED FILE:
 DA.23.031
DATE:
 April 9, 2024

2



Site Plan and Proposed Zoning - Southwest Parcel

LOCATION:
55, 99, 100, and 111 Line Drive
Part of Lots 11, 12, and 13, Concession 9

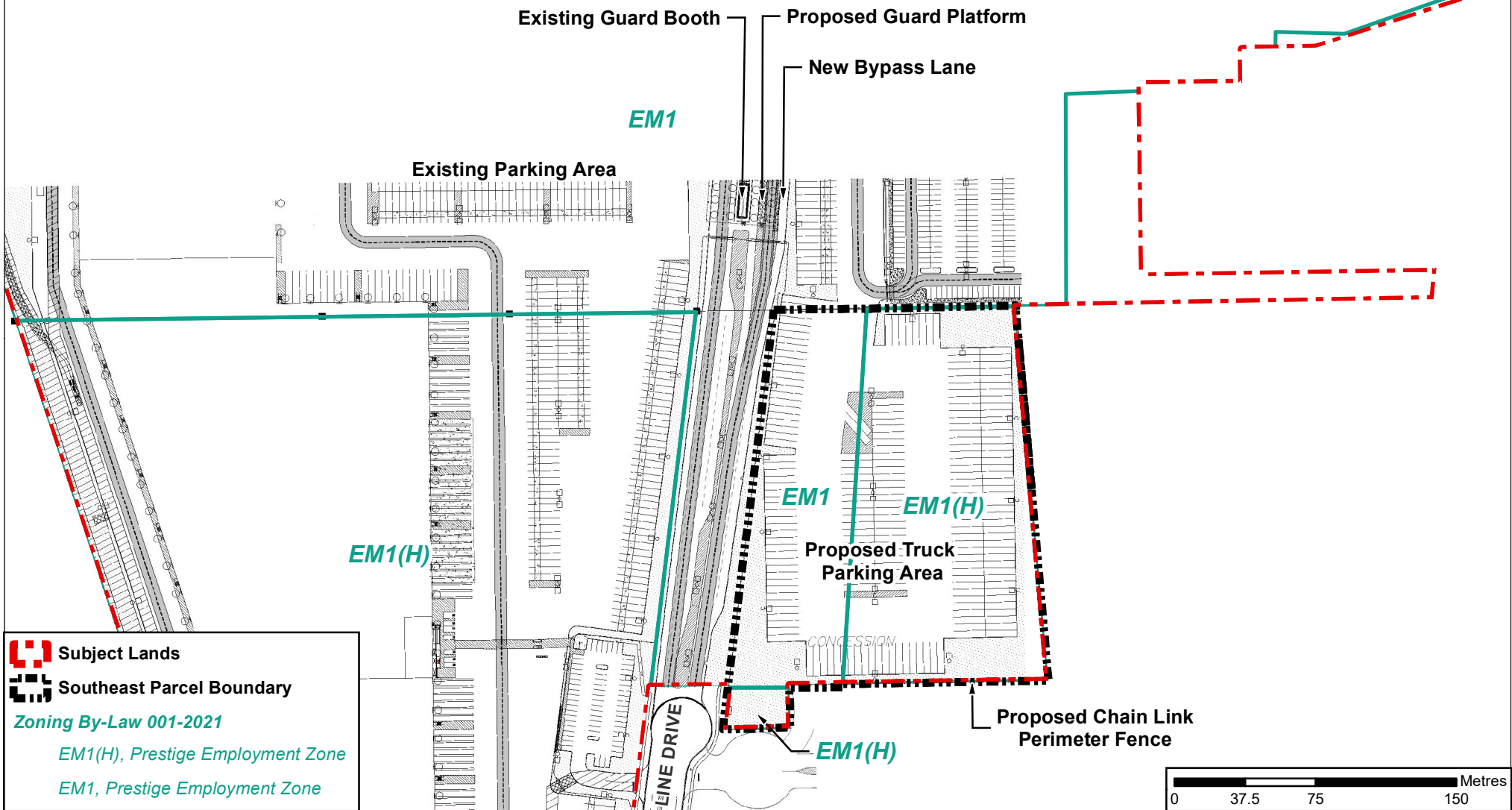
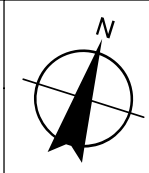
APPLICANT:
Costco Wholesale Corporation



Attachment

FILE:
Z.23.011
RELATED FILE:
DA.23.031
DATE:
April 9, 2024

3



Site Plan and Proposed Zoning - Southeast Parcel

LOCATION:
55, 99, 100, and 111 Line Drive
Part of Lots 11, 12, and 13, Concession 9

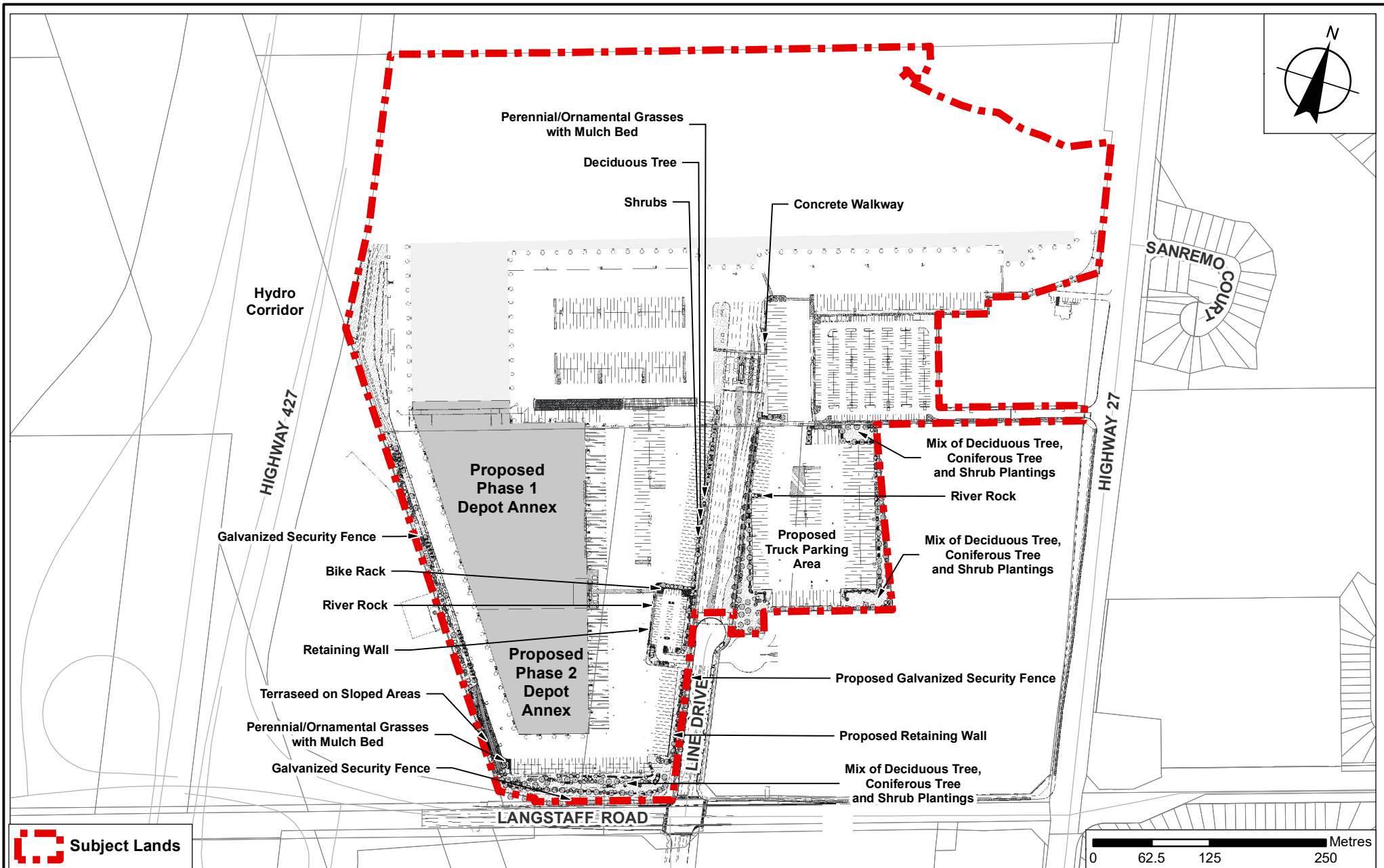
APPLICANT:
Costco Wholesale Corporation



Attachment

FILE:
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RELATED FILE:
DA.23.031
DATE:
April 9, 2024

4



Landscape Plan

LOCATION:
55, 99, 100, and 111 Line Drive
Part of Lots 11, 12, and 13, Concession 9

APPLICANT:
Costco Wholesale Corporation



Attachment

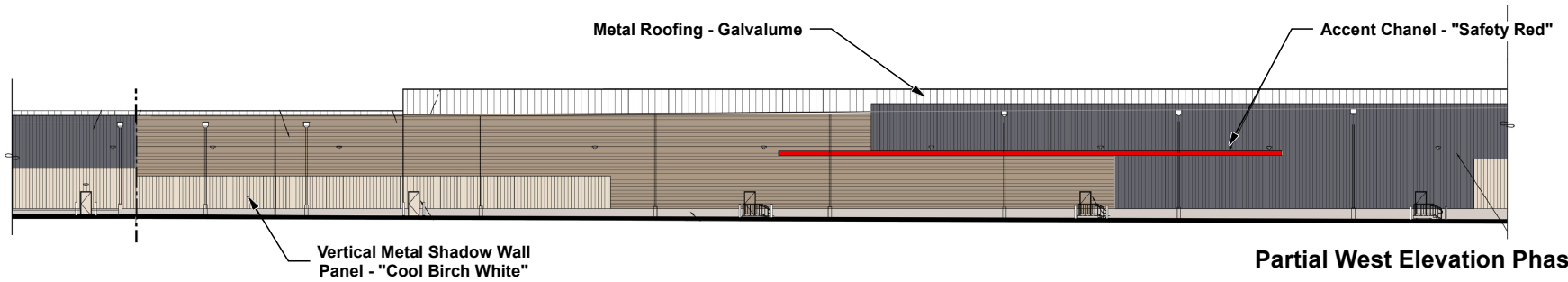
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DATE:
April 9, 2024

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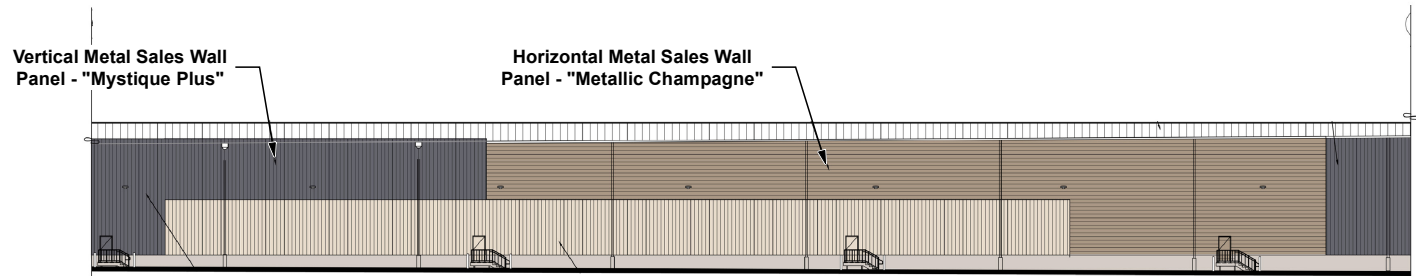
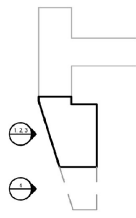
Existing Depot Proposed Phase 1



Overall West Elevation

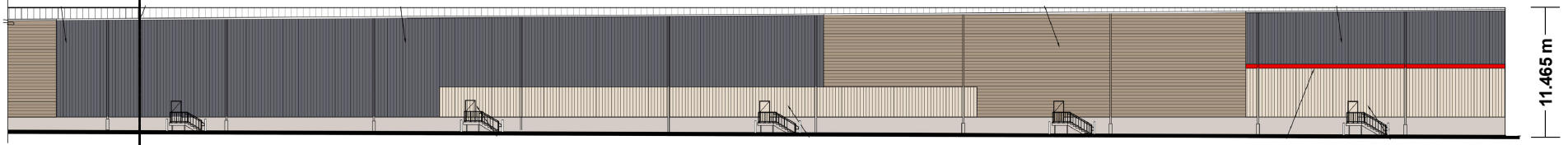


Partial West Elevation Phase 1



Partial West Elevation Phase 1

Proposed Phase 1 Proposed Phase 2 (Future)



Partial West Elevation Phase 2 Future

Not to Scale

West Building Elevations

LOCATION:
55, 99, 100, and 111 Line Drive
Part of Lots 11, 12, and 13, Concession 9

APPLICANT:
Costco Wholesale Corporation



Attachment

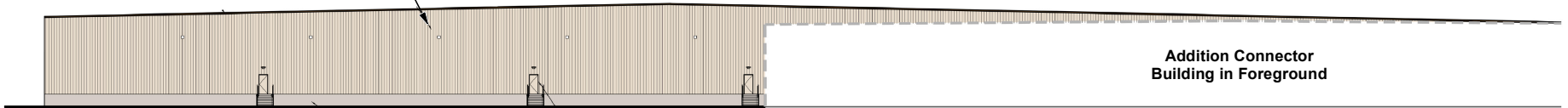
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DATE:
April 9, 2024

6



Overall North Elevation

Vertical Metal Shadow Wall Panel - "Cool Birch White"

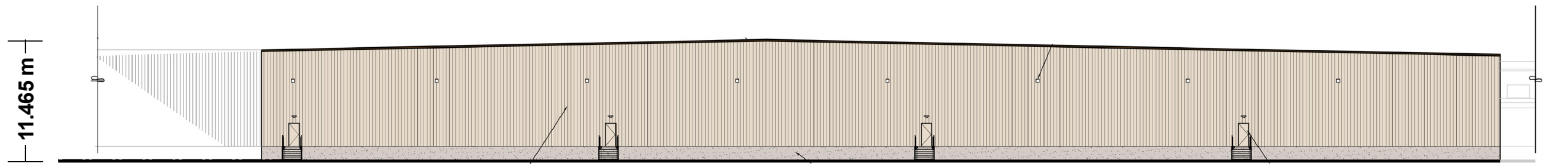


Addition Connector Building in Foreground

North Elevation

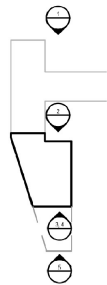


Overall South Elevation



11.465 m

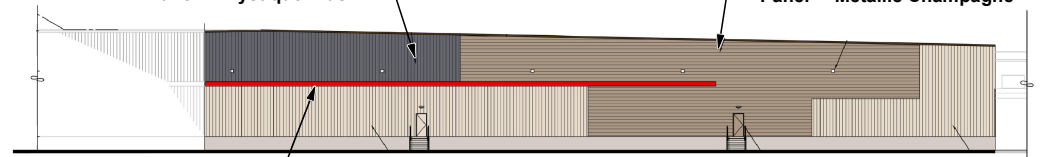
South Elevation Phase 1



Vertical Metal Sales Wall Panel - "Mystique Plus"

Horizontal Metal Sales Wall Panel - "Metallic Champagne"

Accent Channel - "Safety Red"



South Elevation Phase 2 Future

Not to Scale

North and South Building Elevations

LOCATION:
55, 99, 100, and 111 Line Drive
Part of Lots 11, 12, and 13, Concession 9

APPLICANT:
Costco Wholesale Corporation



Attachment

FILE:
Z.23.011
RELATED FILE:
DA.23.031
DATE:
April 9, 2024

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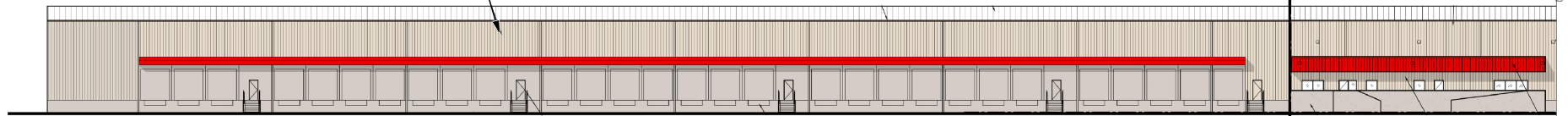
Proposed Phase 1 Existing Depot



Overall East Elevation

Vertical Metal Shadow Wall Panel - "Cool Birch White"

Proposed Phase 2 (Future) Proposed Phase 1



Partial East Elevation Phase 2

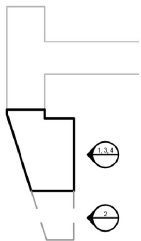
Proposed Phase 2 (Future) Proposed Phase 1

Metal Roofing - Galvalume

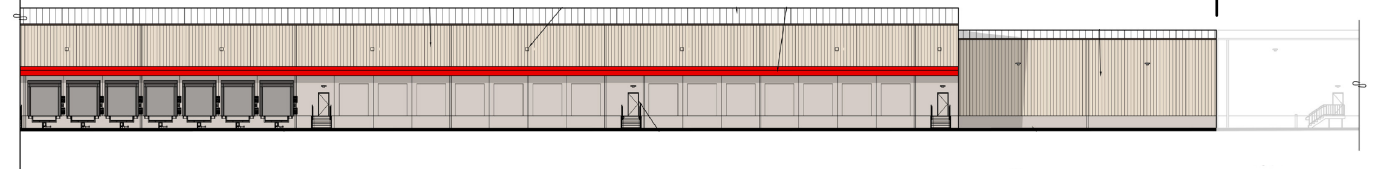


Metal Roofing - Costco Red

Partial East Elevation Phase 1



Proposed Phase 1 Existing Depot



Partial East Elevation Phase 1

Not to Scale

East Building Elevations

LOCATION:
55, 99, 100, and 111 Line Drive
Part of Lots 11, 12, and 13, Concession 9

APPLICANT:
Costco Wholesale Corporation



Attachment

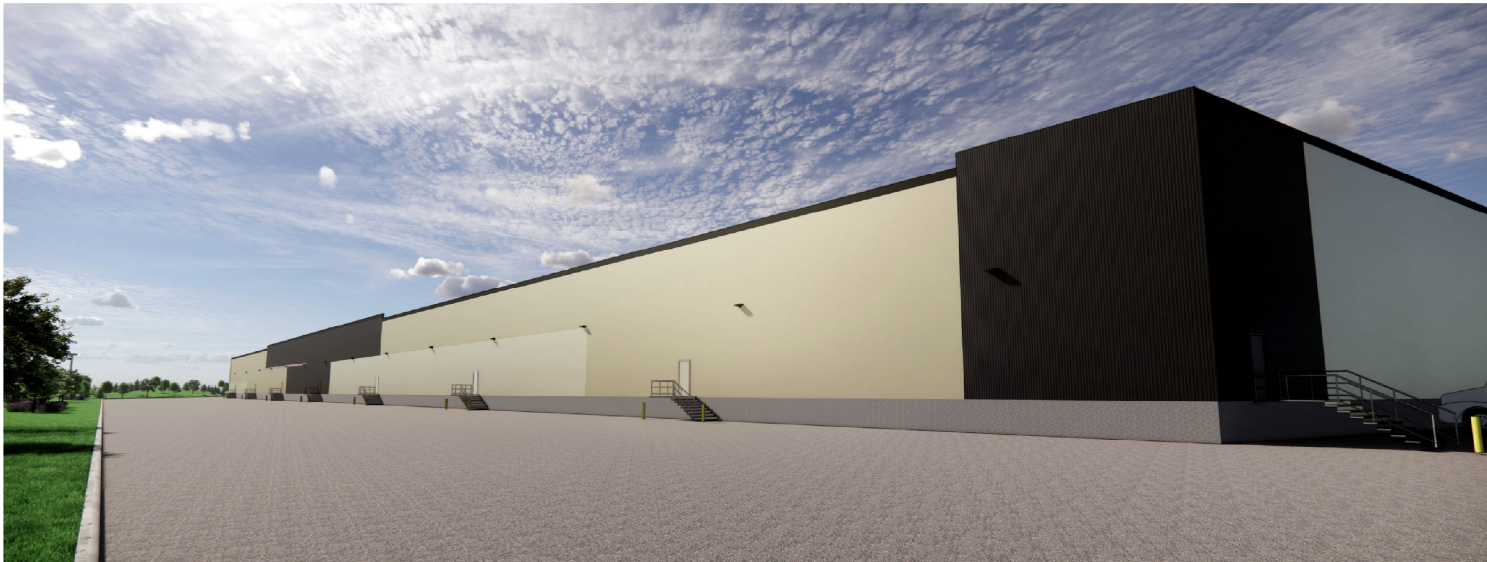
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DA.23.031

DATE:
April 9, 2024





Southeast Perspective



Southeast Perspective

Not to Scale

Rendered Perspectives - Southeast

LOCATION:
55, 99, 100, and 111 Line Drive
Part of Lots 11, 12, and 13, Concession 9

APPLICANT:
Costco Wholesale Corporation

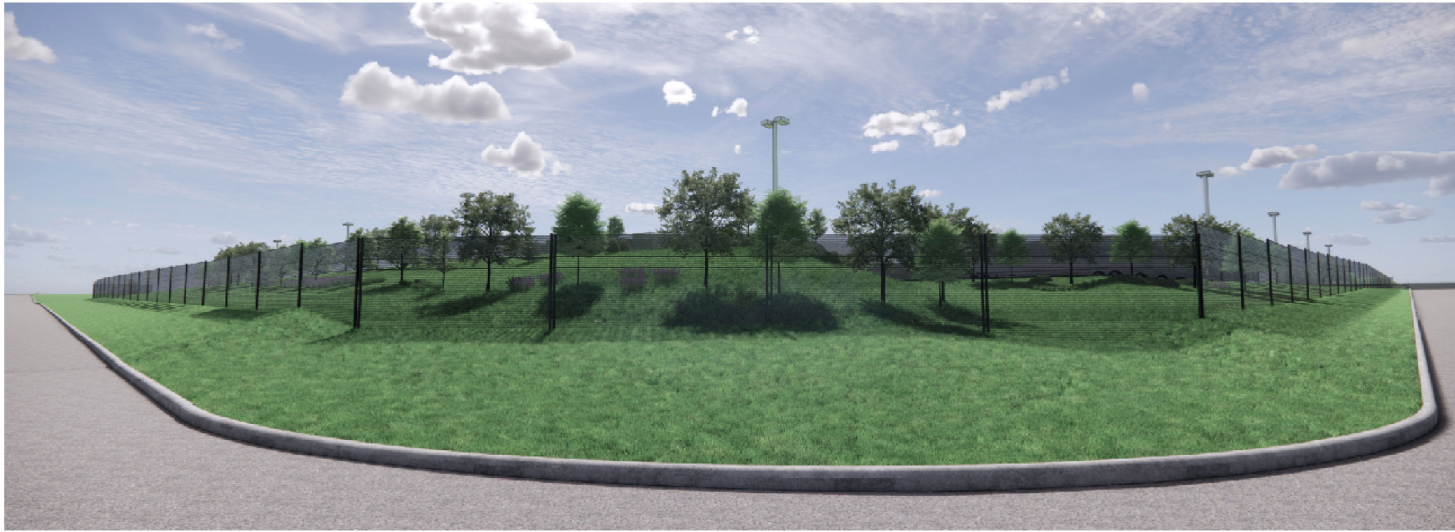


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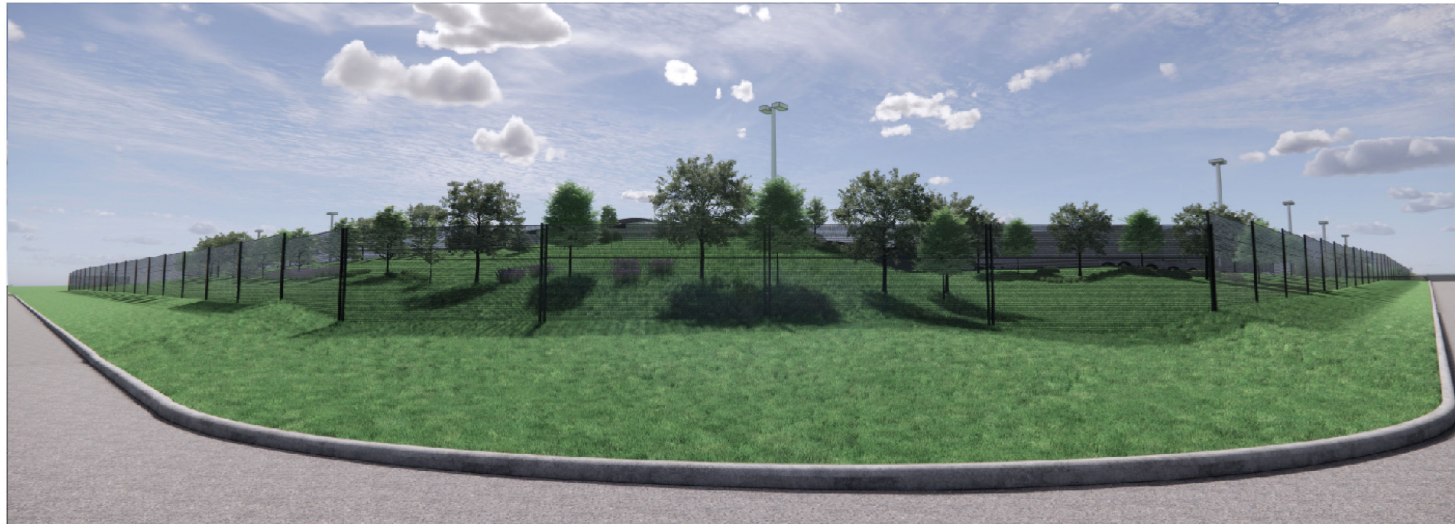
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DA.23.031

DATE:
April 9, 2024

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Southwest Perspective - Phase I



Southwest Perspective - Phase II

Not to Scale

Rendered Perspectives - Southwest

LOCATION:
55, 99, 100, and 111 Line Drive
Part of Lots 11, 12, and 13, Concession 9

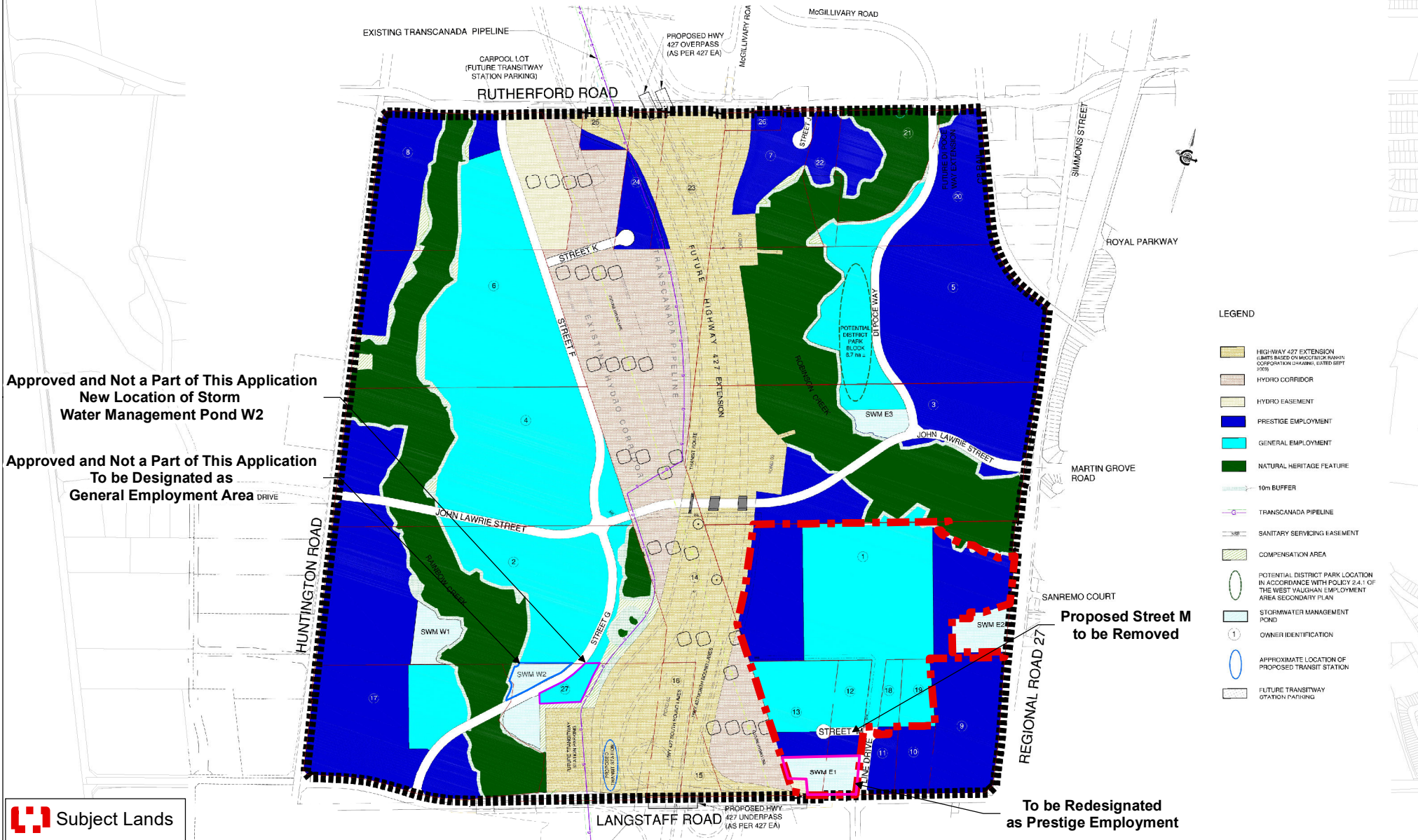
APPLICANT:
Costco Wholesale Corporation



Attachment
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RELATED FILE:
DA.23.031
DATE:
April 9, 2024

10

BLOCK 59 LAND USE PLAN



Block 59 Land Use Plan

LOCATION:
55, 99, 100, and 111 Line Drive
Part of Lots 11, 12, and 13, Concession 9

APPLICANT:
Costco Wholesale Corporation



Attachment

FILE:
Z.23.011
RELATED FILE:
DA.23.031
DATE:
April 9, 2024

11

Committee of the Whole (1) Report

DATE: Tuesday, April 9, 2024

WARD(S): ALL

TITLE: PROCLAMATION – 2024 NATIONAL PUBLIC WORKS WEEK

FROM:

Zoran Postic, Deputy City Manager, Public Works

ACTION: DECISION

Purpose

To request that Council proclaim the week of May 19, 2024 to May 25, 2024, as “National Public Works Week” (NPWW) in the City of Vaughan and to provide an overview of the events that will be held in recognition of this week.

Report Highlights

- City to proclaim May 19 - 25, 2024 as “National Public Works Week” and join in the North American celebrations acknowledging the dedication and achievements of public works professionals.
- An annual opening ceremony and flag raising event will be held on Tuesday May 21, 2024, at the Joint Operations Centre and City Hall.
- Council Chambers will be illuminated orange on Tuesday, May 21, 2024, in recognition of the week.
- Free mulch giveaway on Thursday, May 23, 2024, at the Joint Operations Centre to accommodate residents who may be unable to attend the annual Open House.
- A staff appreciation barbeque will be held on Friday, May 24, 2024.
- An Open House with mulch giveaway will be held on Saturday, May 25, 2024, at the Joint Operations Centre for the public.
- The National Public Works Week Organizing Committee will host a series of virtual events, outreach, and educational opportunities for the community to be involved in. These will be promoted through social media channels.

Recommendations

1. That Council proclaim May 19, 2024 to May 25, 2024, as “National Public Works Week” in the City of Vaughan;
2. That an opening ceremony be held at the Joint Operations Centre followed by a flag raising ceremony at Vaughan City Hall and the Joint Operations Centre on Tuesday, May 21, 2024, to commemorate National Public Works Week;
3. That Council Chambers be illuminated orange on Tuesday, May 21, 2024; and
4. That the proclamation be posted on the City’s website and the Communications, Marketing and Engagement department be directed to promote the above-noted proclamation through the various corporate channels.

Background

Since 1960, the American Public Works Association (APWA) has sponsored National Public Works Week across North America. More than 32,000 members in the United States and Canada use this week to energize and educate the public on the importance of Public Works to their daily lives.

In 1960, the APWA started a week-long campaign to make the public more aware of the services Public Works departments provide, as well as to promote the “often-unsung heroes” of our society; the professionals who serve the public every day with quiet dedication. Since its inception, agencies, municipalities, and regions have used this week to educate, engage and inform the public about the essential role that Public Works plays in the quality of their community life. Equally important is promoting Public Works as a career choice for the future work force and recognizing those who currently serve in these public roles.

Public Works staff work diligently throughout the year to ensure service excellence to the Vaughan community.

The Public Works portfolio strives to deliver on five key objectives that allow our team to provide critical services that the citizens of Vaughan rely on each day. These five key objectives center around Vaughan’s 2022 - 2026 Term of Council Service Excellence Strategic Plan and focus on staff engagement, citizen experience, good governance, and operational performance. The objectives are as follows:

1. Make our people a priority through health, safety, and wellness;
2. Improve employee engagement and culture;
3. Foster a culture of innovation by being business effective;
4. Create WOW moments by keeping our citizens safe and our City clean and beautiful; and
5. Be a Public Works Ambassador.

By developing plans and programs to deliver on these crucial objectives, in addition to focusing on the 2022 - 2026 Term of Council Priorities, the team consistently provides the following services that include but are not limited to:

- Constant supply of safe, clean drinking water;
- Management of wastewater and stormwater systems;
- Management of Solid Waste, including organics, recycling, yard waste and garbage collection;
- Maintenance and beautification of parks, open spaces, entry features and urban tree canopy;
- Maintenance of roadways and traffic management;
- Winter maintenance of roadways, sidewalks, City facilities and pathways; and
- Maintenance of fleet and equipment to ensure operations continue to run smoothly.

Previous Reports/Authority

Proclamation – 2023 National Public Works Week Request

[Proclamation – 2023 national public works week \(escribemeetings.com\)](https://www.escribemeetings.com)

Proclamation – 2022 National Public Works Week Request

[Proclamation of National Public Works Week 2022.pdf \(escribemeetings.com\)](https://www.escribemeetings.com)

American Public Works Association NPWW Announcement

[National Public Works Week \(NPWW\) - American Public Works Association \(apwa.org\)](https://www.apwa.org)

Analysis and Options

The theme for the 2024 National Public Works Week is “Advancing Quality of Life for All.”

Every year, APWA introduces a special theme for National Public Works Week. The theme for this year, "Advancing Quality of Life," recognizes the crucial role Public Works plays in improving our overall quality of life. The commitment of our public works professionals, as they deliver essential services, contributes to creating a healthier, happier, and more vibrant community.

The provision of infrastructure, facilities, and services is made possible by the dedicated efforts of our public works champions. They are responsible for rebuilding, improving, and safeguarding our city's transportation, water supply, water treatment, solid waste systems, public buildings, parks, forests, and other essential structures and facilities.

From enhancing the beauty of Vaughan's parks and open spaces to the routine collection of waste, and ensuring our roads are clean and safe, these professionals work tirelessly to elevate the quality of life in our City. The poster for this year's theme can be found in Attachment 1.

A range of in-person and virtual events for National Public Works Week will take place this year.

Planning for this year's National Public Works Week commenced in February 2024. An organizing committee, made up primarily of the Public Works Leadership team and select staff, has planned a range of virtual and in-person activities that will take place during National Public Works Week which include:

- In-person opening ceremony and flag raising event (Tuesday, May 21, 2024)
- Free mulch giveaway at the Joint Operations Centre (Thursday, May 23, 2024)
- In-person staff appreciation barbeque (Friday, May 24, 2024)
- In-person open house with mulch giveaway (Saturday, May 25, 2024)
- Virtual education and outreach events throughout the week (May 19 – 25, 2024)

Public Work's dedication to honoring NPWW is exemplified by the recognition received from the Canadian Public Works Association for the successful range of events held in 2023. The submission for this award can be found in Attachment 2. The award received can be found in Attachment 3.

Beyond National Public Works Week, the Public Works team continues to recognize staff through the annual Golden Pylons Awards and Recognition Program and publication of the Public Works Yearbook.

The Public Works team continues to recognize and honor leaders and staff for their dedication and tireless work. In 2023, the team marked the fourth year of the Golden Pylon Awards and Recognition Program, where staff could nominate and vote for their peers and teams to receive awards aligned with the portfolio's key objectives. In 2023, the Golden Pylon Award categories included the WOW Award, Health and Safety Award, Emerging Leader Award, Positive Impact Award, Project of the Year Award, Lean Project Award, Women in Public Works Award and Leadership Award. A total of 60 individuals were recognized through this program.

Additionally, the Public Works team released the 2023 Public Works Yearbook celebrating the contributions of all departments, teams, and staff throughout the year.

Financial Impact

There are no costs associated with this report.

Operational Impact

There are no operational impacts as a result of receiving this Report for decision.

Broader Regional Impacts/Considerations

There are no broader regional impacts or considerations with the adoption of this report.

Conclusion

National Public Works Week (NPWW) provides a venue through which municipalities across North America can inform, educate, and promote the vital contributions that Public Works makes to support our communities being safe, clean, and beautiful. The City of Vaughan will achieve this by officially proclaiming NPWW and participating in the scheduled events.

For more information, please contact:

Zoran Postic, Deputy City Manager, Public Works: ext. 6137, Zoran.Postic@vaughan.ca

Attachments

1. National Public Works Week Poster 2024.
2. Canadian Public Works Association Award Submission 2023.
3. Canadian Public Works Association Award 2023.

Prepared by

Shanon Kalra-Ramjoo, Director, Parks, Forestry and Horticulture Operations: ext. 6308

Approved by

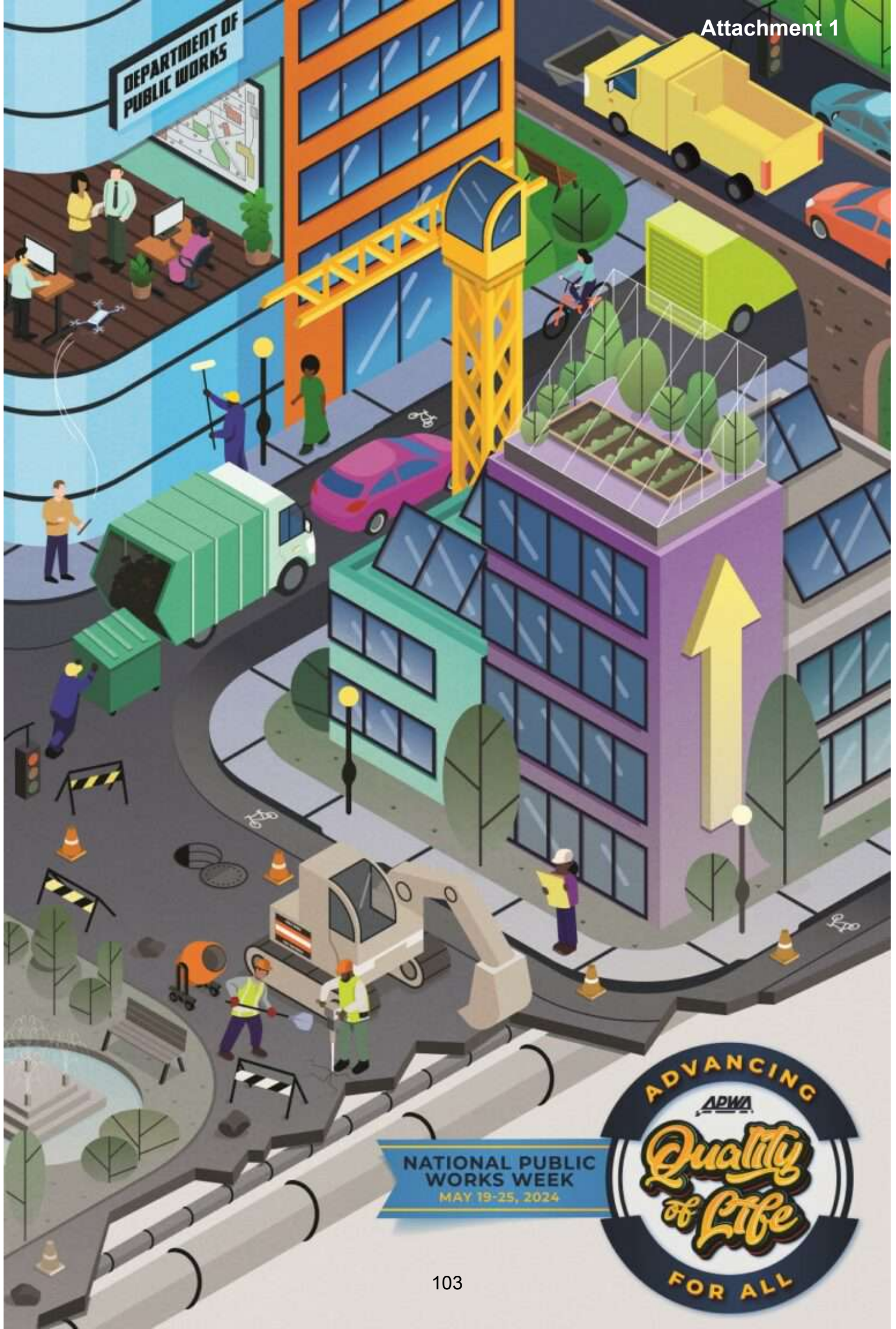


Zoran Postic, Deputy City Manager

Reviewed by



Nick Spensieri, City Manager



NATIONAL PUBLIC WORKS WEEK
MAY 19-25, 2024



CANADIAN PUBLIC WORKS ASSOCIATION (CPWA)

National Public Works Week Award Submission

City of Vaughan

2023 National Public Works Week





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Message from the **MAYOR**



The City of Vaughan's Public Works portfolio is essential to ensuring our city runs smoothly and residents are kept safe. Vaughan's hard-working Public Works professionals are passionate about what they do and contribute to a higher standard of living in our community.

Vaughan's Public Works team works continuously to implement new technologies that improve service delivery and maximize taxpayers' hard-earned dollars. Our Public Works professionals are vital to delivering efficient, reliable, creative city-building.

Their achievements continue to receive national recognition for innovative thinking, the implementation of best practices and the delivery of Service Excellence, with numerous awards won over the past year.

During National Public Works Week and beyond, I am pleased to recognize their dedication to our shared commitment to putting residents first in everything we do. On behalf of the residents of Vaughan, I want to express my gratitude to every member of Vaughan's Public Works team for working hard to make our city the best it can be.

Steven Del Duca

Message from the **CITY MANAGER**



The City of Vaughan's Public Works departments work around the clock to keep our city safe, clean and moving. National Public Works Week is a time to recognize and celebrate these dedicated and hard-working professionals.

Throughout the year, these teams are on the ground maintaining our parks and roads, facilitating waste services, providing efficient emergency response and so much more. These individuals support our community, day in and day out.

I want to thank our more than 420 Public Works professionals for delivering on Council-approved city-building initiatives that enhance the quality of life for Vaughan residents, businesses and visitors.

Nick Spensieri

Message from the **DEPUTY CITY MANAGER, PUBLIC WORKS**



This year's theme, "**Connecting the World Through Public Works**," perfectly encapsulates the dedication and commitment of the City of Vaughan's Public Works team. Over the past year, these hard-working individuals have shown unwavering dedication

in their efforts to connect our community and enhance its infrastructure. They have consistently demonstrated their resilience and willingness to go above and beyond to ensure Vaughan thrives. As we celebrate this week, let us acknowledge and honour the remarkable staff members across all departments in Public Works for their unwavering commitment and invaluable contributions. Their tireless efforts play a vital role in connecting our city and fostering its growth, and for that, I am immensely grateful.

Zoran Postic

NATIONAL PUBLIC WORKS WEEK IN THE CITY OF VAUGHAN

Every year, the City of Vaughan celebrates National Public Works Week to honour the contributions made by Public Works professionals within our city and beyond and educate the community about the many services this portfolio provides.

This year's theme, "Connecting the World Through Public Works," highlights how Public Works professionals connect us physically, through infrastructure, and inspirationally, through service to our community.

Vaughan's Public Works professionals help keep our community strong by providing services in transportation, water, wastewater and stormwater treatment, solid waste management, public buildings and spaces, parks and grounds, emergency management and first response. They make our community a great place to live, work and play.

The City's Public Works team is made up of three departments: Environmental Services; Transportation and Fleet Management Services; and Parks, Forestry and Horticulture Operations. Together, they provide:

- forestry and horticulture services
- management of all City vehicles and equipment
- management of garbage, recycling, organics and leaf and yard waste collection
- maintenance of municipal roads, sidewalks and pathways
- maintenance of parks, boulevards and open spaces
- traffic services and administration of the school crossing guard program
- water distribution, wastewater collection and stormwater management services



CONNECTING
THE **WORLD**
THROUGH PUBLIC WORKS

OVERVIEW OF EVENTS

Planning for this year's National Public Works Week commenced in February. The City's National Public Works Week Organizing Committee planned and hosted various in-person events and outreach and educational opportunities, including:

Opening ceremony and flag-raising event

To kick off the week-long celebrations, the City held its annual opening ceremony and flag-raising event on Tuesday, May 23 at the Joint Operations Centre - home base to the City's 427 dedicated Public Works staff. More than 150 people attended the event, including City staff and the Mayor and Members of Council.



A local regional arts high school student opened the ceremony by performing the national anthem. The Mayor and Deputy City Manager of Public Works highlighted staff's daily contributions, spoke about the importance of Public Works services and emphasized the positive impact these individuals make on the quality of life in our community. The ceremony concluded with cake and refreshments.



Vaughan City Hall flag-raising event and illumination

In conjunction with the event at the Joint Operations Centre, the National Public Works Week flag was raised at Vaughan City Hall, and later that evening, the building was illuminated orange as part of the official proclamation.



Staff appreciation barbecue

Every year, the City hosts a staff appreciation barbecue during National Public Works Week. This event has taken a different form in recent years due to the global COVID-19 pandemic. This year, we were able to bring back the full in-person event.



More than 400 staff members – including the Mayor and Members of Council – gathered to enjoy a catered lunch and spend time with colleagues. The Mayor and Deputy City Manager of Public Works made opening remarks by expressing their appreciation for the work that Public Works professionals perform each day.

In addition to the catered lunch, there was an ice cream truck on site and lawn games (including jumbo Jenga and Connect Four, cornhole, checkers and ping pong). Each Public Works staff member received a lunch bag and was entered into a raffle to receive Tim Hortons gift cards.



Community open house

In addition to the annual staff appreciation barbecue, the City takes pride in hosting a community open house every year to celebrate National Public Works Week. This is an opportunity for the community to come out and visit the Joint Operations Centre, learn about the great services Public Works provides, and enjoy games and activities. Like the staff appreciation barbecue, this event has been provided in an alternate format for the last few years due to the COVID-19 pandemic. This year, we went back to an in-person event, which took place on Saturday, May 27 from 10 a.m. to 2 p.m.



The community was invited to drop off textiles for the donation bin, exchange damaged City-issued blue boxes and green bins or purchase new ones, get their face painted and meet and greet animals from Reptilia Zoo. Residents were also encouraged to take home a free Canna lily plant and up to three free bags of mulch (from pruned trees). The City takes pride in our environmental sustainability efforts of reusing and repurposing resources for the benefit of the community.

In addition, the event included an ice cream truck, a water truck (for residents to refill their reusable water bottles) and staff department booths with information on current projects.



Pathways to Public Works

New this year, the National Public Works Week Organizing Committee launched Pathways to Public Works. This educational component illustrates the steps from high school to post-secondary for students who may be interested in pursuing a career in Public Works. The team launched the first learning video featuring a business analyst during National Public Works Week, and more videos will be released throughout the year.

The video was promoted across the City's social media channels (Twitter, Facebook, Instagram and LinkedIn).



Women in Public Works

[Women in Public Works](#) was a feature introduced last year. Based on the success and positive feedback from the launch, the National Public Works Week Organizing Committee decided to revamp it this year by featuring three new women.

This webpage is dedicated to educating the community about the opportunities and benefits of working in Public Works as a woman. The City believes representation matters, and that women belong in all aspects of the community, city and business. By featuring these women, we hope to inspire younger generations to follow in their footsteps.

Posters were also developed and placed around the hallways of the Joint Operations Centre for staff without access to email.



Celebrating Women in Public Works

Sari Liem, Project Manager,
MoveSmart Mobility Management Strategy,
Transportation and Fleet Management Services

“For many years, much of my work has been to improve the quality of life and healthy active living for other communities across Canada and internationally. As a Vaughan resident, it is rewarding to work where I live and see how our work is helping make it easier, safer and more comfortable for our families, neighbours and fellow residents.”

Read Sari's full feature online.




Celebrating Women in Public Works

Stacey Holt, Project Manager,
Water Services, Environmental Services

“What I find most rewarding about working in Public Works is the feeling of making an impact on Vaughan's residents. It is clear the entire Environmental Services department cares deeply about what they do, and it is very inspiring. The work is often fast-paced and collaborative and it's rewarding when we can come together as a team to solve problems.”

Read Stacey's full feature online.



Celebrating Women in Public Works

Silvana Giansante, Operations Administrative Assistant, Business Excellence and Operational Performance

“I enjoy providing solutions to resident inquiries, ranging from offering education on the City's service levels to escalating cases when needed to the appropriate department or staff. As a lifelong resident of Vaughan, I take great pride in providing operational support to ensure the city remains beautiful and safe.”

Read Silvana's full feature online.



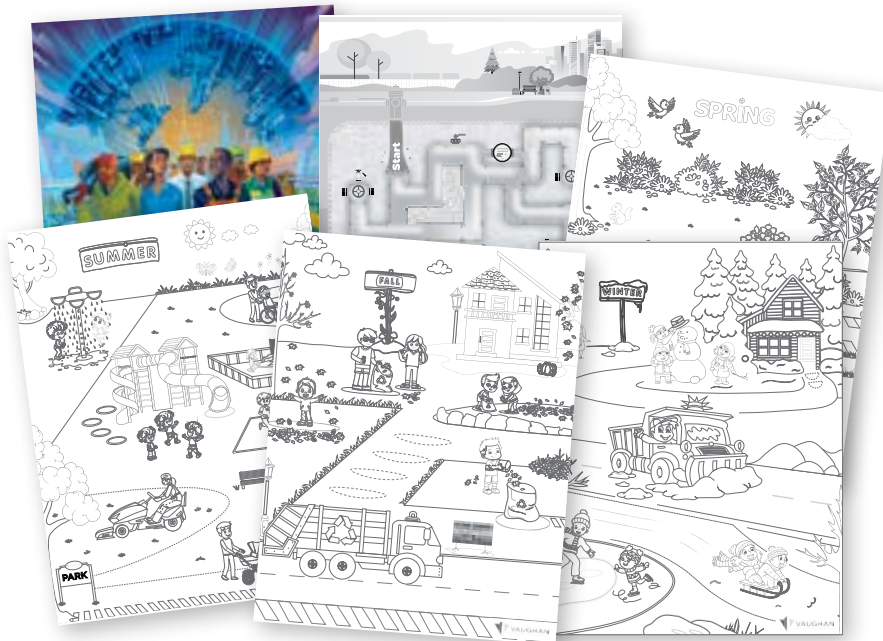
DETAILS

Creativity, marketing, media and technology

The City continues to enhance the activities of National Public Works Week to attract more people each year – to attend the in-person events and visit our online features. Creativity and innovation were evident throughout our 2023 week-long celebrations and were essential to raising awareness and interest in the services Public Works provides. The National Public Works Week Organizing Committee works closely with the City's Corporate and Strategic Communications (CSC) department and other departments across the City to bring various visions to life, including:

- **Local library displays:** Displays were created at the City's 12 Vaughan Public Library branches, showcasing various books involving Public Works and the environment.
- **Women in Public Works:** A webpage showcasing the journey of women in Public Works and the successes they have achieved in a male-dominated industry. This feature also aims to promote diversity and inclusion and reduce gender discrepancy.

- **Community open house:** This event was an opportunity for the community to come together, celebrate National Public Works Week and the City's Public Works professionals, recycle textiles, pick up free mulch and exchange City-issued blue boxes and green bins.
- **Activity book for kids:** The City's Public Works department shared an activity book for kids, which provides a fun and engaging way to educate youth on Public Works programs and services. The book was handed out to attendees at the community open house.



MARKETING

The City's CSC department promoted National Public Works Week using a range of communications tactics, including a public service announcement, news release, Council communications packages, educational videos, proactive media outreach, eNewsletters, social media, website content, signage and much more.

Below are some highlights of how the week was supported with written and visual communications pieces across various channels:

- **Council communications packages** were provided to the Mayor and Members of Council throughout May. Many Members of Council used this content in their eNewsletters and across their social media channels.
- **Posters** were displayed at the Joint Operations Centre.

- **Daily email blasts** during National Public Works Week were sent to the Public Works portfolio from the Deputy City Manager of Public Works.
- **Graphics** were designed for vaughan.ca, the City's digital sign network, and on City Hall and community centre TV screens.
- A large **banner** was displayed outside the Joint Operations Centre.
- **Newspaper ads** were placed in the Vaughan Citizen and Thornhill Liberal.





- **Postcards** were distributed to community members at community centres.
- **Mobile signs** were placed at high-traffic intersections across the city (two per ward; 10 in total).
- **MapleNetwork digital ads** were placed to enhance online traction and traffic to the City's National Public Works Week webpage.
- **Large flower planter displays** sat outside the Joint Operations Centre.
- A **large (8 ft. by 10 ft.) pop-up backdrop** with the National Public Works Week theme was created and used for photo opportunities.
- **Pop-up banners** were created for in-person events throughout the week.
- **Photo and video support** was provided throughout the week.



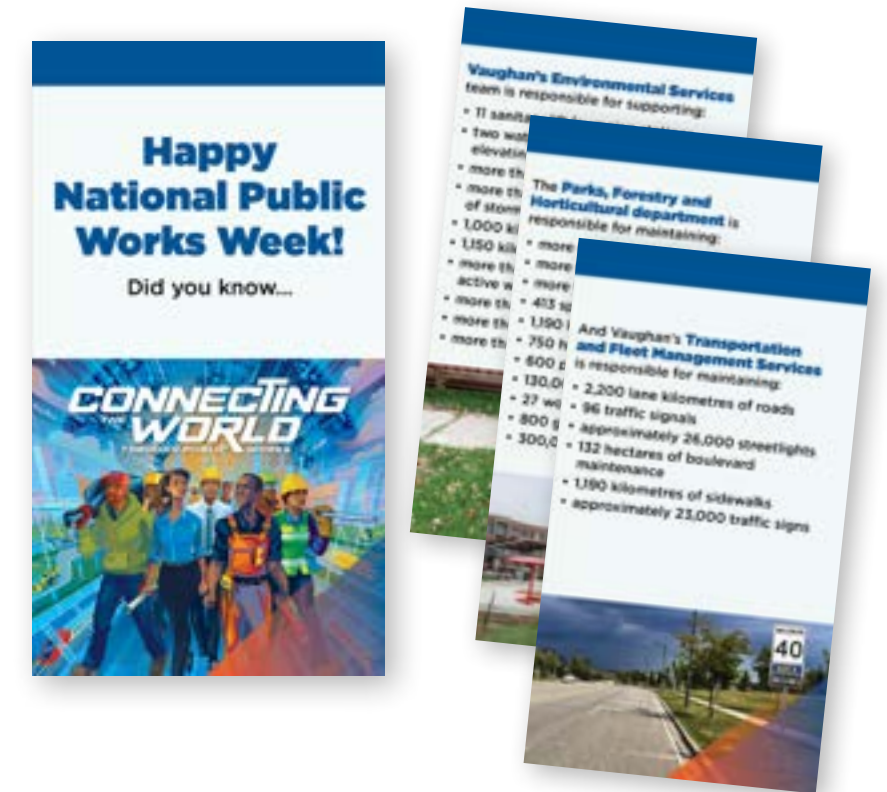
MEDIA

The City's CSC team implemented the following media products:

- News release: **115 views**
- Public service announcement: **212 views**
- Vaughan News: **3,805 subscribers**
- **Social media campaign:** Throughout National Public Works Week, the City's CSC team promoted the week-long celebrations with organic campaigns like Pathway to Public Works and Women in Public Works. Live social media was also posted from the opening ceremony and flag-raising event, and community open house. An extensive social media plan focused on Public Works initiatives and services, including facts and statistics about Public Works in Vaughan, and promoting the City's Public Works initiatives like MoveSmart and Green Guardians.
- Organic social media posts (Facebook, Instagram, Twitter): **84,555 impressions** (across the City's four corporate social media accounts, which have more than 73,000 followers combined)

TECHNOLOGY

- On-site photo and video support at every event
- Video support for Pathways to Public Works
- Photography support for Women in Public Works
- Dedicated [webpage](#) for National Public Works Week



Public outreach and events

National Public Works Week in Vaughan was a city-wide event. Community members got involved on social media and in person at our community open house.

Below are some statistics from our public outreach efforts:

Social media

(Facebook, Instagram, Twitter and YouTube):

- Total organic social media posts: **20**
 - Retweets: **4**
 - Shares: **44**
 - Comments: **50**
 - Impressions: **84,555**
 - Engagements: **1,714**
- Instagram stories (live social from flag-raising and community open house): **20**
- Pathways to Public Works video views: **50**

vaughan.ca:

- National Public Works Week webpage: **754 views**
- Women in Public Works webpage: **227 views**
- News release: **115 views**
- Public service announcements: **212 views**

Library displays:

- Public Works book displays at Vaughan Public Library branches: **12**
- Number of people that visited Vaughan Public Library branches (12) during National Public Works Week: **78,953**

Community open house:

- Blue boxes exchanged: **212**
- Canna lily plants handed out: **350**
- City department booths: **11**
- Green bin exchanged: **92**
- Mulch bags given out: **1,000**
- Weight of clothes/textiles donated: **428 pounds**



Education

Education is a core part of the City's National Public Works Week celebrations. Our goals included raising awareness about Public Works services provided by the City, providing information and support to the community on ways to protect our environment in our day-to-day lives and inspiring others to consider careers in Public Works.

This year, like previous years, our education campaign aimed to accommodate all learning styles – visual learners, auditory learners and kinesthetic learners, which was evident in the in-person and virtual demonstrations staff organized throughout the week.

The **opening ceremony and flag-raising event** featured Public Works vehicles and equipment.

The **community open house** allowed the public to visit the Joint Operations Centre, and tour Public Works vehicles and equipment, including firetrucks. Community members could also pick up free mulch and plants, and exchange damaged City-issued waste bins for new ones.

An important aspect of our National Public Works Week celebrations involves promoting and elevating Public Works as a career choice. Various tactics were used to achieve this goal:

- The **Pathways to Public Works** component provides a day-in-the-life view of a career within the Public Works portfolio, along with the educational steps students can take to work toward that career.
- The **Women in Public Works** feature has been updated with new women for 2023 and lives on the City's website. This webpage is dedicated to educating the community about the opportunities and benefits of working in Public Works. The City believes representation matters, which is why we refreshed this feature in 2023, with the hope of ensuring girls and women of all ages know they can have a place in Public Works.
- **Vaughan Public Library branches** also showcased Public Works careers in dedicated book displays during National Public Works Week.

Political involvement

This year, there was significant political involvement in the National Public Works Week activities. Before National Public Works Week, Vaughan Council was instrumental in promoting the community open house through their events calendars, social media channels and eNewsletters.

In April 2023, the Mayor and Members of Council approved the proclamation of National Public Works Week, which was posted on the City's website.

The Mayor and Members of Council actively participated and addressed staff and the community at National Public Works Week events, including the annual opening ceremony and flag-raising event, staff appreciation barbecue and community open house.



Staff involvement

National Public Works Week and the services Public Works provides are impossible without the hard work and dedication of the 427 individuals who work across the City's three Public Works departments.

The City's National Public Works Week celebrations are planned and executed entirely by staff. The National Public Works Week Organizing Committee was chosen for this year's celebrations in January. Planning began in February with the committee meeting every three weeks.

The committee is made up of four groups. Each group focuses on planning separate elements of National Public Works Week, including the opening ceremony and flag-raising event, the staff appreciation barbecue, the community open house event and the education and outreach component.

During biweekly meetings, each group provides updates on the progress and preparation for their respective events. There is also a communications sub-committee which consists of the leads from each of the teams, the chair and sponsor of the event, and our partners from CSC. The sub-committee ensures the Organizing Committee



stays on track with promotional requests, advertising, graphics creation, communications material review and so much more.

The execution of the various events held during National Public Works Week consists of staff in multiple levels of the organization, from administrative, managerial and union. More than 50 City staff members from 11 City departments and four community partners participated in the 2023 planning endeavours, promotions, education, events and/or outreach.

This year's National Public Works Week required significant staff involvement to ensure the success of the return of in-person events. Many staff volunteered their time to organize and plan the various events, in addition to performing their regular duties.

CONCLUSION

The 2023 theme "**Connecting the World Through Public Works**" best describes Vaughan's Public Works professionals. National Public Works Week is dedicated to celebrating the City's more than 400 dedicated individuals who continue to serve the Vaughan community by providing seamless service to the community and, in doing so, connecting our city and advancing its growth.

Check out a recap of our 2023 National Public Works Week events:





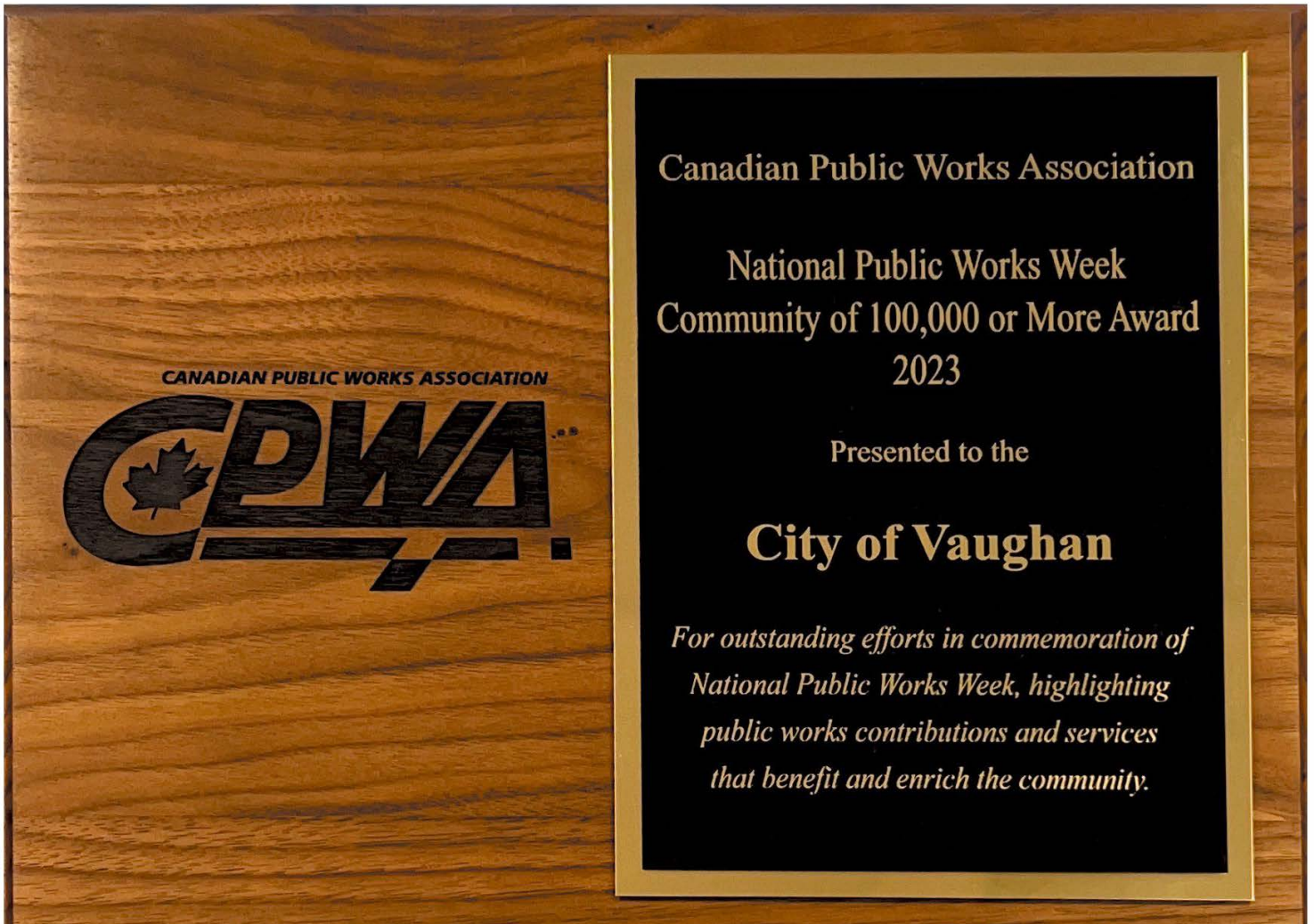
City of Vaughan

Public Works

2800 Rutherford Rd.
Vaughan, ON, Canada L4K 2N9
905-832-2281

vaughan.ca





Committee of the Whole (1) Report

DATE: Tuesday, April 09, 2024

WARD(S): ALL

**TITLE: ACCESSIBILITY CHAMPION AWARDS
(TRANSMITTAL REPORT)**

FROM:

Accessibility Advisory Committee

ACTION: DECISION

Purpose

To forward recommendations from the Accessibility Advisory Committee with respect to this matter.

Report Highlights

- This is a transmittal report from the City Clerk on behalf of the Accessibility Advisory Committee to bring forward recommendations to Committee of the Whole for consideration.

Recommendations

The Accessibility Advisory Committee forwards the following recommendation from its meeting of March 25, 2024 (Item 1, Report No. 2), for consideration:

1. That the recommendations in Communications C1, confidential memorandum from the Equity and Inclusion Specialist, dated March 21, 2024, be approved;
2. That a Ceremonial Presentation take place at the May 7, 2024 Committee of the Whole meeting and that staff be directed to contact the awardees to inform and invite them to the ceremony; and
3. That this decision be ratified by Council at the Committee of the Whole meeting of April 9, 2024.

Background

At its meeting of March 25, 2024, the Accessibility Advisory Committee put forward recommendations for this application.

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Accessibility Advisory Committee are being brought forward for consideration.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

This report is submitted on behalf of the Accessibility Advisory Committee and seeks consideration of recommendation put forth.

For more information, please contact Todd Coles, City Clerk, Extension 8281.

Attachments

1. Accessibility Advisory Committee – Agenda – March 25, 2024 [Link](#)
2. Confidential Communication C1 from the Accessibility Advisory Committee Meeting March 25, 2024 (*under separate cover*)

Prepared by

Adelina Bellisario,
Council / Committee Administrator

Committee of the Whole (1) Report

DATE: Tuesday, April 09, 2024

WARD: 1

TITLE: PROPOSED LISTING UNDER SECTION 27, PART IV OF THE
ONTARIO HERITAGE ACT OF 10831 JANE STREET
(TRANSMITTAL REPORT)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan committee meeting of March 13, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- Recommendations from the March 13, 2024, Heritage Vaughan Committee meeting are forwarded for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 1, Report No. 3), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10831 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

Background

At its meeting on March 13, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [[Attachment 2](#)].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of March 13, 2024, are forwarded for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of March 13, 2024, for consideration by Committee of the Whole.

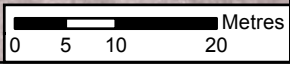
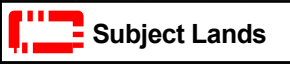
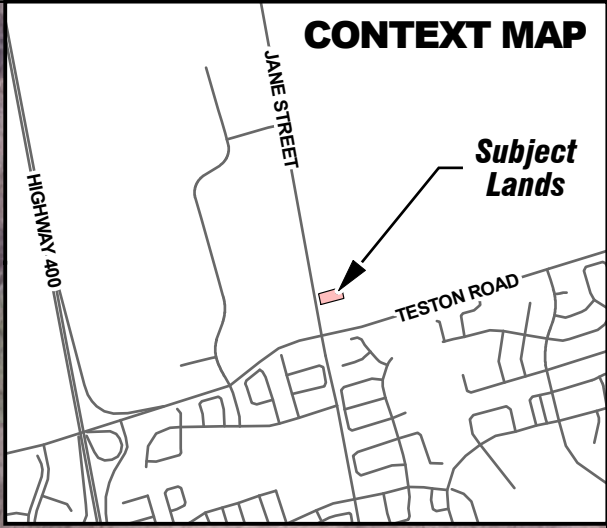
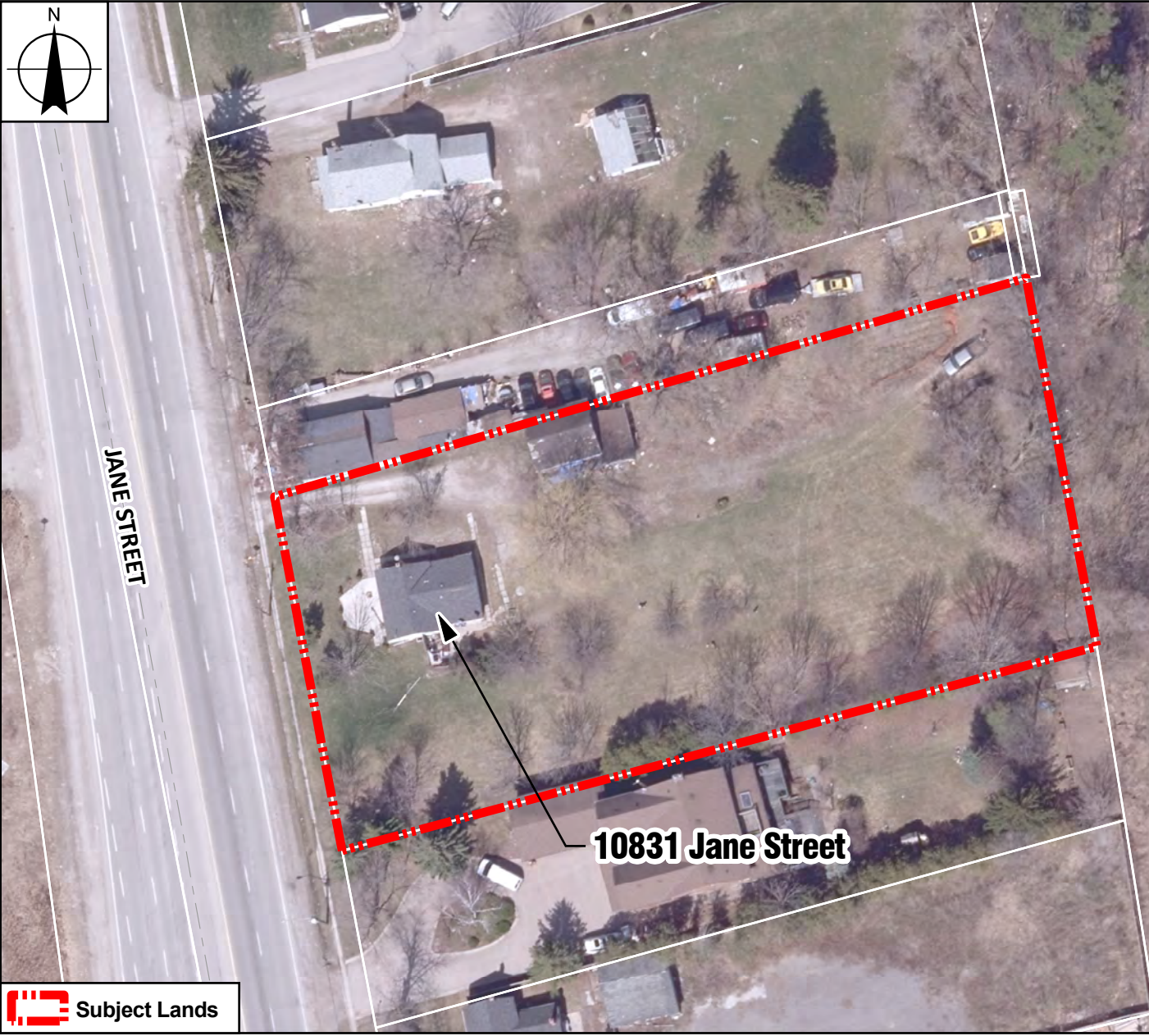
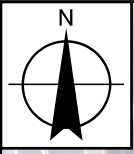
For more information, please contact Todd Coles, City Clerk, extension 8281.

Attachments

1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the March 13, 2024, Heritage Vaughan Committee meeting Agenda Item 1: [10831 Jane Street](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.



Location Map - 10831 Jane Street

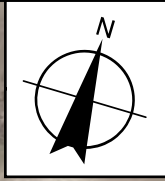
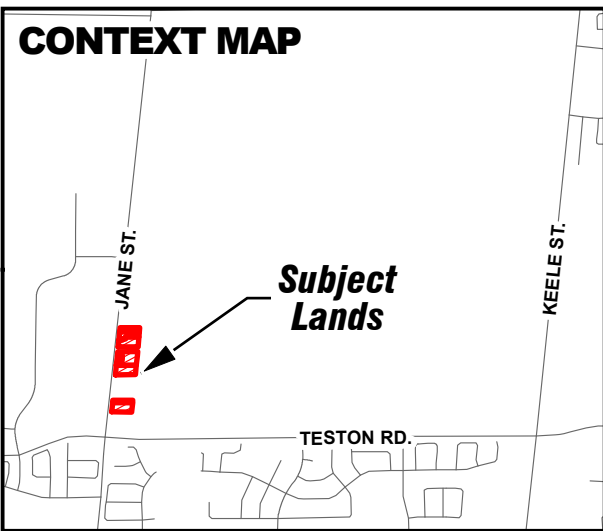
Location:
10831 Jane Street
Part of Lot 26, Concession 4




Attachment

DATE:
March 13, 2024 **1**

CONTEXT MAP



 Subject Lands

Location Map- Teston Village



Attachment

DATE:
March 13, 2024 **1**

LOCATION:
Part of Lots 26 and 27, Concession 4

Committee of the Whole (1) Report

DATE: Tuesday, April 09, 2024

WARD: 1

**TITLE: PROPOSED LISTING UNDER SECTION 27, PART IV OF THE
ONTARIO HERITAGE ACT OF 10891 JANE STREET
(TRANSMITTAL REPORT)**

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan committee meeting of March 13, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- Recommendations from the March 13, 2024, Heritage Vaughan Committee meeting are forwarded for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 3, Report No. 3), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10891 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

Background

At its meeting on March 13, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [[Attachment 2](#)].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of March 13, 2024, are forwarded for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of March 13, 2024, for consideration by Committee of the Whole.

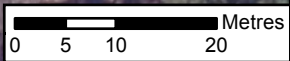
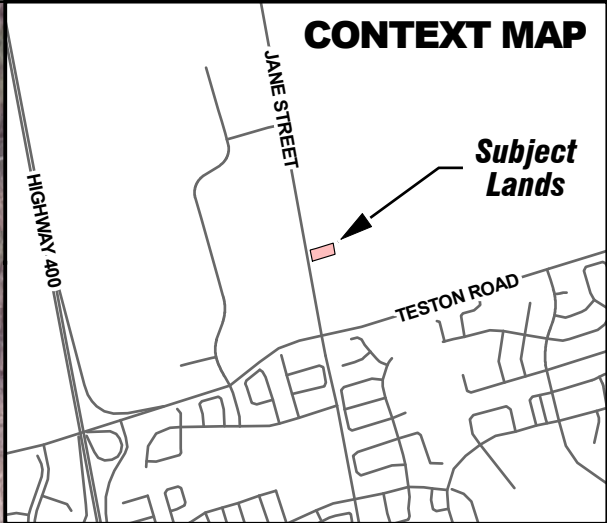
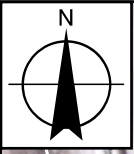
For more information, please contact Todd Coles, City Clerk, extension 8281.

Attachments

1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the March 13, 2024, Heritage Vaughan Committee meeting Agenda Item 3: [10891 Jane Street](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.



Location Map - 10891 Jane Street

Location:
10891 Jane Street
Part of Lot 26, Concession 4

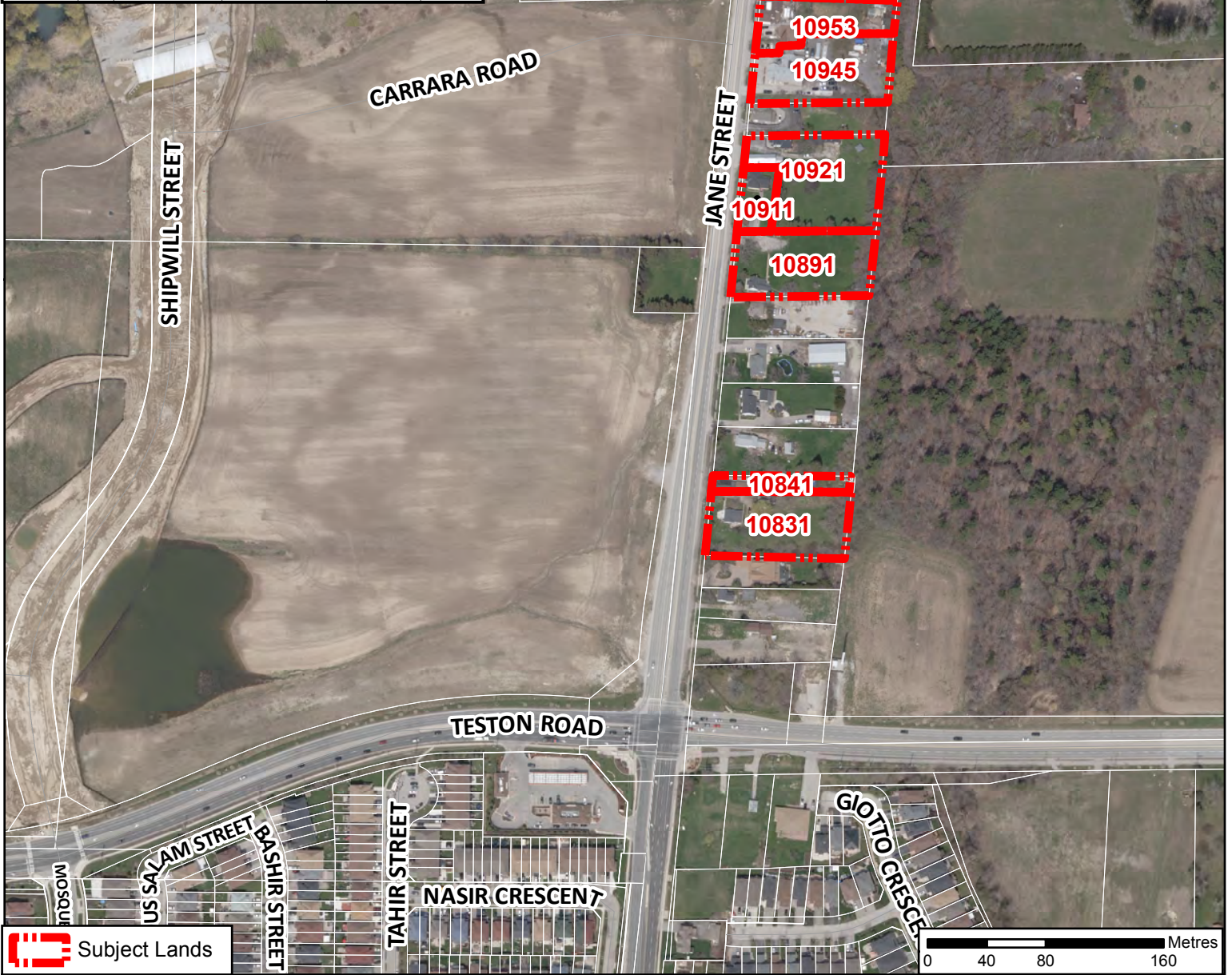
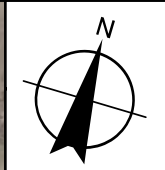
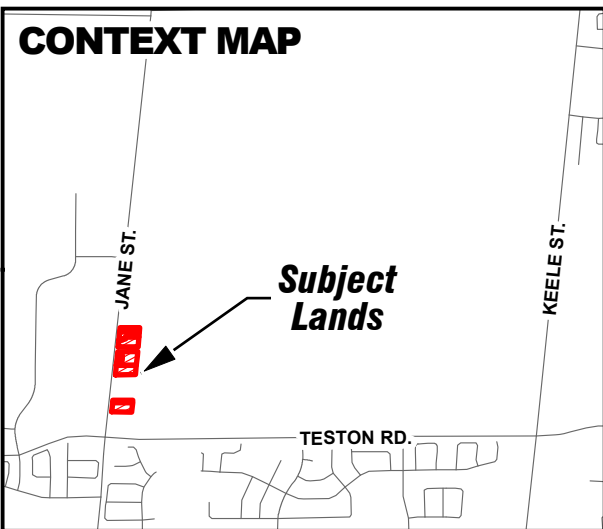


Attachment

DATE:
March 13, 2024

1

CONTEXT MAP



Location Map- Teston Village



Attachment

DATE:
March 13, 2024

1

LOCATION:
Part of Lots 26 and 27, Concession 4

Committee of the Whole (1) Report

DATE: Tuesday, April 09, 2024

WARD: 1

TITLE: PROPOSED LISTING UNDER SECTION 27, PART IV OF THE
ONTARIO HERITAGE ACT OF 10841 JANE STREET
(TRANSMITTAL REPORT)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan committee meeting of March 13, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- Recommendations from the March 13, 2024, Heritage Vaughan Committee meeting are forwarded for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 2, Report No. 3), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10841 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

Background

At its meeting on March 13, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [[Attachment 2](#)].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of March 13, 2024, are forwarded for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of March 13, 2024, for consideration by Committee of the Whole.

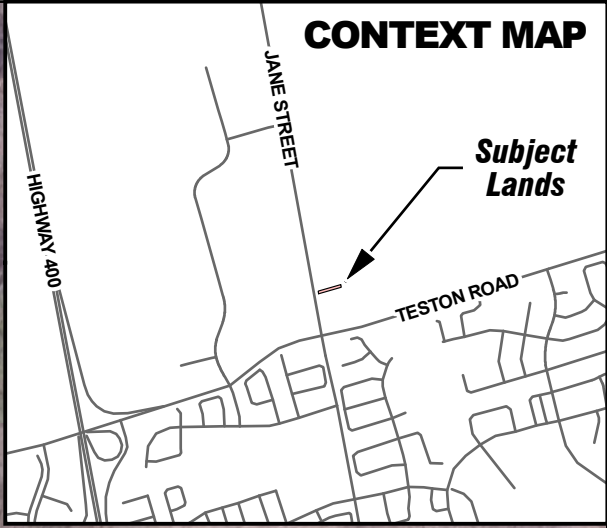
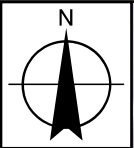
For more information, please contact Todd Coles, City Clerk, extension 8281.


Attachments

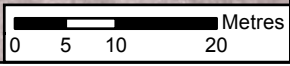
1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the March 13, 2024, Heritage Vaughan Committee meeting Agenda Item 2: [10841 Jane Street](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.



 Subject Lands



Location Map - 10841 Jane Street

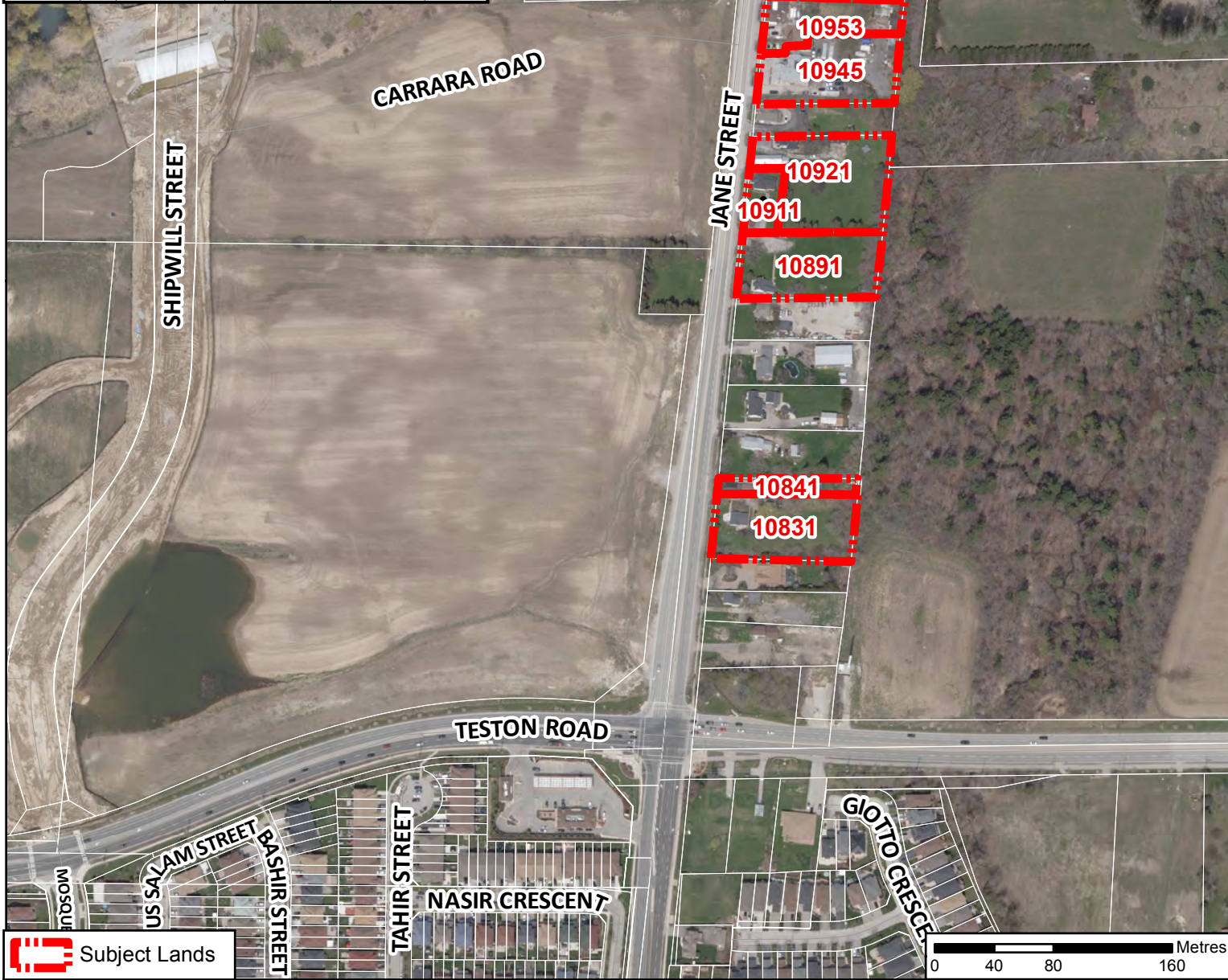
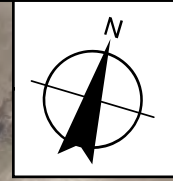
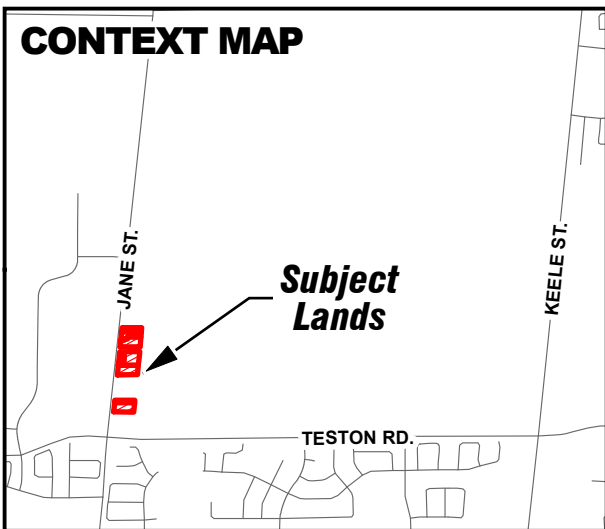
Location:
10841 Jane Street
Part of Lot 26, Concession 4



Attachment

DATE:
March 13, 2024 **1**

CONTEXT MAP



Location Map- Teston Village



Attachment

DATE:
March 13, 2024

1

LOCATION:
Part of Lots 26 and 27, Concession 4

Committee of the Whole (1) Report

DATE: Tuesday, April 09, 2024

WARD: 1

TITLE: PROPOSED LISTING UNDER SECTION 27, PART IV OF THE
ONTARIO HERITAGE ACT OF 10915-10921 JANE STREET
(TRANSMITTAL REPORT)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan committee meeting of March 13, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- Recommendations from the March 13, 2024, Heritage Vaughan Committee meeting are forwarded for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 4, Report No. 3), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10915-10921 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, the City send a notice to the owner of the property.

Background

At its meeting on March 13, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [[Attachment 2](#)].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of March 13, 2024, are forwarded for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of March 13, 2024, for consideration by Committee of the Whole.

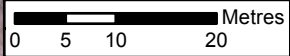
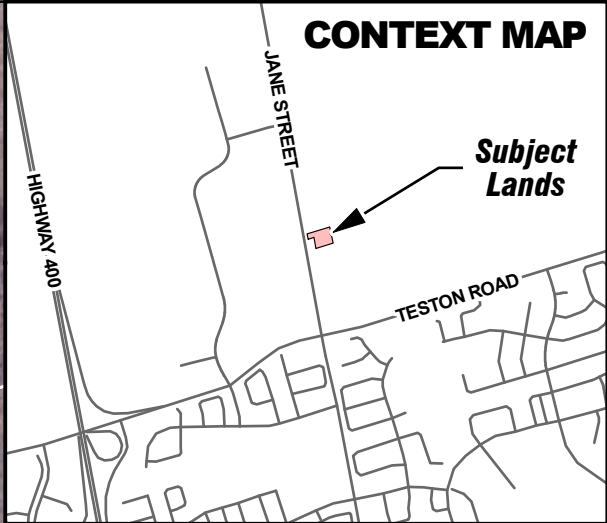
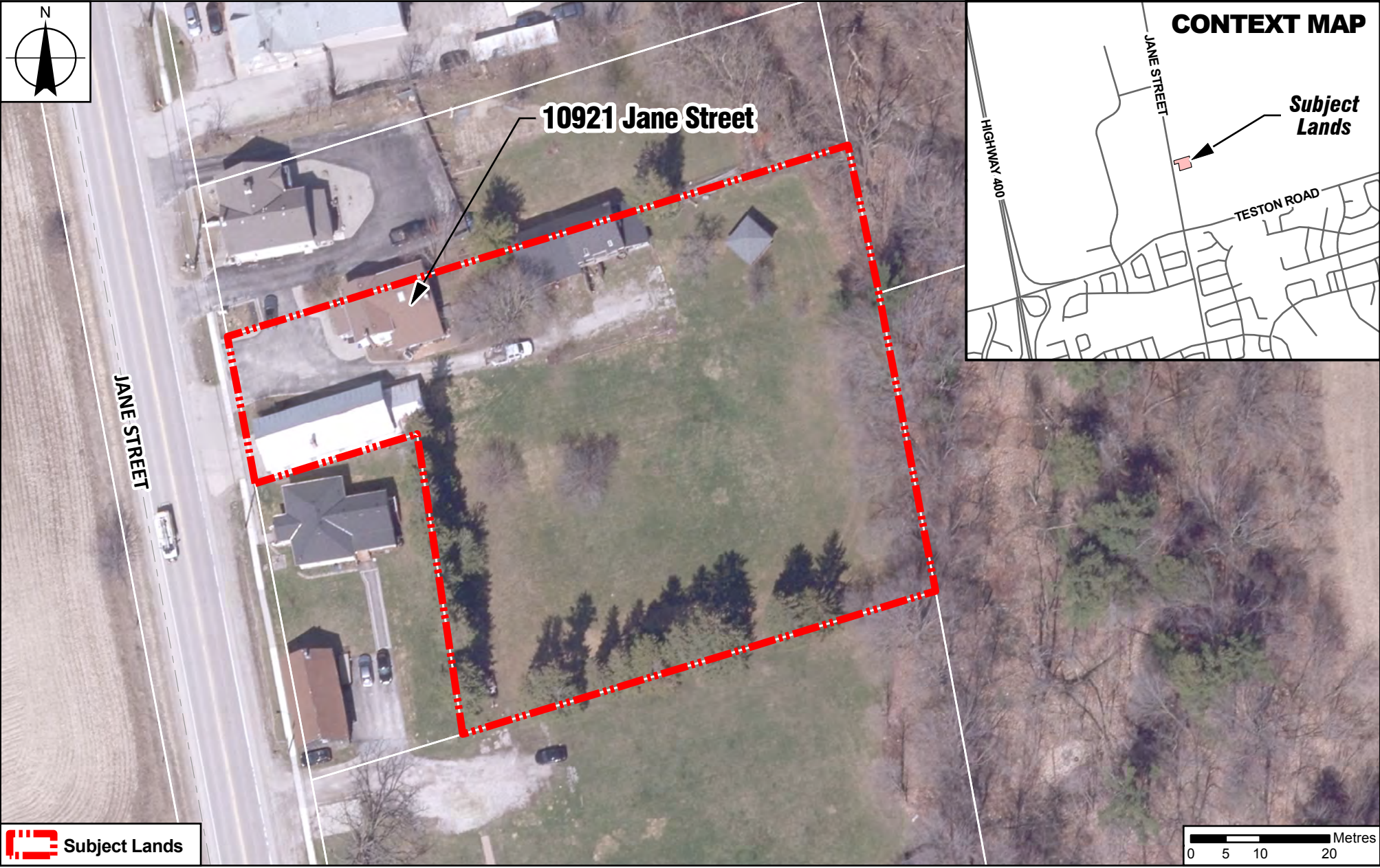
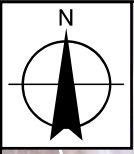
For more information, please contact Todd Coles, City Clerk, extension 8281.

Attachments

1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the March 13, 2024, Heritage Vaughan Committee meeting Agenda Item 4: [10921 Jane Street](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.



Location Map - 10921 Jane Street

Location:
10921 Jane Street
Part of Lots 26 and 27, Concession 4

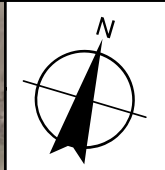
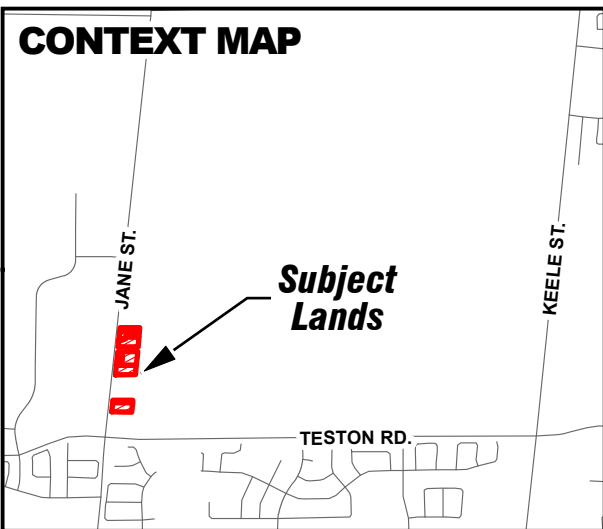


Attachment

DATE:
March 13, 2024

1

CONTEXT MAP



Location Map- Teston Village

LOCATION:
Part of Lots 26 and 27, Concession 4



Attachment

DATE:
March 13, 2024

1

Committee of the Whole (1) Report

DATE: Tuesday, April 09, 2024

WARD: 1

**TITLE: PROPOSED LISTING UNDER SECTION 27, PART IV OF THE
ONTARIO HERITAGE ACT OF 10945 JANE STREET
(TRANSMITTAL REPORT)**

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan committee meeting of March 13, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- Recommendations from the March 13, 2024, Heritage Vaughan Committee meeting are forwarded for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 5, Report No. 3), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10945 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

Background

At its meeting on March 13, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [[Attachment 2](#)].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of March 13, 2024, are forwarded for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of March 13, 2024, for consideration by Committee of the Whole.

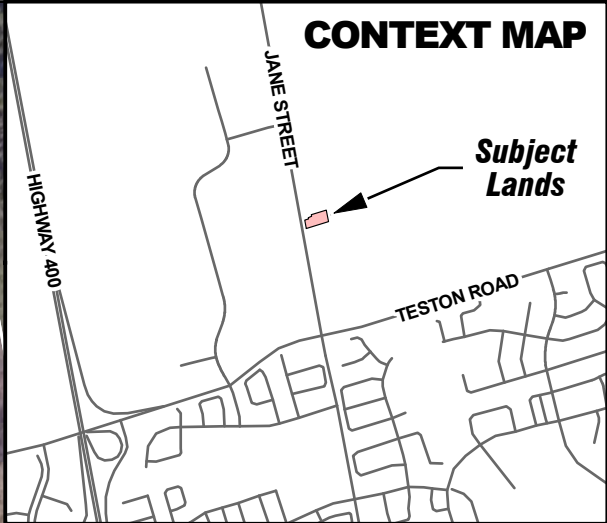
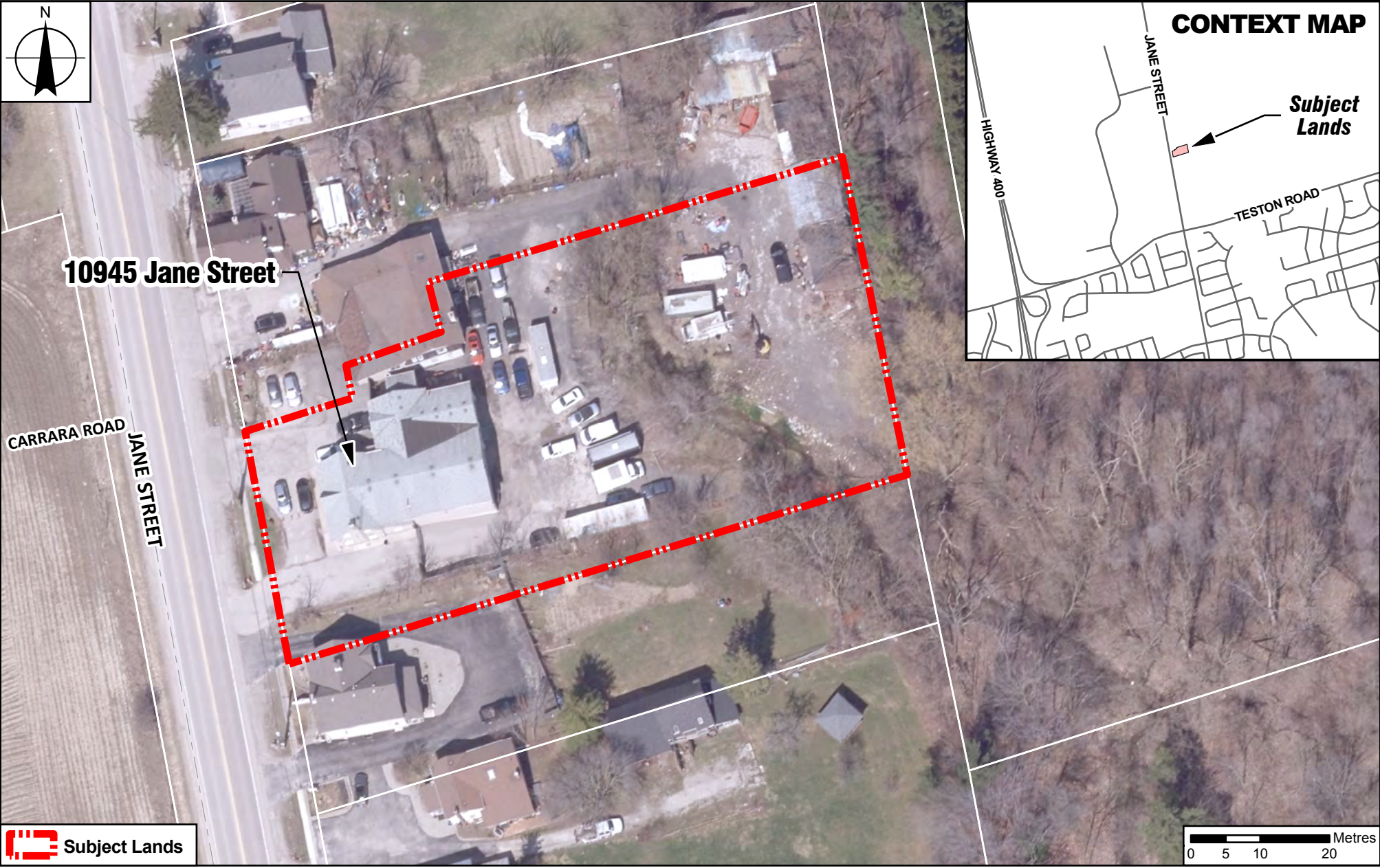
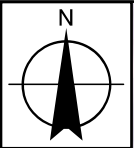
For more information, please contact Todd Coles, City Clerk, extension 8281.

Attachments

1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the March 13, 2024, Heritage Vaughan Committee meeting Agenda Item 5: [10945 Jane Street](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.



Location Map - 10945 Jane Street

Location:
10945 Jane Street
Part of Lot 27, Concession 4

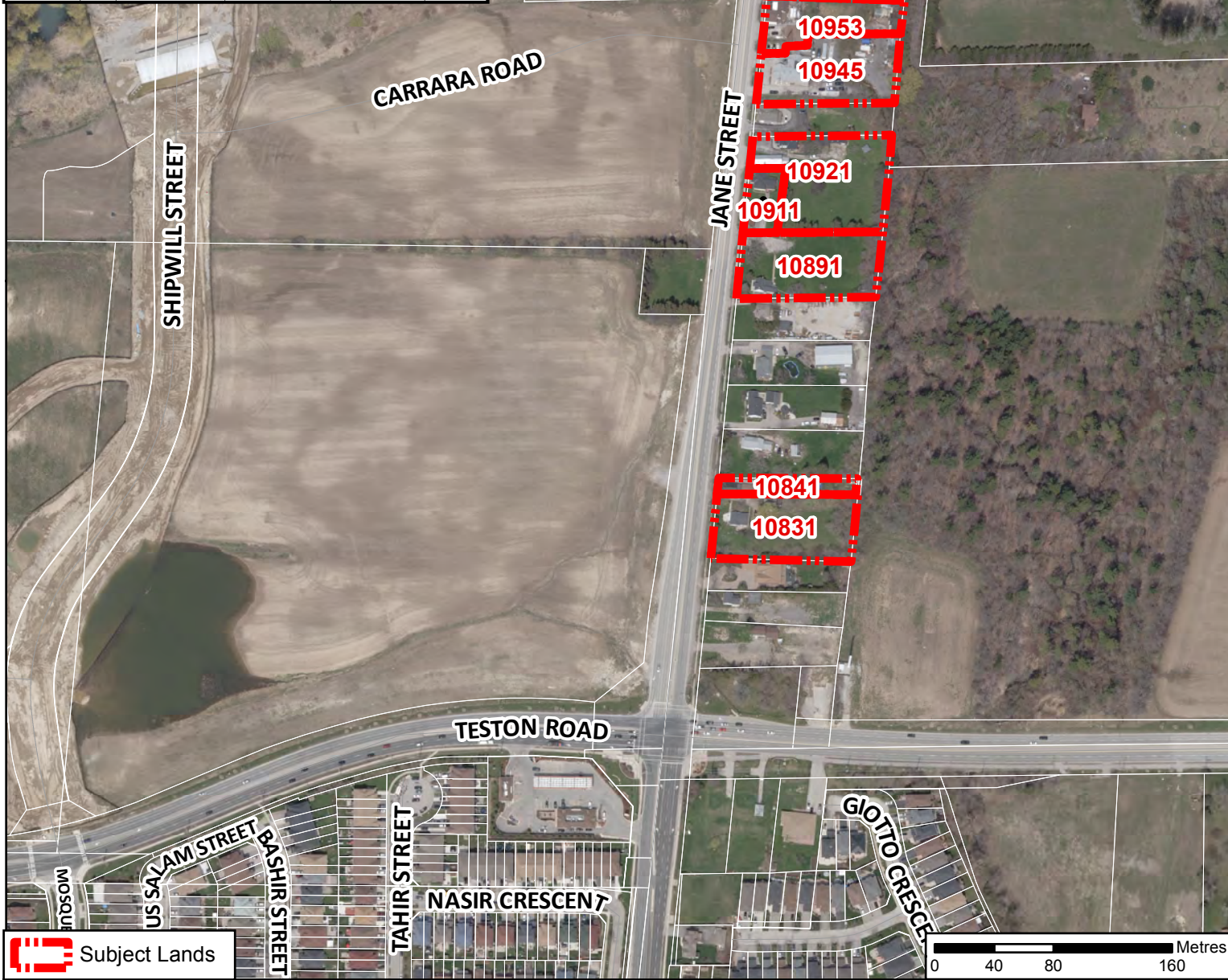
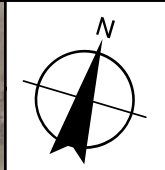
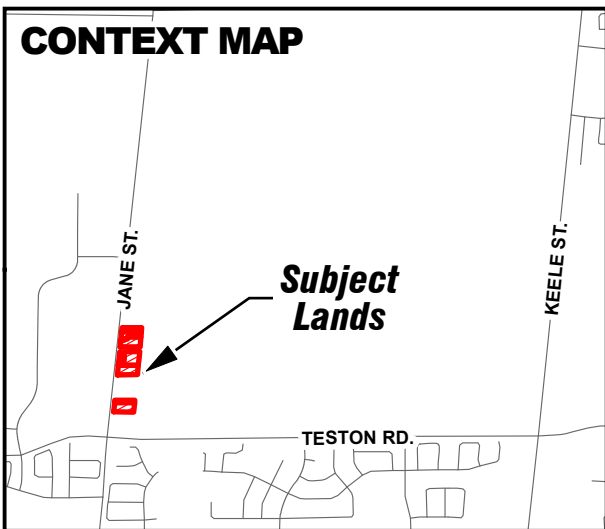


Attachment

Date:
March 13, 2024

1

CONTEXT MAP



Location Map- Teston Village



Attachment

DATE:
March 13, 2024

1

LOCATION:
Part of Lots 26 and 27, Concession 4

Committee of the Whole (1) Report

DATE: Tuesday, April 09, 2024

WARD: 1

**TITLE: PROPOSED LISTING UNDER SECTION 27, PART IV OF THE
ONTARIO HERITAGE ACT OF 10953 JANE STREET
(TRANSMITTAL REPORT)**

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan committee meeting of March 13, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- Recommendations from the March 13, 2024, Heritage Vaughan Committee meeting are forwarded for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 6, Report No. 3), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10953 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

Background

At its meeting on March 13, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [[Attachment 2](#)].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of March 13, 2024, are forwarded for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of March 13, 2024, for consideration by Committee of the Whole.

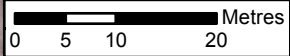
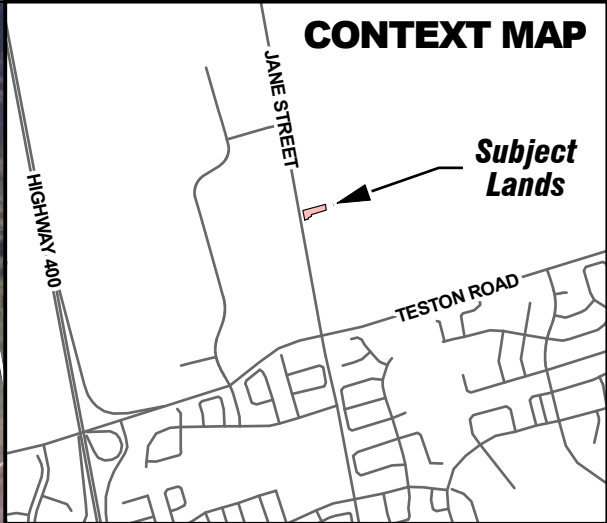
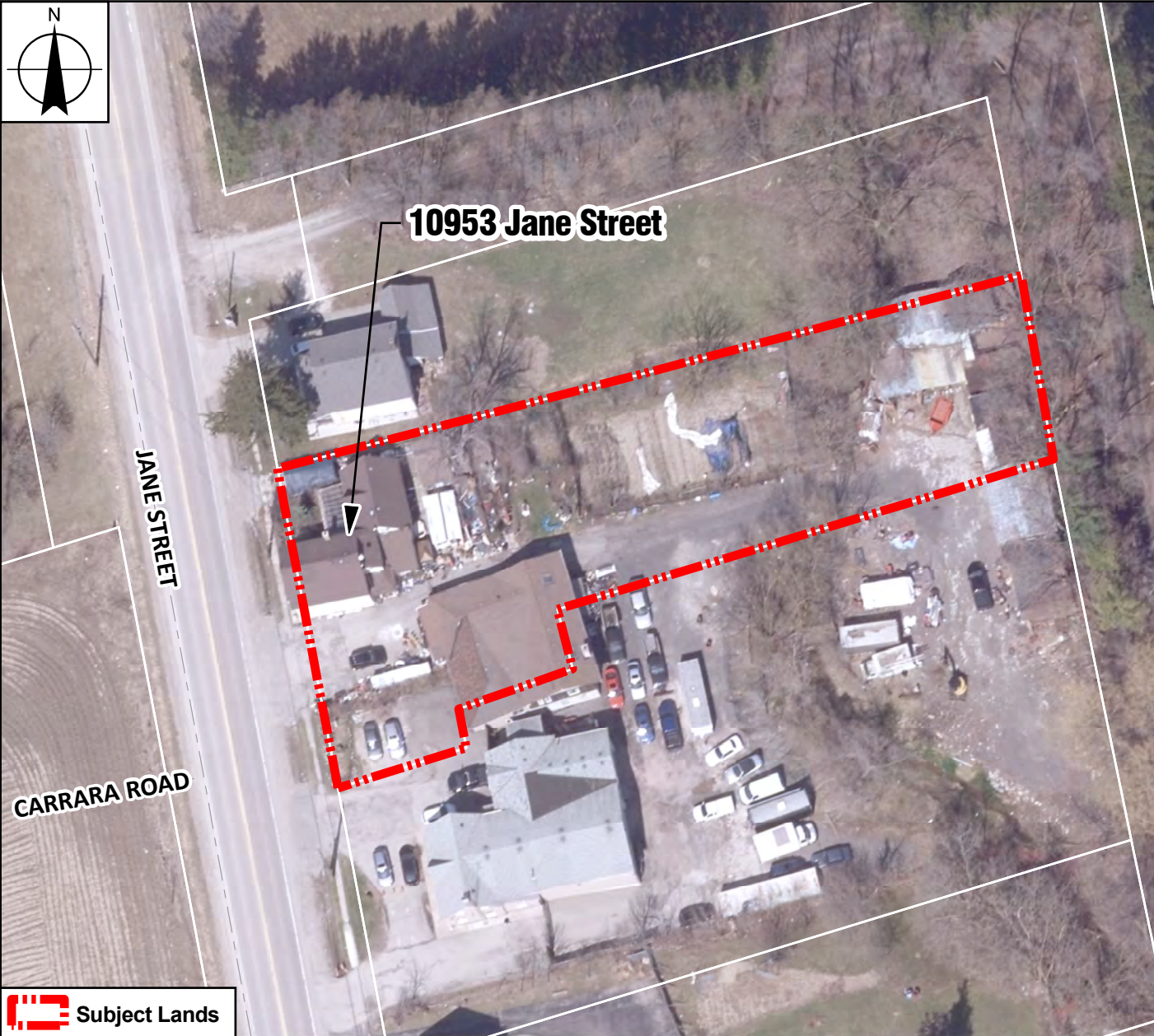
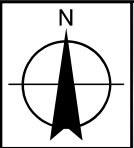
For more information, please contact Todd Coles, City Clerk, extension 8281.

Attachments

1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the March 13, 2024, Heritage Vaughan Committee meeting Agenda Item 6: [10953 Jane Street](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.



Location Map - 10953 Jane Street

Location:
10953 Jane Street
Part of Lot 27, Concession 4

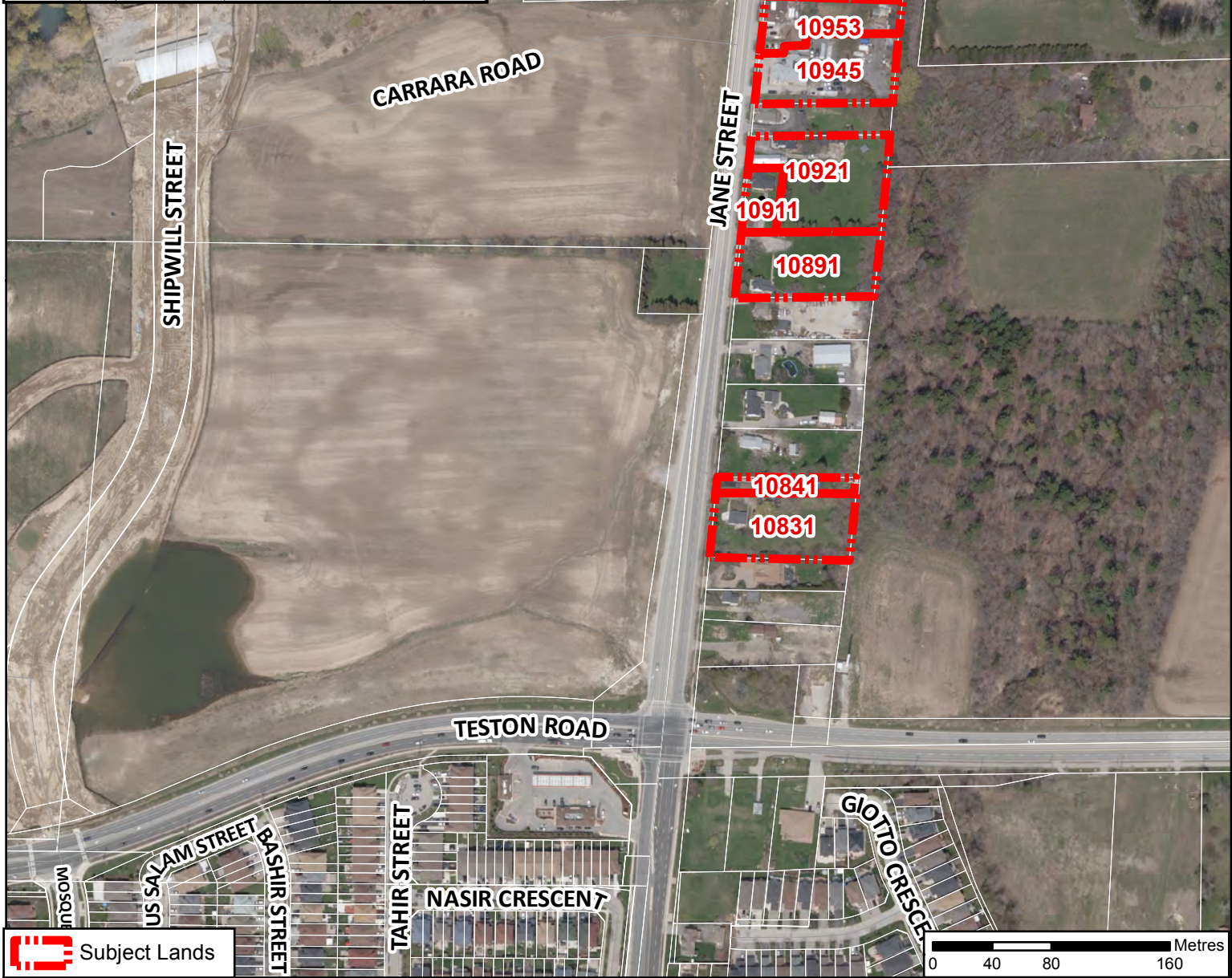
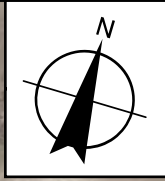
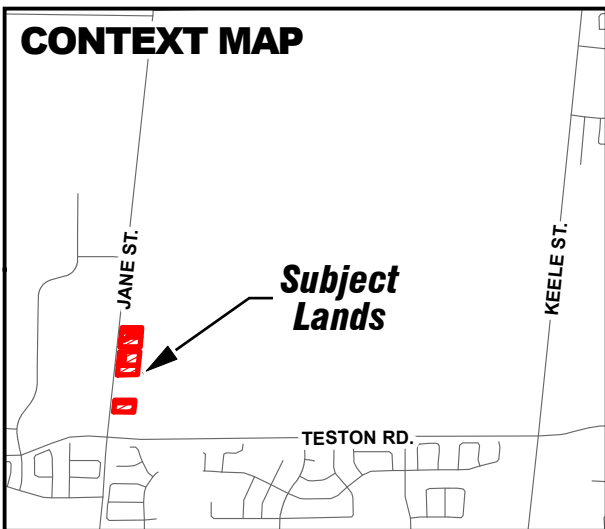


Attachment

Date:
March 13, 2024

1

CONTEXT MAP



Location Map- Teston Village



Attachment

DATE:
March 13, 2024

1

LOCATION:
Part of Lots 26 and 27, Concession 4

Committee of the Whole (1) Report

DATE: Tuesday, April 09, 2024

WARD: 1

**TITLE: PROPOSED LISTING UNDER SECTION 27, PART IV OF THE
ONTARIO HERITAGE ACT OF 10967 JANE STREET
(TRANSMITTAL REPORT)**

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan committee meeting of March 13, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- Recommendations from the March 13, 2024, Heritage Vaughan Committee meeting are forwarded for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 7, Report No. 3), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10967 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

Background

At its meeting on March 13, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [[Attachment 2](#)].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of March 13, 2024, are forwarded for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of March 13, 2024, for consideration by Committee of the Whole.

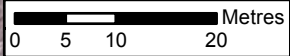
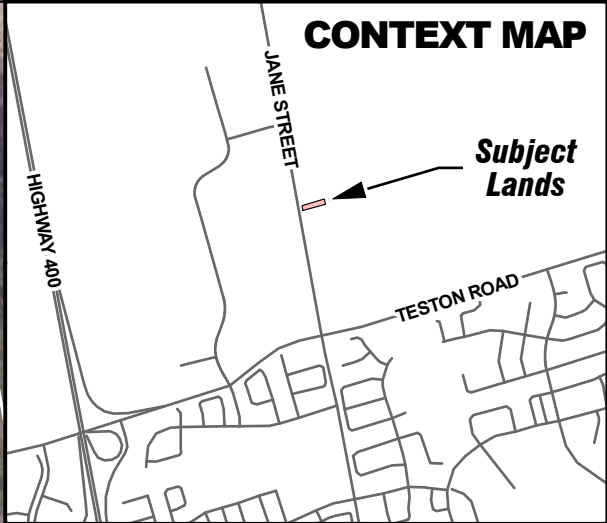
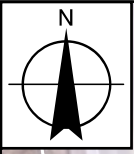
For more information, please contact Todd Coles, City Clerk, extension 8281.

Attachments

1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the March 13, 2024, Heritage Vaughan Committee meeting Agenda Item 7: [10967 Jane Street](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.



Location Map - 10967 Jane Street

Location:
10967 Jane Street
Part of Lot 27, Concession 4

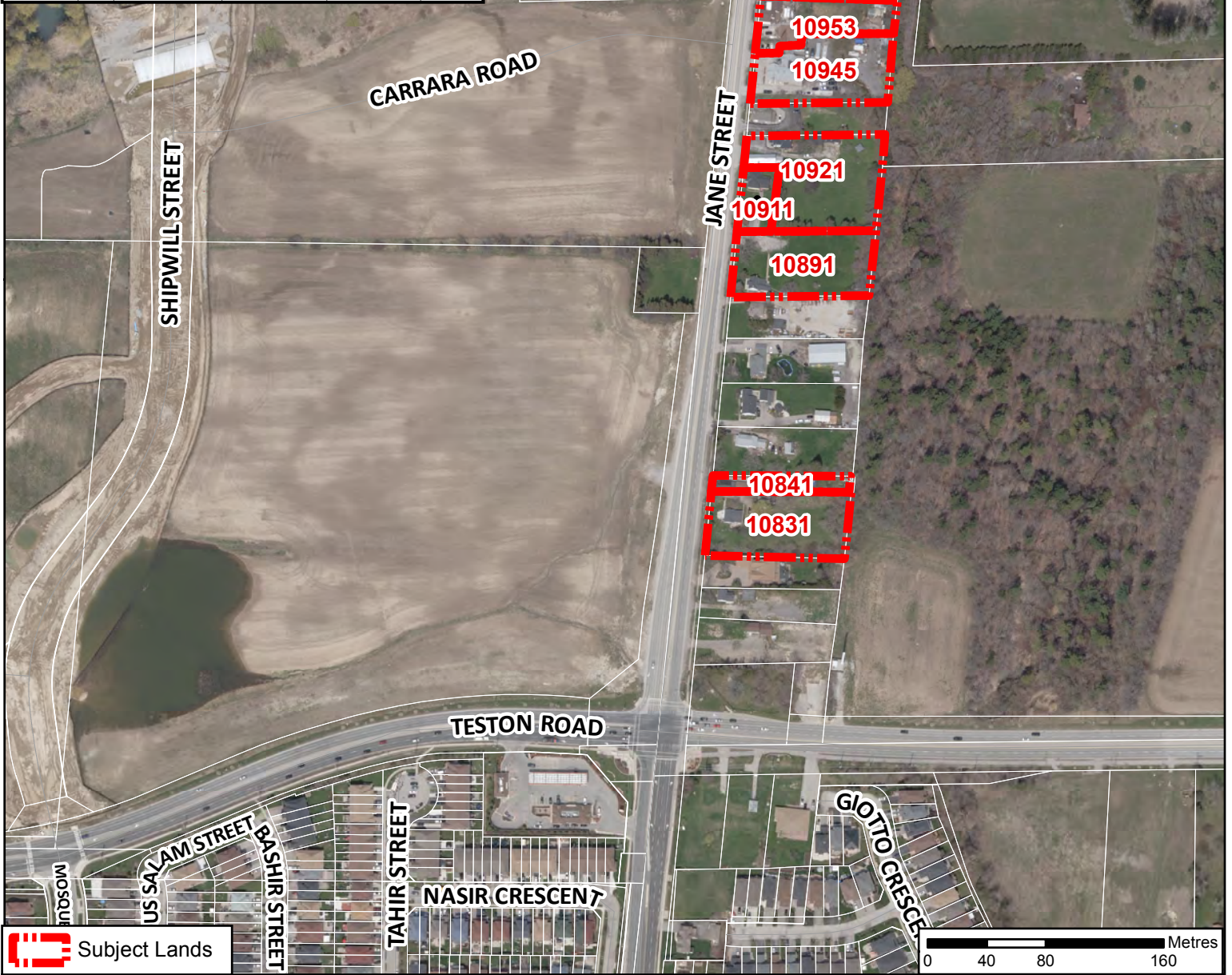
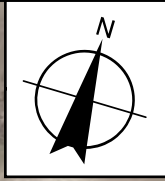
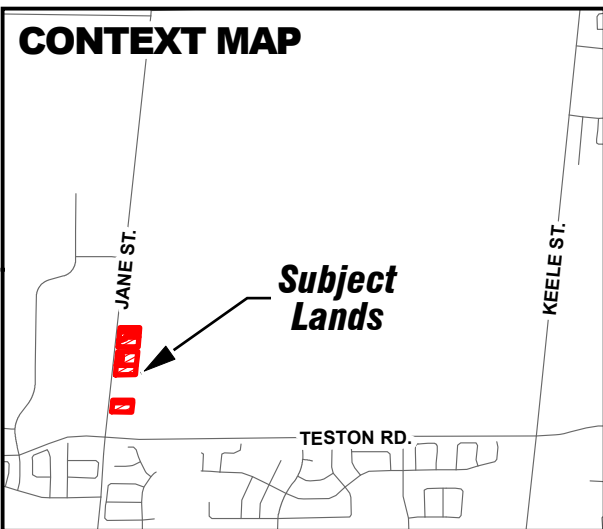



Attachment

DATE:
March 13, 2024

1

CONTEXT MAP



 Subject Lands

Location Map- Teston Village



Attachment

DATE:
March 13, 2024

1

LOCATION:
Part of Lots 26 and 27, Concession 4

MEMBER'S RESOLUTION

Committee of the Whole (1)

DATE: Tuesday, April 09, 2024

TITLE: REQUEST FOR COMMUNITY MEETING SPACE

FROM:

Councillor Marilyn Iafrate

Whereas, on November, 29, 2023, Vaughan Council supported that the modification of York Region Official Plan to include 9222 Keele St. to be part of the Major Transit Station Area (MTSA) due to its proximity to the Rutherford GO Station; and

Whereas, this decision will allow future intensification at the West Corner of Rutherford Road and Keele Street, known as 9222 Keele St.; and

Whereas, the residents within this community have asked to organize a community meeting in the evening, and to include necessary staff to assist in answering questions.

It is therefore recommended:

1. That a meeting space be allotted free of charge;
2. That the meeting space be held in the Maple Community Centre;
3. That staff be able to attend to answer questions; and
4. That the Regional Councillors be invited to the meeting.

Financial and Staff Resource Impact

Financial impact includes the standard rental fee rate of \$110.84 per hour to accommodate the appropriate meeting space (Gymnasium) at Maple Community Centre in addition to the necessary in-kind resources and support from Recreation Services Events Division, Office of the Chief Information Officer and Facilities Management Services staff for set up and removal of seating, tables and equipment as required.

Attachments

N/A

**CITY OF VAUGHAN
REPORT NO. 3 OF THE
HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on April 9, 2024*

The Heritage Vaughan Committee met at 7:06 p.m., on March 13, 2024, via electronic participation. The following members were present at the meeting:

Members

Giacomo Parisi, Chair
Charlie (Hao) Zheng
Alessia Iafano
Sandra Colica
Michael Eckler
Riccardo Orsini
Councillor Marilyn Iafrate
Councillor Chris Ainsworth

Staff:

Shahrzad Davoudi-Strike, Manager, Urban Design, Development Planning
Nick Borcescu, Senior Heritage Planner, Development Planning
Aminata Shaw, Heritage Specialist, Development Planning
Katrina Guy, Heritage Specialist, Development Planning
Vanessa Lio, Heritage Specialist, Development Planning
John Britto, Council/Committee Administrator, Office of the City Clerk

The following items were dealt with:

**1. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE
ONTARIO HERITAGE ACT OF 10831 JANE STREET**

**The Heritage Vaughan Committee recommended that the following
recommendations be forwarded to Council for approval:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and**
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.**

**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
APRIL 9, 2024**

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10831 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

2. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10841 JANE STREET

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) **That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and**
- 2) **That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.**

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10841 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

3. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10891 JANE STREET

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
APRIL 9, 2024**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10891 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

4. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10915-10921 JANE STREET

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10915-10921 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, the City send a notice to the owner of the property.

**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
APRIL 9, 2024**

**5. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE
ONTARIO HERITAGE ACT OF 10945 JANE STREET**

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10945 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

**6. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE
ONTARIO HERITAGE ACT OF 10953 JANE STREET**

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10953 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.

**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
APRIL 9, 2024**

2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

**7. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE
ONTARIO HERITAGE ACT OF 10967 JANE STREET**

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10967 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Giacomo Parisi, Chair

**CITY OF VAUGHAN
REPORT NO. 2 OF THE
TRANSPORTATION AND INFRASTRUCTURE
ADVISORY COMMITTEE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on April 9, 2024*

The Transportation and Infrastructure Advisory Committee met at 9:32 a.m. on March 18, 2024, via electronic participation. The following members were present at the meeting:

Members:

Mary Proc, Chair
Regional Councillor Mario G. Racco
Logan MacGillivray
Tanya Nagayeva
Gary Papas
Guillermo Rybnik
Aydin Yuce

Staff:

Selma Hubjer, Director, Infrastructure Planning and Corporate Asset Management
Margie Chung, Manager of Traffic Engineering
Christopher Tam, Manager, Transportation Planning and Engineering
Alicia Jakaitis, Program Manager, Transportation Planning and Research
Enya Franks-Best, Senior Coordinator, Client Services
Melissa Mariani, Communications Advisor
Adelina Bellisario, Council / Committee Administrator

1. REVIEW ACTION LOG AND NEXT STEPS

The Transportation and Infrastructure Advisory Committee advises Council:

- 1) That the updated Communication C1, Action Log, was received; and**
- 2) That staff bring back the Action Log back to a future Transportation And Infrastructure Advisory Committee.**

**TRANSPORTATION AND INFRASTRUCTURE ADVISORY COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
APRIL 9, 2024**

2. RUTHERFORD ROAD CONSTRUCTION

The Transportation and Infrastructure Advisory Committee advises Council:

- 1) That staff email the Region of York with respect to the construction on Rutherford Road between Dufferin Street and Jane Street regarding the strong safety concerns, including but not limited to, lack of road signage, speed limit reduction and street lighting; and
- 2) That staff provide the Transportation And Infrastructure Advisory Committee with the response received by the Region of York.

3. OTHER MATTERS CONSIDERED BY THE TASK FORCE

3.1. ITEM ADDED TO THE AGENDA

The Transportation and Infrastructure Advisory Committee advises Council:

- 1) That the following item was added to the agenda:
 2. **RUTHERFORD ROAD CONSTRUCTION**

The meeting adjourned at 11:32 a.m.

Respectfully submitted,

Mary Proc, Chair

**CITY OF VAUGHAN
REPORT NO. 3 OF THE
AGE-FRIENDLY VAUGHAN ADVISORY COMMITTEE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on April 9, 2024*

The Age-Friendly Vaughan Advisory Committee met at 3:01 p.m., on March 18, 2024, via electronic participation. The following members were present at the meeting:

Members

Regional Councillor Mario Ferri, Chair
Gerry O'Connor, Vice Chair
Marina Di Battista
Randi Lopatin
Shivi Jawanda
Soledad Quintanilla (3:25 p.m.)

Staff

Gus Michaels, Deputy City Manager, Community Services
Anna Dara, Director, Recreation Services
Adam Mobbs, Recreation Manager, Community Centres, Recreation Services
Leigha King, Program and Project Coordinator, Recreation Services
Lisa McDonough, Deputy CEO, Customer Experience, Vaughan Public Libraries
Margie Chung, Manager, Traffic Engineering, Transportation & Fleet Management Services
Susan Teicht, Communications Specialist, Client Services, Corporate and Strategic Communications
Stella Martinella, EA to Regional Councillor Ferri
Iulia Negutoiu, Administrative Services Representative, Recreation Services
John Britto, Council/Committee Administrator, Office of the City Clerk

Others

Frances Morton-Chang, Program Manager, Seniors Strategy, Paramedic and Seniors Services Branch, Community and Health Services Department, The Regional Municipality of York
Erin Straughan, Transportation Policy & Accessible Services Specialist, York Region Transit
Tamas Hertel, Manager, Service Planning, Transit Operations & Services, York Region Transit
Omilio Brown, Supervisor, Scheduling and Dispatch, Mobility On-Request, York Region Transit
Kim Heathcote, Manager, Mobility On-Request, York Region Transit
Ester Maglio, President, Seniors Association of Vaughan Initiative (SAVI)

**REPORT NO. 3 OF THE AGE-FRIENDLY VAUGHAN
ADVISORY COMMITTEE FOR CONSIDERATION BY THE
COMMITTEE OF THE WHOLE, APRIL 9, 2024**

The following item was dealt with:

**1. YORK REGION TRANSIT: ORIENTATION FOR AN AGE-FRIENDLY
COMMUNITY**

The Age-Friendly Vaughan Advisory Committee advises Council:

- 1) That the presentation by Erin Straughan, Transportation Policy & Accessible Services Specialist, York Region Transit, and C1, presentation material was received; and**
- 2) That comments from the Committee were received.**

The meeting adjourned at 4:20 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair

**CITY OF VAUGHAN
REPORT NO. 2 OF THE
AUDIT COMMITTEE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on April 9, 2024*

The Audit Committee met at 10:05 a.m., on March 20, 2024, via electronic participation. The following members were present at the meeting:

Members:

Councillor Chris Ainsworth, Acting Chair
Regional Councillor Gino Rosati
Councillor Adriano Volpentesta
Geneviève Grenier
John Glicksman

Staff:

Nick Spensieri, City Manager
Kevin Shapiro, Director of Internal Audit
Hemingway Wu, Audit Project Manager
Luca DeFazio, Audit Project Manager
Mike Petrilli, Audit Project Manager
Rebecca Burchert, Audit Project Manager
Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer
Vince Musacchio, Deputy City Manager, Infrastructure Development
Wendy Law, Deputy City Manager, Legal and Administrative Services & City Solicitor
Zoran Postic, Deputy City Manager, Public Works
Mark Bond, Chief Human Resources Officer
Michael Genova, Chief, Communications and Economic Development
Emilie Alderman, Director, Environmental Services
Frank Suppa, Director, Development Engineering
Jamie Bronsema, Director, Parks Infrastructure Planning and Development
Michael Marchetti, Director, Financial Planning & Development / Deputy City Treasurer
Nancy Yates, Director, Financial Services and Deputy City Treasurer
Pooja Nagra, Director, Procurement Services
Selma Hubjer, Director, Infrastructure Planning & Corporate Asset Management
Shanon Kalra-Ramjoo, Director, Parks, Forestry & Horticulture Operations
Stefan Tzianetas, Director, Program Management Office
Cory Gray, Manager, Parks & Strategic Initiatives, VMC
Michael Frieri, Manager, Corporate Asset Management
Justin Gaul, Communications Specialist, Media and External Communication

**REPORT NO. 2 OF THE AUDIT COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE
OF THE CITY OF VAUGHAN ON APRIL 9, 2024**

Anna Commisso, Councillor EA – Ward 4 (Ainsworth)
John Britto, Council/Committee Administrator, Office of the City Clerk

The following items were dealt with:

1. PARKS INFRASTRUCTURE PLANNING AND DEVELOPMENT AUDIT

The Audit Committee advises Council:

- 1) That the recommendation contained in the report of the Director of Internal Audit, dated March 20, 2024, was approved;**
- 2) That the presentation by Kevin Shapiro, Director of Internal Audit, and Jamie Bronsema, Director of Parks Infrastructure Planning and Development, was received; and**
- 3) That the comments from the committee were received.**

Recommendation

- 1. That Parks Infrastructure Planning and Development Audit report, be received.**

The meeting adjourned at 10:45 a.m.

Respectfully submitted,

Councillor Chris Ainsworth, Acting Chair

CITY OF VAUGHAN
REPORT NO. 2 OF THE
ACCESSIBILITY ADVISORY COMMITTEE
*For consideration by the Committee of the Whole
of the City of Vaughan
on April 9, 2024*

The Accessibility Advisory Committee met at 12:01 p.m., on March 25, 2024, via electronic participation. The following members were present at the meeting:

Members:

Councillor Gila Martow, Chair
Michelle Zaldin, Vice Chair
Rudy Barrell
Noor Din
Nazila Isgandarova
Paresh Jamnadas
Nida Khurshid
Michael Nigro

Staff:

Mark Bond, Chief Human Resources Officer
Zincia Francis, Diversity & Inclusion Officer
Jennifer Ormston, Director, Corporate and Strategic Communications
Rudi Czekalla-Martinez, Manager, Policy & Business Planning
Mihaela Neagoe, Recreation Supervisor Inclusion and Support Services
Jeremy McLeish, Legal Counsel
Yasmin Mukri, Supervisor, Finance & Community Spaces, Libraries
Jessica Stronghill, Acting Supervisor of Stakeholder and Community Engagement
An Nguyen, Project Lead - Diversity, Equity and Inclusion
Susan Teicht, Communications Advisor, Partner Communications
Saira Zuberi, Equity & Inclusion Specialist
Kate Jung, Entrepreneurship Representative
Adelina Bellisario, Council / Committee Administrator

The following items were dealt with:

**REPORT NO. 2 OF THE ACCESSIBILITY ADVISORY COMMITTEE FOR
CONSIDERATION BY THE
COMMITTEE OF THE WHOLE, APRIL 9, 2024**

1. ACCESSIBILITY CHAMPION AWARDS

The Accessibility Advisory Committee recommended that the following recommendation be forwarded to Council for approval:

- 1. That the recommendations in Communications C1, confidential memorandum from the Equity and Inclusion Specialist, dated March 21, 2024, be approved;**
- 2. That a Ceremonial Presentation take place at the May 7, 2024 Committee of the Whole meeting and that staff be directed to contact the awardees to inform and invite them to the ceremony; and**
- 3. That this decision be ratified by Council at the Committee of the Whole meeting of April 9, 2024.**

The meeting adjourned at 12:07 p.m.

Respectfully submitted,

Councillor Gila Martow, Chair