

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

Tuesday, February 4, 2020

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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**Pages**

- 1. CONFIRMATION OF AGENDA**
- 2. DISCLOSURE OF INTEREST**
- 3. COMMUNICATIONS**
- 4. CEREMONIAL PRESENTATIONS**
- 5. PRESENTATIONS AND DEPUTATIONS**

Deputations

1. Mr. Rinki Haque - Run for Vaughan
2. Mr. Frank Stillo - Improvements with respect to Teston Road between Kipling Avenue and Pine Valley

- 6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION INCLUDING MEMBERS RESOLUTION(S)**

Corporate Services & Finance

1. VMC YMCA CENTRE OF COMMUNITY AND LIBRARY – BUDGET AMENDMENT - EMERGENCY PREPAREDNESS  
Report of the Deputy City Manager, Corporate Services and Chief Financial Officer and the Interim City Manager with respect to the above.

**5**

Planning and Growth Management

- |      |  |    |
|------|--|----|
| 2.   | SITE DEVELOPMENT FILE DA.19.057 ALECTRA UTILITIES VICINITY OF KIRBY ROAD AND KIPLING AVENUE<br>Report of the Deputy City Manager, Planning and Growth Management with respect to the above.                    | 11 |
| <br> |  |    |
| 3.   | 2602002 ONTARIO INC. SITE DEVELOPMENT FILE DA.19.031 VICINITY OF REGIONAL ROAD 27 AND REGIONAL ROAD 7<br>Report of the Deputy City Manager, Planning and Growth Management with respect to the above.          | 31 |
| <br> |  |    |
| 4.   | AGADIN INVESTMENTS INC. SITE DEVELOPMENT APPLICATION DA.18.058 VICINITY OF STEELES AVENUE WEST AND HIGHWAY 400<br>Report of the Deputy City Manager, Planning and Growth Management with respect to the above. | 53 |

Administrative Services & Legal

- |    |  |    |
|----|--|----|
| 5. | SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING SESSION – MARCH 4, 2020<br>Report of the Interim City Manager with respect to the above. | 73 |
|----|--|----|

Infrastructure Development

- |    |  |    |
|----|--|----|
| 6. | YORK REGION RAPID TRANSIT CORPORATION CONSTRUCTION ACTIVITIES UPDATE<br>Report of the Deputy City Manager, Infrastructure Development with respect to the above. | 77 |
|----|--|----|

**7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

**8. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

**9. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS**

- |    |  |    |
|----|--|----|
| 1. | Heritage Vaughan Committee meeting of January 15, 2020, Report No. 1 | 81 |
|----|--|----|

**10. STAFF COMMUNICATIONS**

**11. NEW BUSINESS**

## 12. ADJOURNMENT

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

[www.vaughan.ca](http://www.vaughan.ca) (Agendas, Minutes and Live Council Broadcast)





## Committee of the Whole (1) Report

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**DATE:** Tuesday, February 04, 2020

**WARD(S):** 4

**TITLE: VMC YMCA CENTRE OF COMMUNITY AND LIBRARY –  
BUDGET AMENDMENT - EMERGENCY PREPAREDNESS**

**FROM:**

Michael Coroneos, Deputy City Manager, Corporate Services and Chief Financial Officer

Tim Simmonds, Interim City Manager

**ACTION:** DECISION

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**Purpose**

The purpose of this report is to request a budget amendment to capital project RE-9537-17 to purchase and install a backup generator at the Vaughan Metropolitan Centre (VMC) YMCA Centre of Community, Library and Recreational facility, to enable the facility to serve as a Community Resiliency Centre in the event of an emergency.

**Report Highlights**

- Currently, none of the community centres within the City of Vaughan have a back-up generator
- The City has the opportunity to leverage bundled pricing and provincial grants available through the YMCA to acquire and install a backup generator for the VMC YMCA Centre of Community and Library facility
- A budget amendment is required to proceed with procuring a generator.

**Recommendations**

1. THAT the budget in capital project RE-9537-17 be increased by \$900,000 inclusive of applicable taxes and administration recovery, funded 90% from Community Services and Library development charges and 10% from capital from taxation;

2. THAT the scope of work in the approved capital project RE-9537-17 be amended to include all works associated with the installation of a generator in the VMC YMCA Centre of Community and Library facility; and
3. THAT the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the Capital Budget identified as “VMC YMCA Centre of Community and Library – Budget Amendment – emergency preparedness” is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002.

## **Background**

The VMC YMCA Community Centre and Library is a 109,000 square foot development in the VMC and will help to create a livable downtown and urban destination. The project promotes good asset management planning by integrating health and wellness with a mixed-use development, creating a truly transit-oriented development and people-first place, while capitalizing on joint partnerships.

The ability to provide emergency shelters to ensure the safety, security and well-being of our residents is a necessary component of managing any scale emergencies. All City of Vaughan community centres have been designated as emergency shelters, but they cannot be activated in the event of a community-wide power outage. At present, none of the City’s community centres have a backup generator, nor have they been wired to accommodate a generator. Equipping the VMC-YMCA site with a backup generator would also enable the facility to be used as an alternate emergency operations centre should the primary location become inaccessible.

The main driver behind moving forward to install a generator is to create a Centre of Resiliency which can be used by residents as a safe haven and/or the City as a service continuity site. The incidence of severe weather events in frequency and degree of impacts on residents supports the need for a generator.

The City has the opportunity to take advantage of a bundled generator purchase and provincial grant funding available through the YMCA that will result in significant savings to the City. The YMCA is purchasing several generators for their facilities in Toronto. The VMC generator would be included in the YMCA bundled purchase which would also benefit from a grant from the Independent Electricity System Operator (IESO) that YMCA already has approved and expires at the end of 2020.

The VMC-YMCA facility has already been pre-wired to accept a generator and all operating costs related to the generator will be covered by the YMCA as part of facility

operations. There is shared benefit in that the capacity for the number of people that could be accommodated in the space as an emergency shelter will increase.

### **Previous Reports/Authority**

1. [http://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/CW\(Ws\)0209\\_16\\_3.pdf](http://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW(Ws)0209_16_3.pdf)
2. [https://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/Finance0906\\_16\\_11.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/Finance0906_16_11.pdf)
3. [http://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/Finance0403\\_17\\_4.pdf](http://www.vaughan.ca/council/minutes_agendas/AgendaItems/Finance0403_17_4.pdf).
4. <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=11475>
5. <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=25664>

### **Analysis and Options**

A scan of municipalities in York Region was conducted to determine how many communities had at least one community centre with a back-up generator that could power the building during an outage. Richmond Hill, King Township, Georgina and Stouffville each have a facility with a back-up generator.

Foregoing the installation of a generator during construction will result in delays in opening a shelter to provide for the safety of affected residents in the event of an emergency. A contract would need to be established to have a generator ready to be delivered in the event of an outage. Delivery would be contingent on travel conditions and access to the site. A certified electrician and Electrical Safety Authority (ESA) inspector are required for the portable generator hook-up which would incur further delays in activating the shelter.

Recent high-rise fires in Toronto show the need for a shelter located within the VMC that is sustainable in most emergencies to provide necessary services to our citizens. The two closest community centres; Dufferin-Clark and Chancellor are outside of the neighbourhood area and neither has a back-up generator. The standards for emergency shelters established by the Public Health Agency of Canada requires that the temperature be maintained at 20° Celsius. A generator allows for a seamless transition in power supply and the maintenance of critical functions such as heat, air conditioning, water, sanitation, food supply and lighting.

Having at least one community centre with a backup generator ensures a safe haven for vulnerable residents who may be displaced due to a city-wide power outage

emergency. Additionally, making the VMC/YMCA Centre of Community and Library capable of operating under severe circumstances provides for a resiliency site as a back-up emergency operations centre or as a service continuity site should a City administration building be impacted.

### **Financial Impact**

This report is recommending a budget increase of \$900,000 to capital project RE-9537-17 (VMC Library, Recreation and YMCA Centre of Community), which is inclusive of contingency, applicable taxes and administration recovery, and represents approximately 25-30% savings to the City by leveraging YMCA provincial grants and bundled pricing. The budget increase is to be funded 10% from capital from taxation and 90% from development charges – community services and library. Any residual funds will be returned to the original funding source.

The total current construction-related budget for the VMC YMCA Community Centre and Library project is \$72.9M. The City's portion of this total project cost is \$55.2M, which consists of 100% of the capital costs for the City library and City recreation facilities and up to 2/3 of the capital costs for the YMCA facility.

### **Broader Regional Impacts/Considerations**

York Region Community and Health Services supports emergency shelter operations.

### **Conclusion**

The City does not currently have a backup generator or the capacity to plug in a generator at any of its community centres. Installation of a backup generator during the construction of the facility gives the City the opportunity to take advantage of provincial grants and bundled purchase pricing available through the YMCA that will result in significant savings to the City. It is recommended that Council approve a budget amendment to the existing approved capital project budget to cover the additional costs associated with the generator purchase and installation.

**For more information**, please contact: Sharon Walker, Manager of Emergency Planning, ext. 6322 or Kay-Ann Brown, Project Manager, Infrastructure Financing, ext. 8354.

### **Attachments**

Not applicable.

**Prepared by**

Kay-Ann Brown, Project Manager, Infrastructure Financing, ext. 8354

Sharon Walker, Manager of Emergency Planning, ext. 6322

Michael Marchetti, Director, Financial Planning and Development Finance & Deputy City Treasurer, ext. 8271



## Committee of the Whole (1) Report

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**DATE:** Tuesday, February 04, 2020

**WARD:** 1

**TITLE: SITE DEVELOPMENT FILE DA.19.057  
ALECTRA UTILITIES  
VICINITY OF KIRBY ROAD AND KIPLING AVENUE**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To obtain municipal concurrence from the Committee of the Whole for Site Development File DA.19.057 for the Subject Lands shown on Attachment 2, for an existing 38.1 metre telecommunication tower, accessory shelter, and a proposed 7.52 metre extension to the existing tower, as shown on Attachments 3 to 6.

**Report Highlights**

- A 38.1 metre telecommunication tower and accessory shelter was constructed on the Subject Lands without municipal concurrence.
- The Proponent seeks municipal concurrence for a 7.52 metre extension to the existing 38.1 metre telecommunication tower (45.72 metres total height).
- The Development Planning Department supports municipal concurrence for the existing 38.1 metre telecommunication tower and accessory shelter, and the proposed 7.52 metre extension to the tower, as it conforms to Vaughan Official Plan 2010 and meets the requirements of the City of Vaughan Telecommunication Facility Siting Protocol.

## **Recommendations**

1. THAT municipal concurrence be granted for Site Development File DA.19.057 (Alectra Utilities), to permit the existing 38.1 metre telecommunication tower and accessory shelter, with a proposed 7.52 metre extension to the tower, resulting in an overall height of 45.72 metres on the Subject Lands, as shown on Attachments 3 to 6, subject to the conditions in Attachment 1.

## **Background**

The 1.36 ha Subject Lands ('the Subject Lands') as shown on Attachment 2, are municipally known as 5380 Kirby Road which is located on the north side of Kirby Road, west of Kipling Avenue. The Subject Lands are situated entirely within the Greenbelt Plan area, and portions of the Subject Lands are regulated by the Toronto and Region Conservation Authority (the 'TRCA'). The Subject Lands abut a Hydro Corridor to the west, the TransCanada Pipeline is located to the north and the east, and agricultural lands with one single detached home per lot, exists to the west of the Hydro Corridor, as shown on Attachment 2.

Vaughan Council approved Site Development File DA.15.053 on May 17, 2016, to permit the installation of a 150 MW transformer station on the Subject Lands which consists of a switchyard with high voltage disconnect switches, over-head bus-work, power transformers and a switchgear/control building, located adjacent to a Hydro One transmission tower and corridor to the west.

A 38.1-metre-high telecommunication tower and accessory shelter exists on the Subject Lands, which was constructed on August 15, 2017, and did not proceed through a municipal concurrence process.

### ***A Site Development application has been submitted to permit the Development***

Alectra Utilities Ltd., formerly known as Powerstream Inc. (the 'Proponent') submitted Site Development File DA.19.057 (the 'Application') to seek municipal concurrence for a telecommunication tower with an overall height of 45.72 metres (38.1 metre existing telecommunication tower and 7.52 metre proposed extension), and an accessory shelter, as shown on Attachments 3 to 6. The Proponent is proposing to use the existing 38.1 metre telecommunication tower and proposes a 7.52 metre extension to support Alectra's WiMax Licensed point-to-multipoint communications network and their existing Smart Meter point-to-multipoint monitoring network for the electrical users within the geographical area. The telecommunication tower is located at the north end of the driveway on the Subject Lands. A full moves access to the Subject Lands is provided via Kirby Road with a total of 2 parking spaces to service the telecommunication tower and accessory shelter, as shown on Attachment 3.

## **Previous Reports/Authority**

[Preceding Site Development File DA.15.053](#)



## **Analysis and Options**

### ***The proposed telecommunication tower and accessory shelter conforms to Vaughan's Telecommunication Facility Siting Protocol***

Vaughan Council adopted the Vaughan Telecommunication Facility Siting Protocol on October 19, 2016, for establishing telecommunication tower/antenna facilities in the City. In accordance with the City's Protocol, new tower/antenna systems proposed by telecommunications carriers (as superseded by Innovation Science and Economic Development Canada ("ISED"), formerly Industry Canada's Protocol (June 2014), may require consideration by Vaughan Council prior to the City of Vaughan issuing a Statement of Concurrence or Non-Concurrence to the Proponent and to ISED.

In accordance with the Protocol, the Proponent attended a Pre-Application Consultation ('PAC') meeting with the Development Planning Department prior to submitting the Application. The Proponent has advised that the proposed telecommunication tower is required to address network gaps in the area and to support additional carriers in the future.

### ***Public Notice was provided in accordance with Vaughan's Telecommunication Facility Siting Protocol***

The City's in-effect Protocol (Section 4.2) states that applications for antenna systems (telecommunication towers) that are higher than 30 metres in height and located within 200 m from any residential zone, require full public consultation, City review and approval by Vaughan Council.

The proposed height of the telecommunication tower is 45.72 metres. Although the closest residential zone (RD4 Residential Detached Zone) is approximately 170 metres south of the Subject Lands, as shown on Attachment 2, the closest residential dwelling (in an "A Agricultural Zone") is located west of the Subject Lands, approximately 150 m southwest of the proposed telecommunication tower, which meets the above-noted criteria.

As set out in the Protocol, the Proponent is required to give notice to the following:

- a) All affected residential properties within the prescribed distance detailed below;
- b) All affected Ratepayer Groups within the prescribed distance;
- c) The Mayor, Regional Councillors and Local Councillor for the area; and
- d) ISED (Innovation, Science and Economic Development Canada) regional office.

The Protocol requires the Proponent to provide notice of a Public Information Session by mail to lands within a radius of 250 metres or three times the height of the proposed Antenna System, or whichever is greater. As the telecommunication tower is proposed to be 45.72 metres in height, a radius of 250 metres was used to establish the notification area, as shown on Attachment 2.

The Proponent also erected a notice sign along the south lot line abutting Kirby Road, in accordance with the Protocol. The Proponent placed a Public Notice in the local print media (i.e. Metroland Newspaper) on September 19, 2019.

The Proponent held a Public Information Session on October 16, 2019, at the Kleinburg Library from 6:00 pm to 7:00 pm to receive information from the public for the proposed telecommunication tower and accessory shelter. In accordance with the City's Protocol, notice for this meeting was provided by regular mail within a 250 m radius to all notified residents, a minimum of 30 days in advance of the Public Information Session. No residents attended the Public Information Session and therefore, there no specific concerns were raised for the proposed telecommunication tower, or the accessory shelter.

***The telecommunication tower conforms to Vaughan Official Plan ('VOP 2010'), Zoning By-law 1-88 and the Greenbelt Plan.***

The Subject Lands are designated "Natural Areas", "Agricultural" and "Infrastructure and Utilities" by Vaughan Official Plan 2010 ('VOP 2010').

Section 8.4.4 of VOP 2010 encourages the development of comprehensive high-speed telecommunications and data networks throughout Vaughan to contribute to economic competitiveness and support widespread access to such services. Section 8.4.4.2 encourages the co-location of telecommunication infrastructure to minimize the visual impact of telecommunications towers. The proposed telecommunication tower conforms to the telecommunication policies of VOP 2010.

The Subject Lands are zoned "A Agricultural Zone" by Zoning By-law 1-88. The *Radiocommunication Act* designates ISED as the approval authority for all matters respecting telecommunication towers and antenna facilities. Federal regulations are not subject to Provincial policies, which include the *Planning Act* and *Building Code Act*. Therefore, telecommunication towers and antenna facilities are exempt from municipal official plan policies, zoning by-law requirements and site plan control approval (i.e. no implementing Site Plan Agreement or Letter of Undertaking). However, the City of Vaughan in accordance with the Protocol, can grant municipal concurrence for the telecommunication tower.

The Subject Lands are located within the Greenbelt Plan Area. Infrastructure, specifically telecommunications infrastructure, is permitted in the Greenbelt Plan Area in accordance with Sections 3.5.6.1. and 3.5.6.2 of VOP 2010. The Proponent submitted a Greenbelt Conformity Report to demonstrate conformity with Infrastructure policies of the Greenbelt Plan. The proposed telecommunication tower will not impact the City's Natural Heritage Network "Core Features".

***The Application has been reviewed and municipal concurrence can be supported, subject to the comments in this report***

## Site Plan Review

The existing 38.1 metre tower is located approximately 165 m north of Kirby Road, in the rear yard of the Subject Lands, as shown on Attachments 2 and 3. The Proponent is proposing to extend the height of the existing tower by 7.52 metres to achieve an overall height of 45.72 metres.

A 10 metre setback from the stable top of bank exists on the northeast portion of the Subject Lands (established through Site Development File DA.15.053) to protect environmental features within the TRCA's Regulated Area.

A full moves access to the Subject Lands is provided from Kirby Road. Two parking spaces are provided on the Subject Lands, including one space located adjacent to the proposed telecommunication shelter, to service the tower. Access to the telecommunication tower is provided via an internal driveway that connects to an existing shared driveway access from Kirby Road, as shown on Attachment 3. The western portion of the internal driveway is shared and located within Hydro One's right-of-way to service the hydro corridor.

The telecommunication tower is a tri-pole design, with each pole located 3.96 metres apart and sitting atop circular 76mm concrete foundations, as shown on Attachment 4. The tower material is CSA grade and is a non-reflective surface made of galvanized steel, in accordance with Section 6.0 of the Protocol. Shrouding was not considered in the design of the tower by the Proponent, as it would increase the tower's wind load and make the small antennas mounted on the tower appear larger.

The accessory shelter is 1.8 m by 2.4 metres and is located 7.62 metres away from the base of the telecommunication tower. The accessory shelter is 2.7 metres in height and 1.8 metres in width. The accessory shelter sits atop a cement foundation and is made of steel. A 2.44 metre chain link fence with barbed wire is also located along the perimeter of the Subject Lands to ensure public safety.

The Development Planning Department can support municipal concurrence for the telecommunication tower and accessory shelter, as it conforms to the Greenbelt Plan, VOP 2010 and the Protocol.

### ***Cultural Heritage has no concerns with the telecommunication tower***

Cultural Heritage staff have advised there are no built heritage concerns respecting the Subject Lands. However, the Subject Lands are in an area that has been identified as having high archaeological potential, and as such, recommends that the following standard clauses be applied to this Application:

- a) Should archaeological resources be found on the property during construction activities, all work must cease, and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department shall be notified immediately.

- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

***The Development Engineering (“DE”) Department has no objection to the telecommunication tower***

The DE Department has no objection to the telecommunication tower or accessory shelter being proposed for the Subject Lands.

***The Ministry of Transportation has not provided comment on the telecommunication tower***

The Application was circulated to the Ministry of Transportation Ontario (‘MTO’) in relation to the Northwest GTA Corridor Identification Study Area (‘Study Area’). A portion of the Subject Lands are located within the limits of the GTA West Corridor Study Area. To date, the Development Planning Department has not received comments from MTO confirming their interest in the telecommunication tower and accessory shelter on the Subject Lands.

***Hydro One has no objection to the telecommunication tower, subject to requirements***

A hydro corridor abuts the Subject Lands to the west. Hydro One has no objection to the proposed telecommunication tower and accessory shelter, provided that the easement that currently exists for the hydro corridor abutting the Subject Lands, is protected and maintained. The Proponent is also advised of the following: “the transmission lines abutting the Subject Lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupation Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors, it is 3 metres (10 feet). It is the Proponent’s responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line”.

***The Building Standards Department advised that the telecommunication tower is not required to obtain a Building Permit***

The Building Standards Department identifies that telecommunication towers are not designated structures as set out in Article 1.3.1.1, Division A, Part 1 of the 2012 Ontario Building Code; and as such, a building permit is not required.

***The Toronto and Region Conservation Authority (‘TRCA’) has no objection to the telecommunication tower***

The Subject Lands are partially located within a TRCA Regulated Area. Development activities within regulated areas for radio communication and broadcasting antenna system providers are exempt from the regulatory approval process under Section 28 of the *Conservation Authorities Act*. The TRCA has no objection to the telecommunication tower or accessory shelter being proposed on the Subject Lands.

***TransCanada Pipeline has no concerns with the telecommunication tower***

The Application was circulated to TransCanada for review and comment as there is a high-pressure natural gas pipeline located in proximity to the Subject Lands, to the east and north. TransCanada has no concerns with the Application.

**Financial Impact**

Not applicable.

**Broader Regional Impacts/Considerations**

The Regional Municipality of York on April 23, 2009, adopted Industry Canada's Protocol (CPC-2-0-03) to reduce redundancies and permit a more efficient and consistent approach for regulating telecommunication facilities, while providing an opportunity for local municipalities to determine individual procedures and Protocols. The telecommunication tower and accessory shelter conforms to York Region's adopted Protocol. The York Region Community Planning and Development Services Department has no comments.

**Conclusion**

Site Development File DA.19.057 has been reviewed in consideration of the policies of The Greenbelt Plan, VOP 2010, the requirements of Zoning By-law 1-88, the City of Vaughan Telecommunication Facility Siting Protocol, ISEDC's Protocol for Radiocommunication and Broadcasting Antenna Systems, the requirements of City Departments and external public agencies, and the surrounding area context. The telecommunication tower and accessory shelter is in conformity with the Greenbelt Plan, the policies of VOP 2010, and the Protocol and is considered appropriate in terms of location, layout and design. Accordingly, the Development Planning Department can support the municipal concurrence for Site Development File DA.19.057.

**For more information**, please contact: Rebecca Roach, Planner, at extension 8626.

**Attachments**

1. City of Vaughan Conditions of Municipal Concurrence
2. Context and Location Map
3. Overall Site Plan
4. Partial Site Plan
5. Elevations - Existing Transformer Station
6. Elevations - Tower and Accessory Shelter

**Prepared by**

Rebecca Roach, Planner, Development Planning, ext. 8626

Clement Messere, Senior Planner, Development Planning, ext. 8409

Carmela Marrelli, Senior Manager, Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/LG

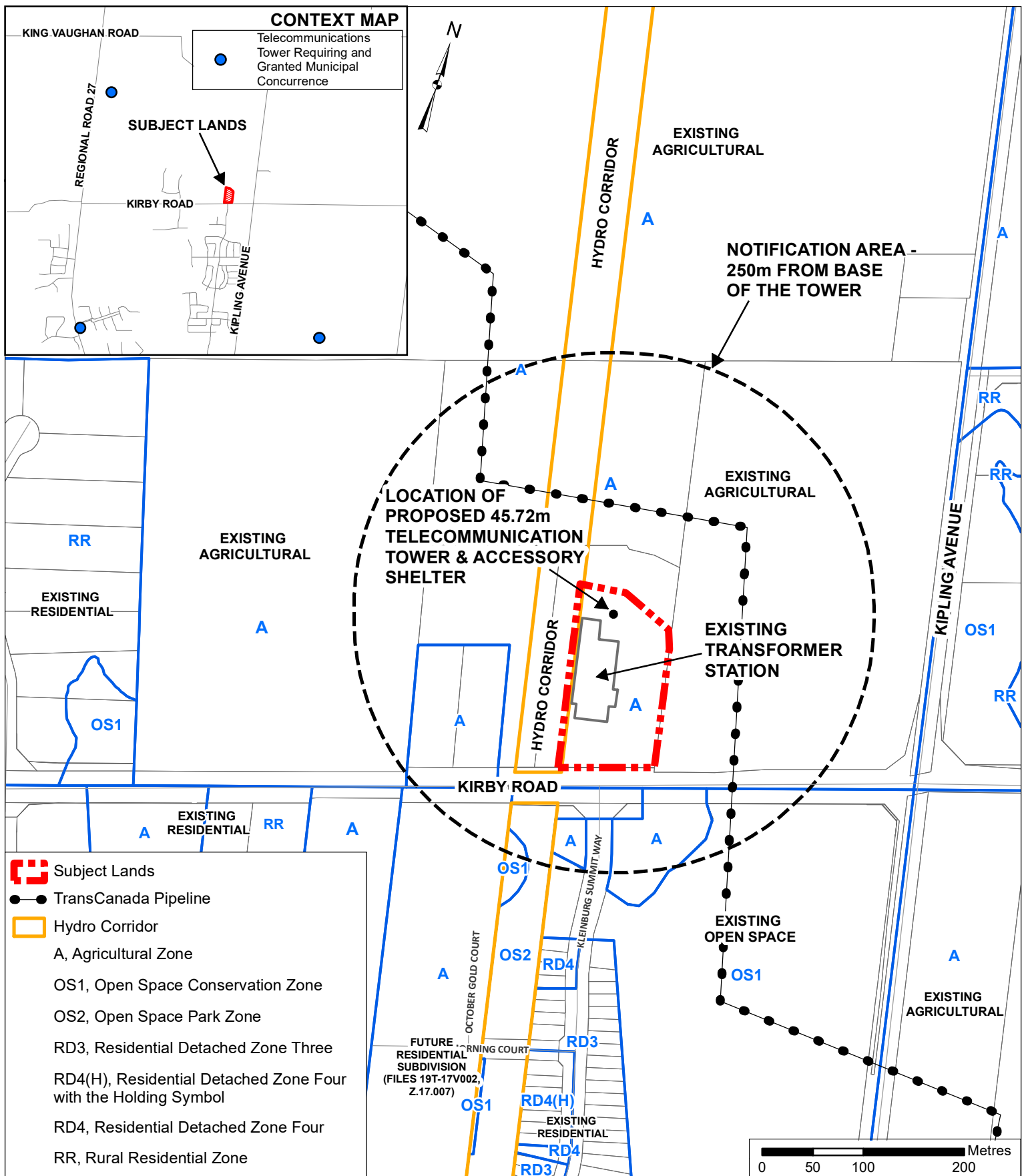
## **Attachment 1 – Conditions of Municipal Concurrence (City of Vaughan)**

### Site Development File DA.19.057 (Alectra Utilities) Conditions of Approval/Municipal Concurrence:

- 1) THAT prior to the execution of the Letter of Municipal Concurrence:
  - a) The Development Planning Department shall approve the final site plan and tower elevations.







## Context & Location Map

**LOCATION:**  
Part of Lot 31, Concession 8

**APPLICANT:**  
Alectra Utilities

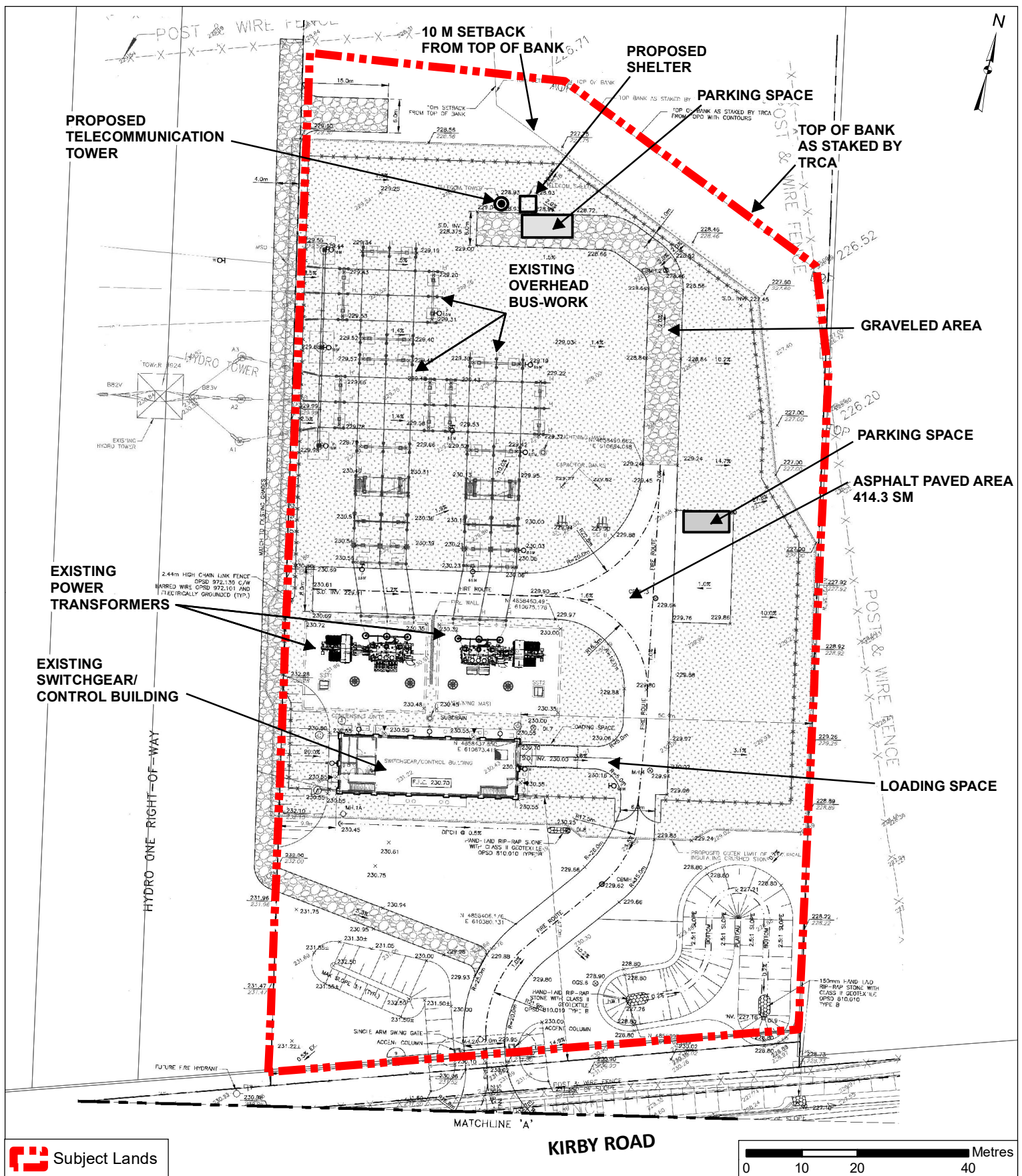


## Attachment

**FILE:**  
DA.19.057

**DATE:**  
February 4, 2020





# Overall Site Plan

**LOCATION:**  
Part of Lot 31, Concession 8

**APPLICANT:**  
Alectra Utilities



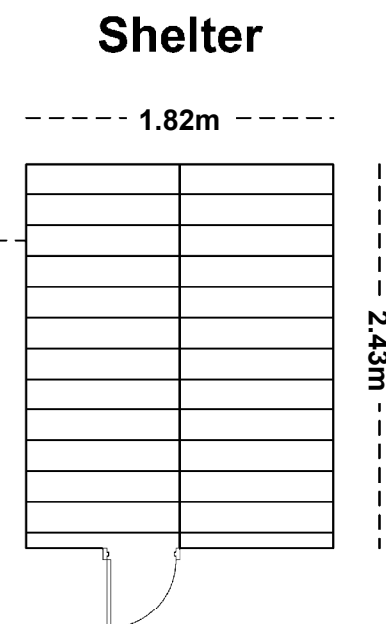
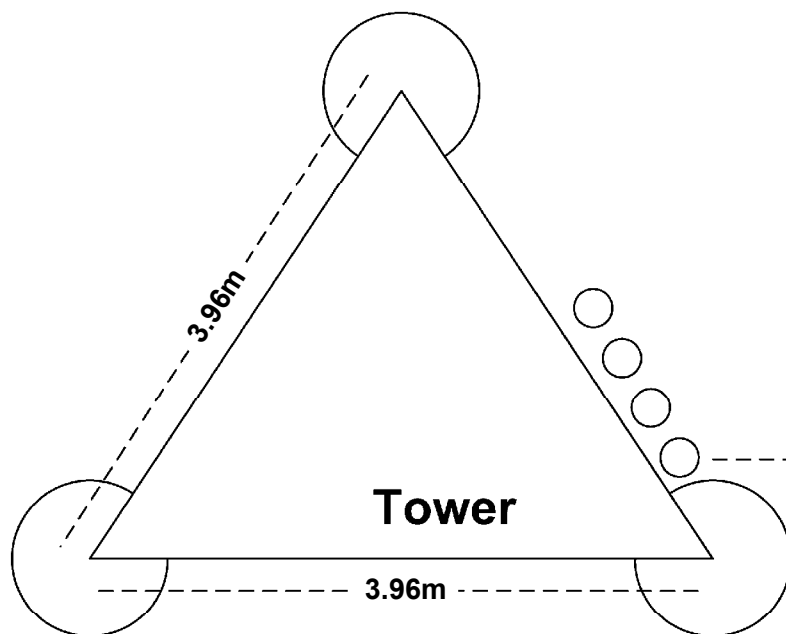
# Attachment

**FILE:**  
DA.19.057

**DATE:**  
February 4, 2020

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Not to Scale

## Partial Site Plan

**LOCATION:**  
Part of Lot 31, Concession 8

**APPLICANT:**  
Alectra Utilities

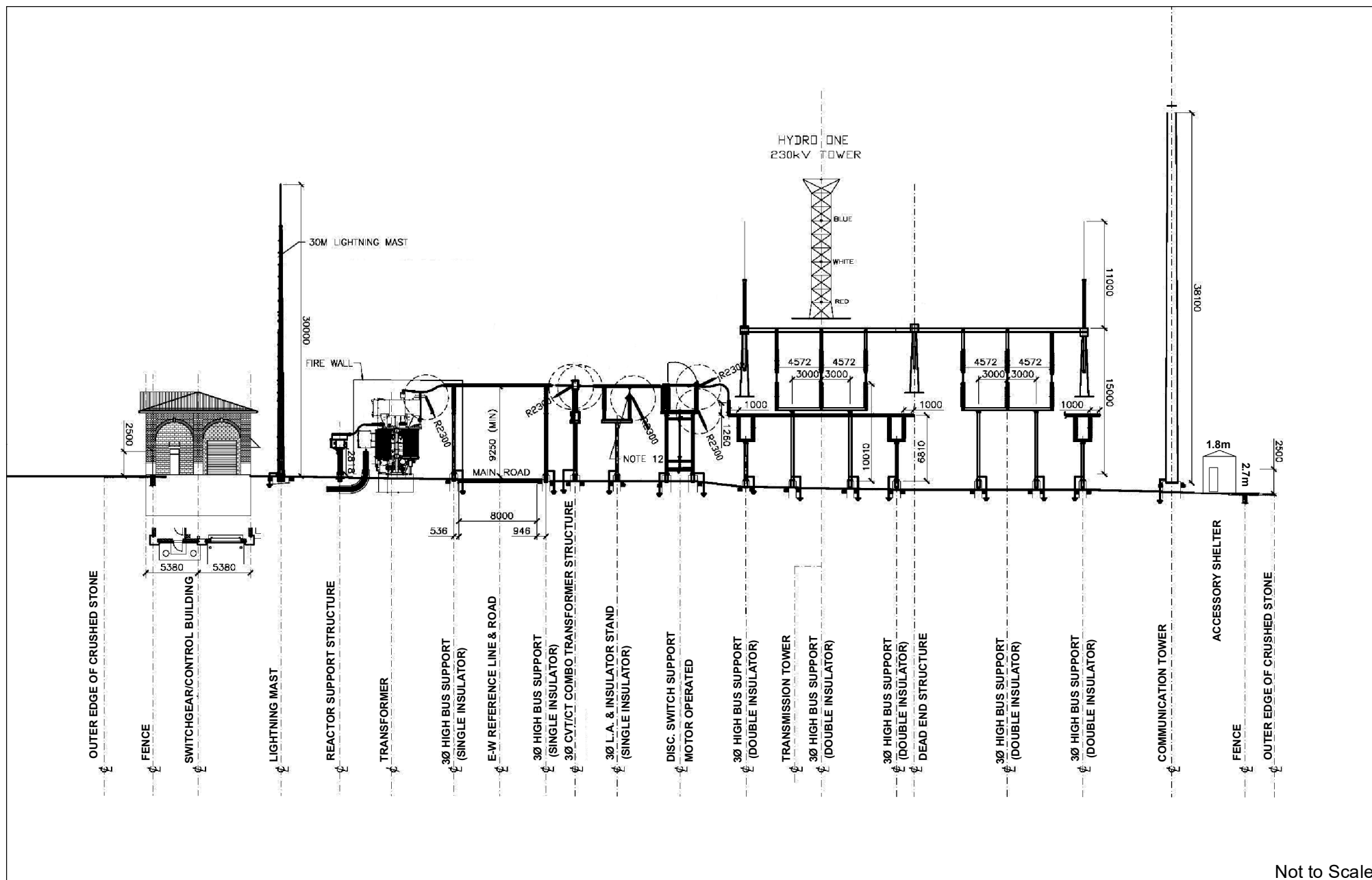


## Attachment

**FILE:**  
DA.19.057

**DATE:**  
February 4, 2020





## Elevations - Existing Transformer Station

**LOCATION:**

Part of Lot 31, Concession 8

**APPLICANT:** Alectra Utilities



## Development Planning

## Attachment

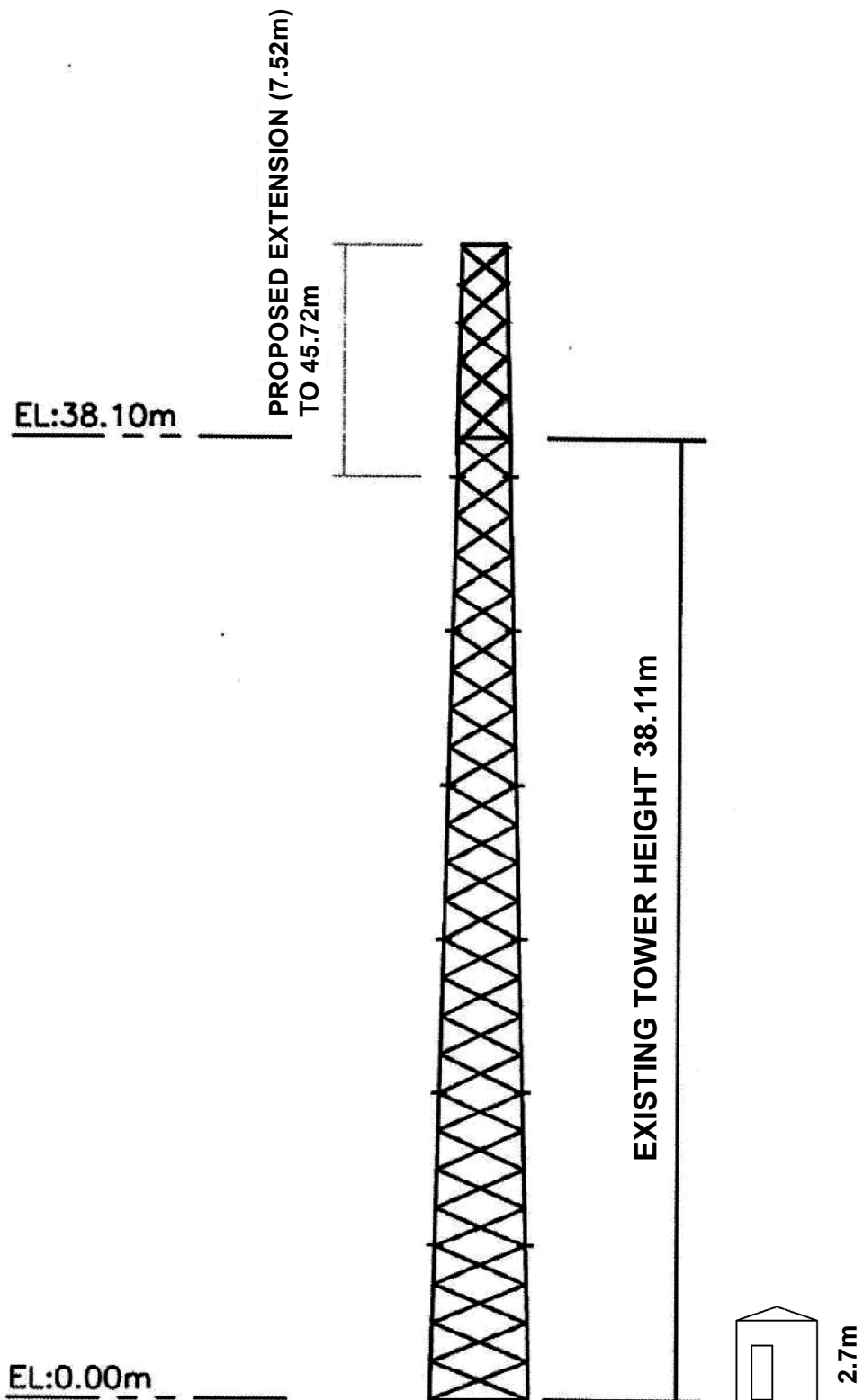
**FILE:**  
DA.19.057

**DATE:**  
February 4, 2020

5







## Elevations - Tower & Accessory Shelter

**LOCATION:**  
Part of Lot 31, Concession 8

**APPLICANT:**  
Alectra Utilities





## Committee of the Whole (1) Report

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**DATE:** Tuesday, February 04, 2020

**WARD:** 2

**TITLE: 2602002 ONTARIO INC.**

**SITE DEVELOPMENT FILE DA.19.031**

**VICINITY OF REGIONAL ROAD 27 AND REGIONAL ROAD 7**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.19.031 for the Subject Lands shown on Attachment 2, to permit the development of a six-storey self-storage building with an administrative office for a total gross floor area of 12,164.90 m in two phases and served by 19 at-grade parking spaces, as shown on Attachments 3 to 6.

### **Report Highlights**

- The Owner proposes to develop a six-storey self-storage building with an administrative office in two phases served by 19 at-grade parking spaces.
- The Development Planning Department supports the approval of the Site Development application as the development is consistent with Provincial policy, conforms to the York Region Official Plan 2010 and Vaughan Official Plan 2010, and is compatible with the existing and planned uses in the surrounding area.

## **Recommendation**

1. THAT Site Development File DA.19.031 (2602002 Ontario Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit the phased development of a six-storey self-storage building with a total gross floor area of 12,164.90 m<sup>2</sup>, as shown on Attachments 3 to 6.

## **Background**

The 0.47 subject lands (the 'Subject Lands') identified on Attachment 2 are located on the east side of Regional Road 27 and north of Regional Road 7 and are municipally known as 7845 Regional Road 27 and contain an existing autobody repair shop with outdoor storage.

### ***A Site Development Application has been submitted to permit the Development***

The Owner has submitted Site Development File DA.19.031 (the 'Application') for the Subject Lands shown on Attachment 2 to permit a six-storey self-storage building with an administrative office, (the 'Development') and a total gross floor area ('GFA') of 12,164.90 m<sup>2</sup> to be developed in two phases. Phase One provides a GFA of 10,023.08m<sup>2</sup> and Phase Two is for a GFA of 2,141.82 m<sup>2</sup>, served by 19 at-grade parking spaces.

## **Previous Reports/Authority**

Not Applicable

## **Analysis and Options**

### ***The Development is consistent with the Provincial Policy Statement 2014***

The Provincial Policy Statement 2014 ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides for appropriate development while ensuring that public health and safety, and the quality of the natural and built environment are protected. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the PPS.

The Development is consistent with the PPS, specifically Section 1.3.1 which encourages planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs; providing opportunities for a diversified economic base; and ensuring the necessary infrastructure is provided to support current and projected needs.

The Subject Lands contain an autobody repair shop with outdoor storage. The Development is on an underutilized site within the employment area and is compatible with the existing uses within the surrounding employment area. The Subject Lands are located in an area where servicing and infrastructure are available for the Development. In consideration of the above, the Development is consistent with the PPS.

***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019***

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') is intended to guide decision making on the development of land and includes encouraging compact built form, transit supportive communities, diverse land uses, and flexibility to capitalize on new economic and employment opportunities while providing certainty for traditional industries. The Growth Plan encourages the concentration of population and employment growth within settlement areas and promotes the development of complete communities that offers a mix of jobs, local stores, services and housing types. In accordance with Section 3(5) of the *Planning Act*, Vaughan Council's planning decisions shall conform to the Growth Plan.

Section 2.2.5.1 - "Employment" of the Growth Plan directs that economic development and competitiveness in the Greater Golden Horseshoe be promoted by making more efficient use of underutilized employment lands and increasing employment densities. The Subject Lands are located within an "Employment Area" by Schedule 1 - Urban Structure of Vaughan Official Plan 2010 ('VOP 2010'). The Development makes more efficient use of an existing and underutilized site within an employment area. In consideration of the above, the Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decision making across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are located within the "Urban Area" by Map 1 - Regional Structure of YROP 2010, which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria, and are identified as being within the "Strategic Employment Lands - Conceptual" by Figure 2 - York Region Strategic Employment Lands of YROP 2010. The Subject Lands are located in proximity to a "Regional Rapid Transit Corridor" (Regional Road 7) by Map 11 - Transit Network of YROP 2010. Section 4.3 of YROP 2010 seeks to protect employment lands that are designated in local municipal official plans.

The Development meets the objectives of Policy 4.3.6 of YROP 2010 as it provides an employment use that is located in a strategic employment area in proximity to an existing and planned 400-series highway (Highway 427). The Development is transit accessible, with transit on Regional Road 7 and Regional Road 27 in support of Policy 4.3.15 of YROP 2010. In consideration of the above, the Development conforms to YROP 2010.

***The Development conforms to Vaughan Official Plan 2010***

The Subject Lands are designated “General Employment” by VOP 2010, which permits a wide range of employment uses including industrial uses such as manufacturing, warehousing, processing and distribution uses, which may include outside storage. The Development is permitted by the “General Employment” land use designation and conforms to the policies of VOP 2010.

***Exceptions to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned “EM1 Prestige Employment Area Zone” by Zoning By-law 1-88 as shown on Attachment 2, which permits the employment use. The following site-specific zoning exceptions are required to permit the Development:

Table 1:

	<b>By-law Standard</b>	<b>EM1 Prestige Employment Area Zone by Zoning By-law 1-88</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone by Zoning By-law 1-88</b>
a.	Minimum Interior Side Yard	10.25 m (South Interior Side Yard)	5 m (South Interior Side Yard)
b.	Minimum Number of Parking Spaces	12,164.9m <sup>2</sup> @ 1 Parking Space Per 100m <sup>2</sup> of GFA = 122 Parking Spaces	12,164.9m <sup>2</sup> @ 0.15 Parking Space Per 100m <sup>2</sup> of GFA = 19 Parking Spaces

The Development Planning Department can support the variances in Table 1 as they are minor in nature and allow for a compact development. The proposed parking variance is supported by the Transportation Study (‘Transportation Study’) prepared by

Nextrans Consulting Engineers and dated August 2019 which has been reviewed to the satisfaction of the Development Engineering ('DE') Department.

The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment (the 'Committee'), and the Committee's decision shall be final and binding prior to the execution of the Site Plan Letter of Undertaking, and the Owner shall satisfy any condition imposed by the Committee. A condition to this effect is included on Attachment 1.

### ***The Development Planning Department supports the Development***

#### **Site Plan**

The Development shown on Attachments 3 to 6 is for a six-storey (23.6 m high) employment building for a self-storage facility with a total GFA of 12,164.9 m<sup>2</sup> built in two phases and served by 19 at-grade parking spaces. The Phase One GFA is 10,023.08 m<sup>2</sup> and the Phase Two GFA is 2,141.82 m<sup>2</sup>. The Phase Two portion of the Development is located at the south end of the building and will not impact the street view should it be built. The main entrance faces Regional Road 27. One driveway access is provided from Regional Road 27. At-grade parking and bicycle parking is provided on the Subject Lands as shown on Attachment 3. The loading area and refuse/recycling room area are located at the north end of the building.

#### **Landscape Plan**

The Owner is proposing a 9 m wide landscape strip along Regional Road 27 that consists of a variety of deciduous and coniferous trees and shrubs, perennials and grasses, as shown on Attachment 4. A proposed 3 m wide landscape strip consisting of a variety of deciduous and coniferous trees abuts the south and east property lines and integrates a less than 1 m high stone retaining wall within the screen planting.

The Arborist and Tree Preservation Report ('TPR') prepared by MEP Design Landscape Architects and dated September 27, 2019, submitted in support of the Application identifies that a total of 14 existing trees are located on the Subject Lands' property line or on the lands of the abutting landowners to the north at 7867 Regional Road 27 and to the south at 101 Ashbridge Circle. The Development will result in the removal of seven trees. Three of the existing trees are located on the lands to the north and one tree is located on the north property line. One existing tree is located along the south property line. The Owner will require written consent from the abutting landowners to the north and to the south prior to the removal of the trees.

Compensation tree planting for these proposed tree removals will be provided through the new tree plantings in accordance with City's Tree Protection Protocol.

Two of the existing trees for removal are located within the Regional right-of-way (Regional Road 27) to accommodate a right-in/right-out access to the Development. York Region advise that compensation for the tree removals will be provided through the replacement plantings within the Regional Road 27 right-of-way to the satisfaction of York Region.

#### Building Elevations

The proposed building elevations include a colour combination of light and dark grey blue composite metal paneling, grey brick, spandrel glass and bird-friendly vision glazing on the façades. The Development will be constructed in two phases with the final elevations shown on Attachment 5. The interim south and east elevations of Phase One, which will become interior walls when Phase Two is constructed, will have composite metal paneling without any windows and with similar colour finishes as Phase Two. The elevations for the main entrance feature a vision glass entry. The rooftop mechanical units are screened. Prior to the execution of the Site Plan Letter of Undertaking, the interim and final building elevations must be approved by the Development Planning Department.

#### Signage/Lighting

The building signage shown on Attachment 5 and a proposed 3.65 m high pylon sign shown on Attachment 6 will be visible from Regional Road 27. Lighting is provided on the building and on the landscaped area near the parking area. Prior to the execution of the Site Plan Letter of Undertaking, the final signage and lighting details must be approved by the Development Planning Department.

#### Sustainability Performance Metrics

The Development has an overall application score of 30 points. The Development is in proximity to transit stops at the intersection of Regional Road 7 and Regional Road 27 and the intersection of Regional Road 27 and Zenway Boulevard. The Development has a sustainable transportation feature with the provision of bicycle spaces. The Development achieves sustainable lighting standard and bird friendly design features. The Development is required to achieve a minimum application performance level score of 31 points. The Owner has been advised of potential areas for increasing the application score. Prior to the execution of the Site Plan Letter of Undertaking, the Owner shall revise the Sustainability Performance Metrics to achieve the minimum application performance level score of 31 points to the satisfaction of the Development Planning Department.

The Development Planning Department is satisfied with the Development shown on Attachments 3 to 6, subject to the above comments. Prior to the execution of the Site



Plan Letter of Undertaking, the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, tree preservation plan, signage details, lighting plan, sustainability performance metrics and TPR must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included on Attachment 1 to this report.

***The Subject Lands are cleared of any concern for archaeological resources***

The Subject Lands are cleared of any concern for archaeological resources. Standard conditions to this effect are identified on Attachment 1 to this report and shall be included in the implementing Site Plan Letter of Undertaking.

***The Development Engineering Department ('DE') has no objection to the Development, subject to the conditions in this report***

The DE Department has no objection to the Development subject to the Owner addressing the conditions on Attachment 1 to this report.

**Sanitary Servicing**

Sanitary servicing is proposed for the Subject Lands by a 150 mm diameter sanitary service connection from the building to an existing maintenance hole at the property line to service the Development. The existing sanitary service connection fails to meet the minimum size requirement of a 200 mm diameter connection as determined by the City's Design Criteria for Industrial-Commercial-Institutional ('ICI') Developments.

The Functional Servicing and Stormwater Management Report ('FSR') prepared by NexTrans Consulting Engineers and dated September 2019 states that the flows generated by the Development will be minimal and sufficient capacity is available within the existing 150 mm diameter service connection to service the Development. The Owner may reutilize the existing service connection conditional upon a condition assessment report and closed-circuit television inspection video to the satisfaction of the City.

**Water Supply**

The Subject Lands are located within Pressure District 5. The Owner proposes to service the Development with an ICI water connection as per City standards (fire and domestic) connecting to the existing 300 mm diameter watermain within Ashbridge Circle. The DE Department confirms that the Owner has completed a hydrant flow test and provided supporting calculations and test results to confirm domestic and fire flow availability for the Development.

### Storm Sewer System and Stormwater Management

Stormwater servicing to the Subject Lands is proposed by an internal storm sewer to drain the proposed parking lot and grassed area towards the existing Regional Road 27 ditch complete with a proposed orifice tube. The Owner proposes to install an oil-grit separator unit to provide stormwater quality control for the Subject Lands prior to discharge to the regional ditch. Stormwater discharge requirements shall be subject to review and approval from York Region.

### Erosion and Sediment Control

Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Subject Lands in accordance with *Erosion and Sediment Control Guideline for Urban Construction, December 2006*.

### Transportation

Access to the Subject Lands is from Regional Road 27 and requires York Region approval. The Owner is required to provide median details and traffic signage to the satisfaction of York Region. The Development provides 19 parking spaces (0.15 parking space per 100m<sup>2</sup> of GFA) whereas Zoning By-law 1-88 requires 122 parking spaces (1 parking space per 100m<sup>2</sup> of GFA) for a warehouse use. The Parking Study concludes that the proposed parking supply is sufficient for the Development's specific requirements based on the supporting analysis provided. The DE Department agrees with the conclusions and has no objection with the proposed parking supply.

### Environmental Site Assessment

The Owner has submitted Phase I and II Environmental Site Assessments ('ESA') Reports prepared by Forward Engineering and Associates Inc. and dated April 2017, and the associated reliance letters. The documentation concludes that the Subject Lands are suitable for the Development, which is acceptable to the DE Department.

### ***Development Charges are applicable to the Development***

The Financial Planning and Development Finance Department requires that the Owner pay all applicable development charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. A standard condition to this effect is included in the implementing Site Plan Letter of Undertaking.

### ***The Environmental Services Department, Waste Management Division has no objection to the Development, subject to conditions***

The Environmental Services Department, Waste Management Division has no objection to the Development subject to the waste storage room increasing to a

minimum size of 3 m by 5 m to accommodate the collection bins and room to maneuver. The Owner is also required to revise and resubmit the Waste Collection Design Standards Submission to include the number and sizes of bins to the satisfaction of the Environmental Services Department. A condition to this effect is included in Attachment 1.

***Cash-in-Lieu of Parkland Dedication is required***

The Real Estate Department has confirmed that cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the Subject Lands, in accordance with the *Planning Act* and City of Vaughan Policy, is required. A standard condition to this effect is included in the implementing Site Plan Letter of Undertaking.

***The Parks Development Department has no objection to the Development, subject to conditions***

The Parks Development Department has no objection to the Development subject to the Owner paying cash-in-lieu of the dedication of parkland and submitting a revised Parkland Dedication Summary Chart, to the satisfaction of the City. A condition to this effect is included in Attachment 1.

***The Forestry Operations Division has no objection to the Development, subject to conditions***

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department has no objection to the Development subject to the Owner informing the Forestry Operations Division once the tree protection measures have been installed for inspection and approval according to City specifications.

***The Fire and Rescue Services Department has no objection to the Development***

The Fire and Rescue Services Department has no objection to the Development, subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code.

***NavCanada has no objection to the Development subject to the condition in this report***

NavCanada has no objection to the Application subject to the Owner notifying NavCanada once the Development is constructed.

***The various utilities have no objection to the Development, subject to conditions***

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, Rogers Communications and Canada Post have no objections to the Development, subject to the Owner coordinating servicing connections, easements and locates with the note utilities prior to the commencement.

## **Financial Impact**

Not Applicable

## **Broader Regional Impacts/Considerations**

York Region has no objection to the Development, subject to the Owner revising the FSR, Grading Plan, and Erosion and Sediment Control Plan and providing a cost estimate for all works within the Regional right-of-way (Regional Road 27). A condition to this effect is included on Attachment 1.

## **Conclusion**

Site Development File DA.19.031 has been reviewed in consideration of the applicable Provincial policies, the policies of YROP 2010 and VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies and the surrounding area context. The Development shown on Attachments 3 to 6 is consistent with Provincial policy and conforms to the YROP 2010 and VOP 2010. The Development Planning Department is satisfied that the Development is appropriate and compatible with the existing and permitted uses in the surrounding area. The required Committee of Adjustment Minor Variance Application for the exceptions to Zoning By-law 1-88 shall be final and binding prior to final approval of the Development.

Accordingly, the Development Planning Department supports the approval of Site Development File DA.19.031. Should Council approve the Application, conditions of approval are included in the Recommendation section of this report and Attachment 1.

**For more information**, please contact: Judy Jeffers, Planner, at extension 8645.

## **Attachments**

1. Conditions of Site Plan Approval
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations
6. Pylon Sign

## **Prepared by**

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/MP

**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.19.031 (2602002 Ontario Inc.)**

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1. THAT prior to the execution of the Site Plan Letter of Undertaking:
  - a) The Development Planning Department shall approve the final site plan, building elevations, including the interim elevations, landscape plan, landscape details, landscape cost estimate, tree preservation plan, signage details, lighting plan, sustainability performance metrics and Arborist and Tree Preservation Report.
  - b) The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment for the variances to Zoning By-law 1-88 identified in Table 1 of this report, to permit the Development. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
  - c) The Development Engineering Department shall approve the final site plan, servicing plan, grading plan, erosion and sediment control plan, Functional Servicing and Stormwater Management Report, Geotechnical Report complete with in-situ percolation testing of the existing soils, Subsurface Utility Engineering Report, Closed-circuit television inspection video complete with a condition assessment report, Transportation Study, and sustainability performance metrics.
  - d) The Environmental Services Department shall approve the final Waste Collection Design Standards Submission including the refuse/recycling room size.
  - e) The Parks Development Department shall approve the final Parkland Dedication Summary.
  - f) The Owner shall provide the City with a letter of consent from the Owner of 7867 Regional Road 27 respecting the removal of the tree on the property line and on 7867 Regional Road 27 and the letter must identify that any costs and activities associated with tree removals shall be at the Owner's expense.
  - g) The Owner shall provide the City with a letter of consent from the Owner of 101 Ashbridge Circle respecting the removal of the tree on the property line and on 101 Ashbridge Circle and the letter must identify that any costs and activities associated with tree removals shall be at the Owner's expense.

**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.19.031 (2602002 Ontario Inc.)**

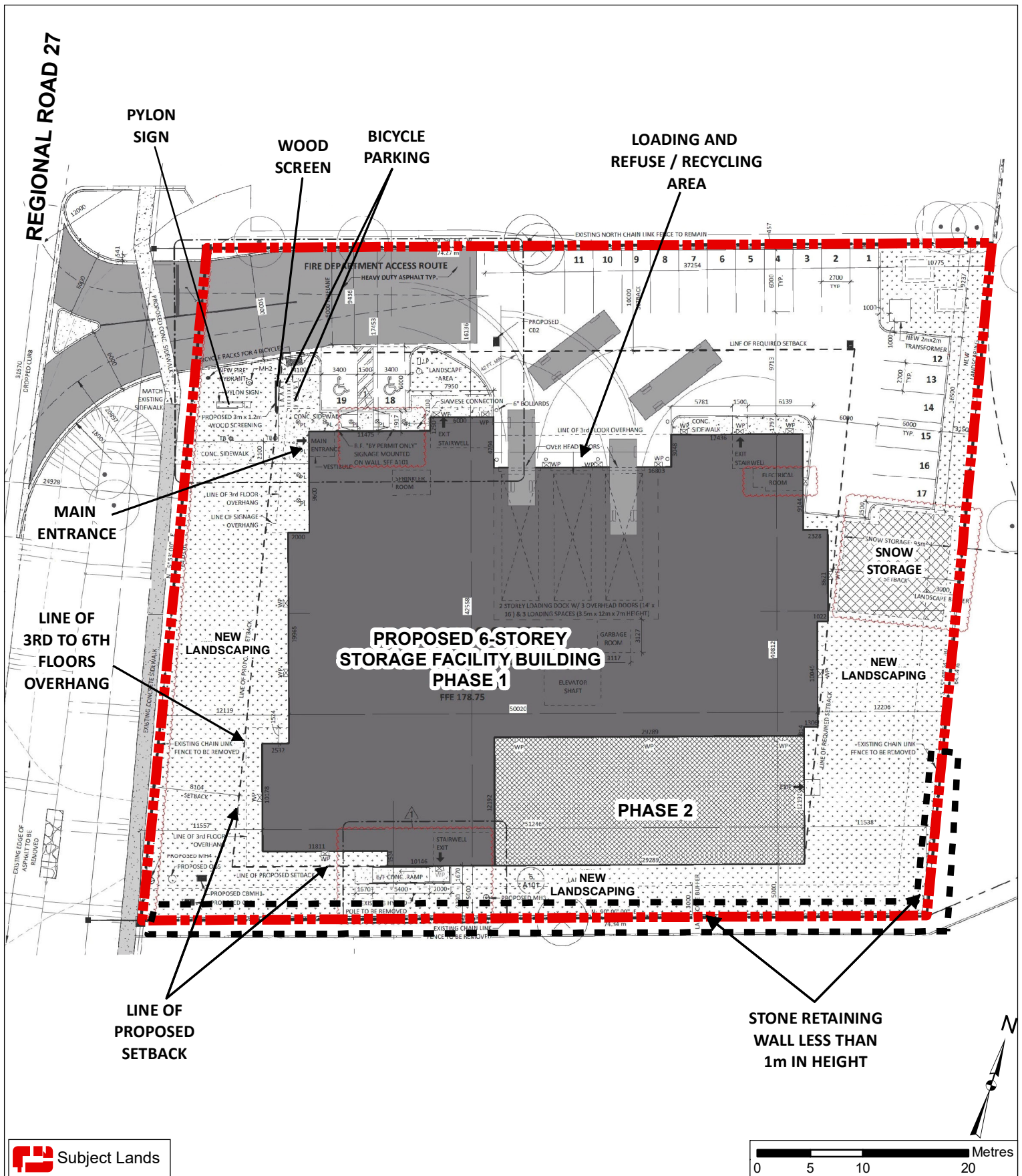
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- h) The Owner shall satisfy all requirements of York Region.
  - i) The Owner shall satisfy all requirements from Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, Rogers Communications and Canada Post.
- 2. THAT the Site Plan Letter of Undertaking shall include the following provisions and/or warning clauses, to the satisfaction of the City:
  - a) “The Owner shall contact the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department once the tree protection measures have been installed for inspection and approval according to City specifications.”
  - b) “The Owner shall notify NavCanada when the building is completed in accordance with their notification requirements.”
  - c) “The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:
    - i) archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and
    - ii) where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”









## Site Plan

**LOCATION:**  
Part of Lot 6, Concession 8

**APPLICANT:**  
2602002 Ontario Inc.

## Attachment

**FILE:**  
DA.19.031

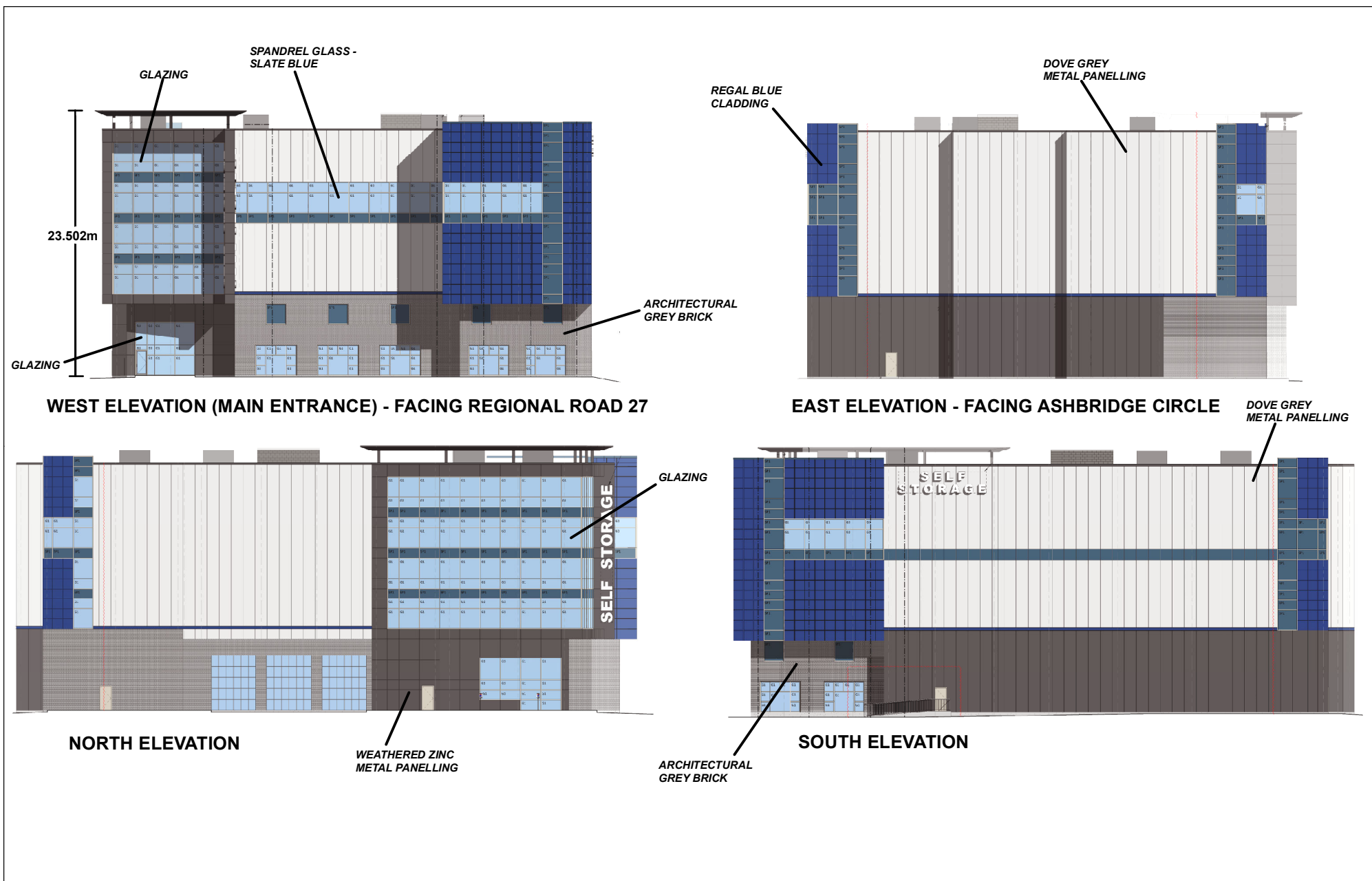
**DATE:**  
February 4, 2020

**3**









## Elevations

**LOCATION:**  
Part of Lot 6, Concession 8

**APPLICANT:**  
2602002 Ontario Inc.



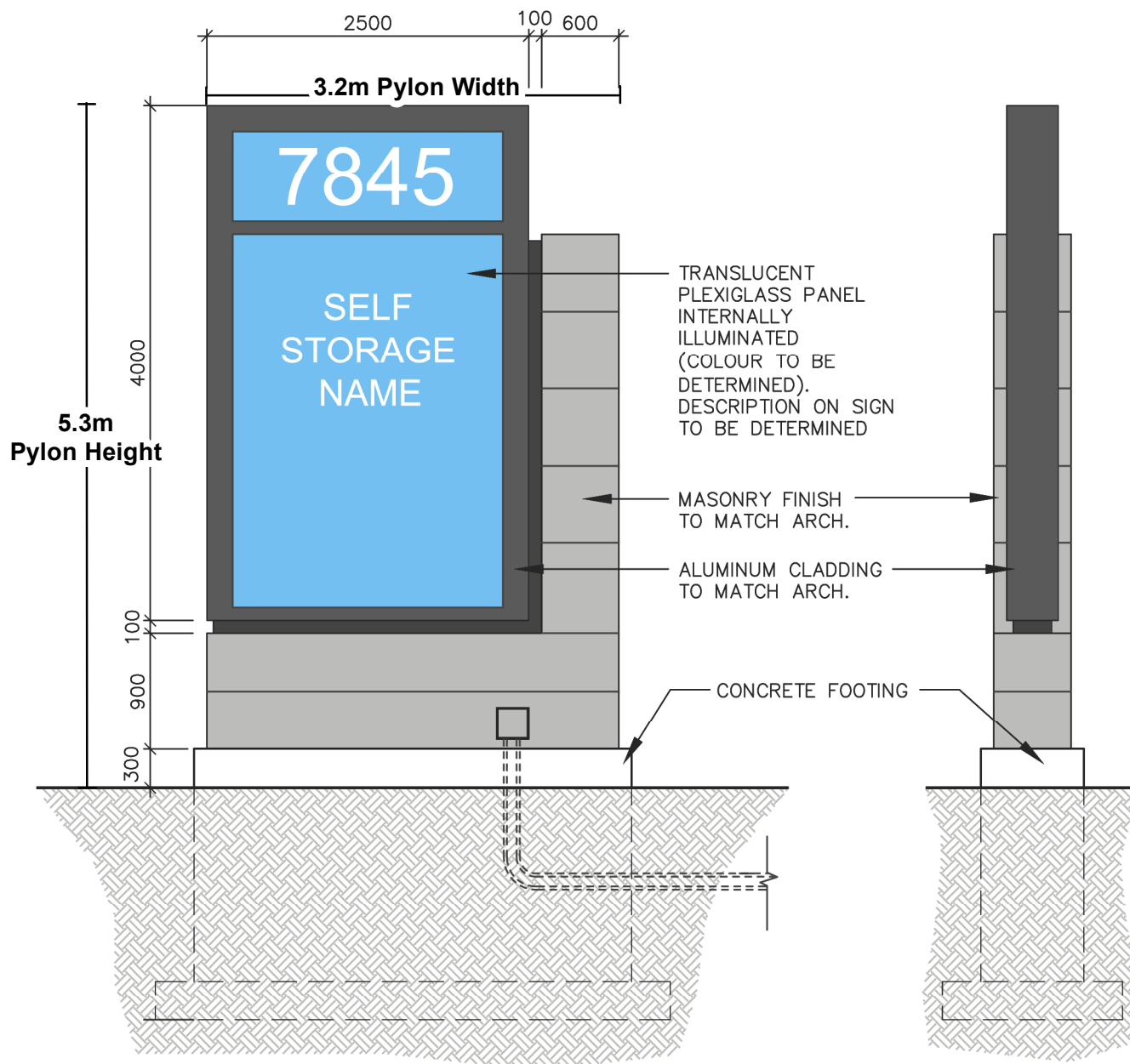
## Attachment

**FILE:**  
DA.19.031

**DATE:**  
February 4, 2020







## Pylon Sign

**LOCATION:**  
Part of Lot 6, Concession 8

**APPLICANT:**  
2602002 Ontario Inc.



## Attachment

**FILE:**  
DA.19.031

**DATE:**  
February 4, 2020





## Committee of the Whole (1) Report

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**DATE:** Tuesday, February 04, 2020

**WARD:** 3

**TITLE: AGADIN INVESTMENTS INC.**

**SITE DEVELOPMENT APPLICATION DA.18.058**

**VICINITY OF STEELES AVENUE WEST AND HIGHWAY 400**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.18.058 for the subject lands shown on Attachment 2, to permit the development of a one-storey employment building (warehouse) with accessory office uses having a total gross floor area of 30,036.11 m<sup>2</sup> which will be constructed in two phases, as shown on Attachments 3 to 6.

### **Report Highlights**

- The Owner seeks approval for a one-storey employment building (warehouse) with accessory office uses.
- The Development Planning Department supports the approval of the development, subject to the recommendations in this report, as it is consistent with the Provincial Policy Statement 2014, conforms to the Growth Plan 2019, York Region Official Plan and Vaughan Official Plan 2010, complies with Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area.

### **Recommendations**

1. THAT Site Development File DA.18.058 (Agadin Investments Inc.) BE APPROVED SUBJECT TO THE CONDITIONS on Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of an employment building (warehouse) with accessory office uses, having a total gross floor area of 30,036.11 m<sup>2</sup>, as shown on Attachments 3 to 6.

## **Background**

The 6.25 ha subject lands (the 'Subject Lands') are municipally known as 27 Director Court and are located north of Steeles Avenue West, west of Highway 400, and south of a Canadian National Railway ('CN') owned and operated rail corridor, as shown on Attachment 2. The Subject Lands were formerly used as a golf driving range and developed with an associated two-storey clubhouse building having a total gross floor area ('GFA') of 518.54 m<sup>2</sup> which has since been demolished.

### ***A Site Development application has been submitted to permit the development of an employment building with accessory office uses***

Agadin Investments Inc. (the 'Owner') has submitted Site Development File DA.18.058 (the 'Application') to permit an employment building (warehouse) with accessory office uses having a total GFA of 30,036.11 m<sup>2</sup> and 462 parking spaces (the 'Development'), as shown on Attachments 3 to 6. The Development will be constructed in two phases, with Phase 1 consisting of 20,073.65 m<sup>2</sup> in GFA and Phase 2 consisting of 9,962.46 m<sup>2</sup> in GFA.

### ***A Consent Application was approved by the Committee of Adjustment to create the Subject Lands***

The Committee of Adjustment on February 7, 2019, approved Consent Application B025/18, which severed the Subject Lands from the overall 7.85 ha property (55 Director Court) that spanned from Weston Road to the west to the Highway 400 on-ramp to the east. Should the Application be approved, the Owner shall satisfy all conditions of Consent Application B025/18 approved by the Committee of Adjustment and obtain the Certificate of Official from the Office of the City Clerk prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1 to this report.

## **Previous Reports/Authority**

N/A

## **Analysis and Options**

### ***The Development is consistent with the Provincial Policy Statement 2014***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario shall be consistent with the Provincial Policy Statement 2014 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS recognizes that local context and character is important.

The Development is consistent with the PPS, specifically Sections 1.1.3.1 to 1.1.3.3, 1.3.1 and 1.7.1 e). regarding development in settlement areas, promoting economic development and redevelopment of brownfield sites.

The Subject Lands are located within a Settlement Area as defined by the PPS. The Development is consistent with the policies of the PPS as it: makes more efficient use of the Subject Lands through its redevelopment into an employment use that is compatible with existing and planned uses in the surrounding area; utilizes the proximity of the Subject Lands to Highway 400 to the east and Highway 407 to the north; and contributes to the City's long-term employment needs.

***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019***

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan, specifically Sections 2.2.1.2, 2.2.5.1 and 2.2.5.5 regarding development in settlement areas, promoting economic development and competitiveness, and preservation of lands adjacent to major goods movement facilities and corridors for employment uses.

The Subject Lands are located within a settlement area and a delineated built-up area that efficiently utilizes existing municipal water and wastewater systems. The Subject Lands are also located in proximity to Highway 400 to the east and Highway 407 to the north, and will preserve designated employment lands for an appropriate employment use.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region.

The Subject Lands are designated "Urban Area" on Map 1 – "Regional Structure" of the YROP. The Urban Area designation permits a range of residential, industrial, commercial and institutional uses, subject to additional policy criteria. The YROP encourages maintaining the economic viability of employment lands, which is contingent upon their long-term protection, effective planning and design, and a shift toward increasingly sustainable and innovative industrial processes.

The Subject Lands are located within an employment area and will be efficiently utilized through their redevelopment into an employment use (warehousing) which maintains the planned employment use for the area. The Development conforms to the YROP.

***The Development conforms to the Vaughan Official Plan 2010***

The Subject Lands are located within an “Employment Area” as shown on Schedule 1 - “Urban Structure”, and are designated “Prestige Employment” on Schedule 13 - “Land Use” of Vaughan Official Plan 2010 (‘VOP 2010’).

The Prestige Employment designation permits manufacturing, warehousing, processing and distribution uses within wholly enclosed buildings with no outside storage. Accessory office and/or retail uses directly associated with the primary use that do not exceed 49% of the total GFA, and stand-alone office uses not accessory to an employment use are also permitted.

The proposed warehousing use is permitted by the “Prestige Employment” designation of VOP 2010, with the accessory office component representing 7.3% (2,204.95 m<sup>2</sup>) of the total combined GFA of Phase 1 and 2. The Development conforms to VOP 2010.

***The Development complies with Zoning By-law 1-88***

The Subject Lands are zoned “EM1 Prestige Employment Area Zone” (‘EM1 Zone’) by Zoning By-law 1-88, which permits the Development. No exceptions to Zoning By-law 1-88 are required to facilitate the Development. The Development complies with Zoning By-law 1-88

***The Development Planning Department supports the Development, subject to the Recommendations in Attachment 1***

**Site Plan**

The Development consists of an employment building (warehouse) with accessory office uses having a total GFA of 30,036.11 m<sup>2</sup> and 462 parking spaces, inclusive of 12 barrier-free parking spaces, as shown on Attachments 3 to 6. The Development will be constructed in two phases, with Phase 1 consisting of 20,073.65 m<sup>2</sup> in GFA and Phase 2 consisting of 9,962.46 m<sup>2</sup> in GFA. The area of Phase 2 will be sodded in the interim until Phase 2 is constructed. The Subject Lands have frontage onto Director Court where the primary entrance for the Development will be located. Loading areas are located on the north side of the building abutting the CN rail corridor, and will not be visible from Director Court.

**Landscape Plan**

The landscape plan shown on Attachment 4 includes a 3.5 m landscape strip along Director Court containing a variety deciduous and coniferous trees and shrubbery, a

14 m landscape buffer area abutting Highway 400 which is required by the Ministry of Transportation Ontario ('MTO') and a retaining wall along the CN rail corridor. A pedestrian connection is provided to the front entrance from the existing sidewalk on Director Court and a proposed crosswalk over the internal driveway aisle.

### Building Elevations

The building elevations shown on Attachments 5 and 6 include aluminum composite metal panels, ribbed and flat precast concrete, poured concrete, clear glazed aluminum frame curtain wall, clear glazed windows with bird-friendly treatments and spandrel panels. The treatment of the east elevation during Phase 1 will consist of precast panels uniform with the elevations around the building. The east elevation will be re-cladded to accommodate Phase 2. The elevation materials will be consistent for both Phases 1 and 2.

### ***The Subject Lands have been cleared of cultural heritage concerns***

The Subject Lands are not designated under the *Ontario Heritage Act*, and are not included in the Register of Property of Cultural Heritage Value or identified as a property of interest in the City's Heritage Inventory. Therefore, there are no cultural heritage concerns regarding the Subject Lands.

The Subject Lands are not located in an area identified as being of high archaeological potential in the City's database of archaeological resources; however, the Owner is advised that the following standard archaeological clauses will be included in the Site Plan Agreement:

- a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City's Development Planning Department shall be notified immediately; and
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

### ***Cash-in-Lieu of the Dedication of Parkland is required***

The Real Estate and Parks Development Department have confirmed that Cash-in-Lieu of the Dedication of Parkland equivalent to 2% of the value of the Subject Lands is

required in accordance with Section 51 of the *Planning Act* and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A standard condition to this effect is included in the Site Plan Agreement.

***The Environmental Services Department, Solid Waste Management Division has no objection to the Development***

The Environmental Services Department has no objection to the Development. The proposed waste storage area is located internal to the building and designed in accordance with the City of Vaughan Waste Collection Design Standards.

***The Development Engineering Department has no objection to the Development***

The Development Engineering ('DE') Department has no objection to the Development subject to the Owner obtaining final approval from the MTO.

Prior to the execution of the Site Plan Agreement, the Owner shall provide the DE Department with a copy of the Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC') acknowledged and filed on the Environmental Site Registry for the Subject Lands. The RSC shall be accompanied with all Environmental Site Assessment ('ESA') reports relied upon for the filing of the RSC along with reliance from the consultant to the City. A condition to this effect is included on Attachment 1 to this report.

The DE Department shall approve the final grading, servicing and erosion and sediment control plans, and hydrogeological investigation. Conditions to this effect are included in Attachment 1 to this report.

***Development Charges are applicable to the Development***

The Owner is required to pay all applicable development charges, in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York District School Board and York Catholic District School Board. A standard condition to this effect is included in the Site Plan Agreement.

***MTO permits are required for the Development***

The Subject Lands abut a Highway 400 on-ramp to the east and are located within the MTO Permit Control Area. As such, an MTO Building and Land Use Permit is required prior to the commencement of any on-site construction or works. An MTO Sign Permit may also be required for any proposed signage, as determined by the MTO. A condition to this effect will be included in the Site Plan Agreement as identified on Attachment 1.

Prior to the execution of the Site Plan Agreement and the Owner applying for any MTO permits, all outstanding comments provided by the MTO must be addressed to their satisfaction, including but not limited to the following:

- a) The highway security fence is required to be upgraded in accordance with MTO standards and specifications;
- b) MTO must sign off on the submitted Traffic Impact Study ('TIS'); and
- c) The Photometric Lighting Plan must be revised to show illumination level (in lux) up to the property line.

A condition to this effect is included in Attachment 1 of this report.

***CN has no objection to the Development***

The Subject Lands abut a CN owned and operated rail corridor to the north. CN has no objection the Development. The Owner is required to contact CN prior to any on-site construction or works to confirm if a CN permit is required. A condition to this effect will be included in the Site Plan Agreement.

***The various utilities have no objection to the Development***

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada and Rogers Communications Inc. have no objection to the Development, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to the commencement of any site works. A condition to this effect will be included in the Site Plan Agreement as identified on Attachment 1.

**Financial Impact**

N/A

**Broader Regional Impacts/Considerations**

The York Region Community Planning and Development Services Department have no objection to the Development.

**Conclusion**

The Development Planning Department has reviewed Site Development File DA.18.058 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context.

The Development is consistent with the PPS, conforms to the Growth Plan, the YROP and VOP 2010, complies with Zoning By-law 1-88, and is compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Application, subject to the conditions of Site Plan Approval shown on Attachment 1.

**For more information**, please contact: Chris Cosentino, Planner at extension 8215.

### **Attachments**

1. Conditions of Site Plan Approval (City of Vaughan)
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations (South and East)
6. Building Elevations (North and West)

### **Prepared by**

Chris Cosentino, Planner, extension 8215

Mark Antoine, Senior Planner, extension 8212

Carmela Marrelli, Senior Manager of Development Planning, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407



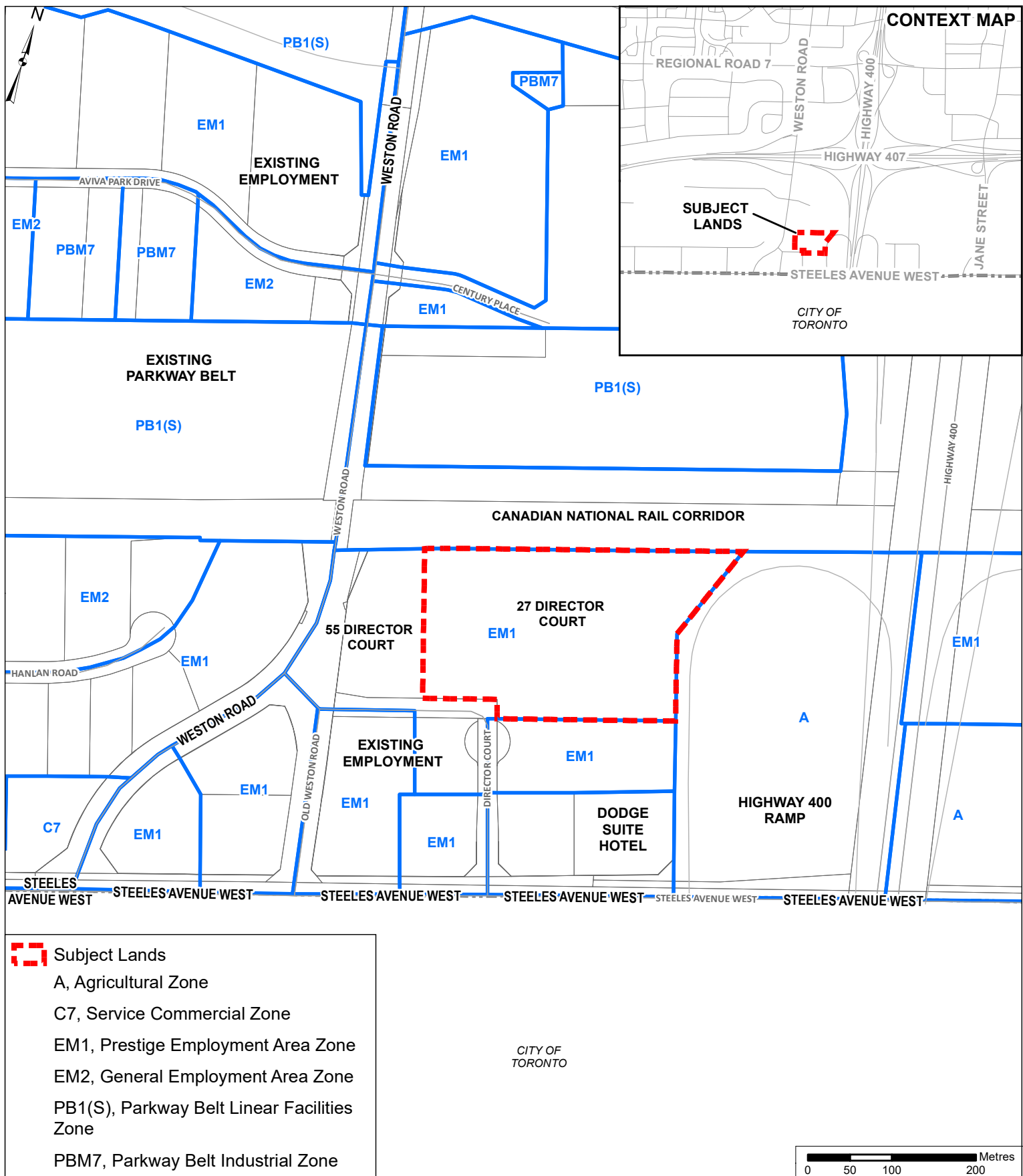
## **Attachment 1 – Conditions of Site Plan Approval (City of Vaughan)**

Site Development File DA.18.058 (Agadin Investments Inc.)

### Conditions of Approval:

1. THAT prior to the execution of the Site Plan Agreement:
  - a) The Owner shall satisfy all conditions of Consent Application B025/18 approved by the Committee of Adjustment and obtain the Certificate of Official from the Office of the City Clerk;
  - b) The Development Engineering Department shall approve the final grading, servicing and erosion and sediment control plans, and hydrogeological investigation;
  - c) The Owner shall provide to the Development Engineering Department a copy of the Ministry of the Environment, Conservation and Parks Record of Site Condition acknowledged and filed on the Environmental Site Registry for the Subject Lands;
  - d) The Owner shall satisfy all comments of the Ministry of Transportation Ontario; and
  - e) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc. and Bell Canada.
2. THAT the Site Plan Agreement include the following conditions:
  - a) The Owner shall obtain a Ministry of Transportation Ontario Building and Land Use Permit, and if required, a Ministry of Transportation Ontario Sign Permit prior to the commencement of any on-site construction or works; and
  - b) The Owner shall contact the Canadian National Railway to confirm if a permit is required prior to the commencement of any on-site construction or works.





## Location Map

**LOCATION:**  
Part of Lot 1, Concession 5,  
27 Director Court

**APPLICANT:**  
Agadin Investments Inc.



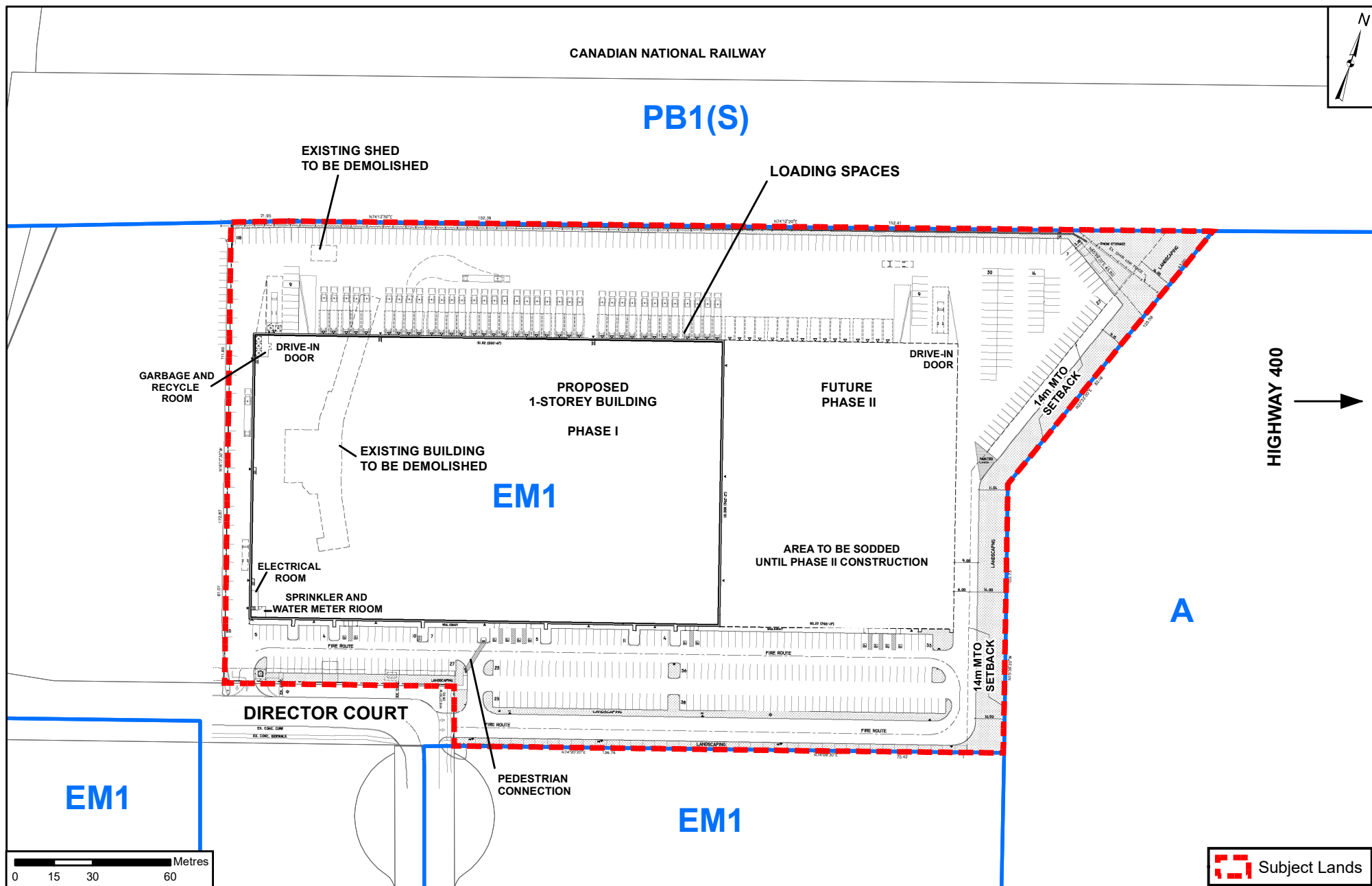
## Attachment

**FILE:**  
DA.18.058

**DATE:**  
February 4, 2020

**2**





## Site Plan

**LOCATION:**  
Part of Lot 1, Concession 5,  
27 Director Court

**APPLICANT:**  
Agadin Investments Inc.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.058\DA.18.058\_CW\_SitePlan.mxd

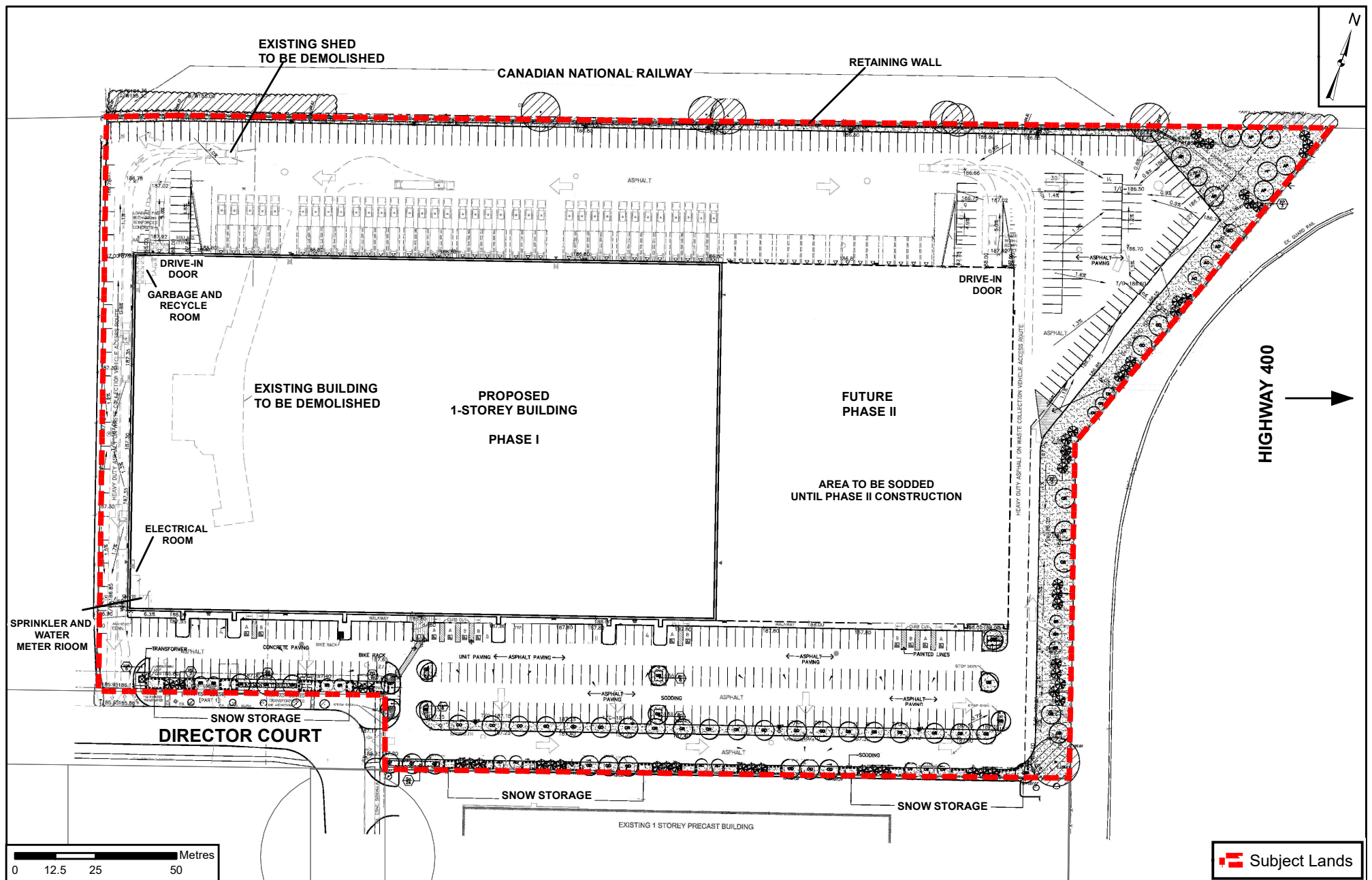
## Attachment

**FILES:**  
DA.18.058

**DATE:**  
February 4, 2020

3





# Landscape Plan

**LOCATION:**  
Part of Lot 1, Concession 5,  
27 Director Court

**APPLICANT:**  
Agadin Investments Inc.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.058\DA.18.058\_CW\_LandscapePlan.mxd

## Attachment

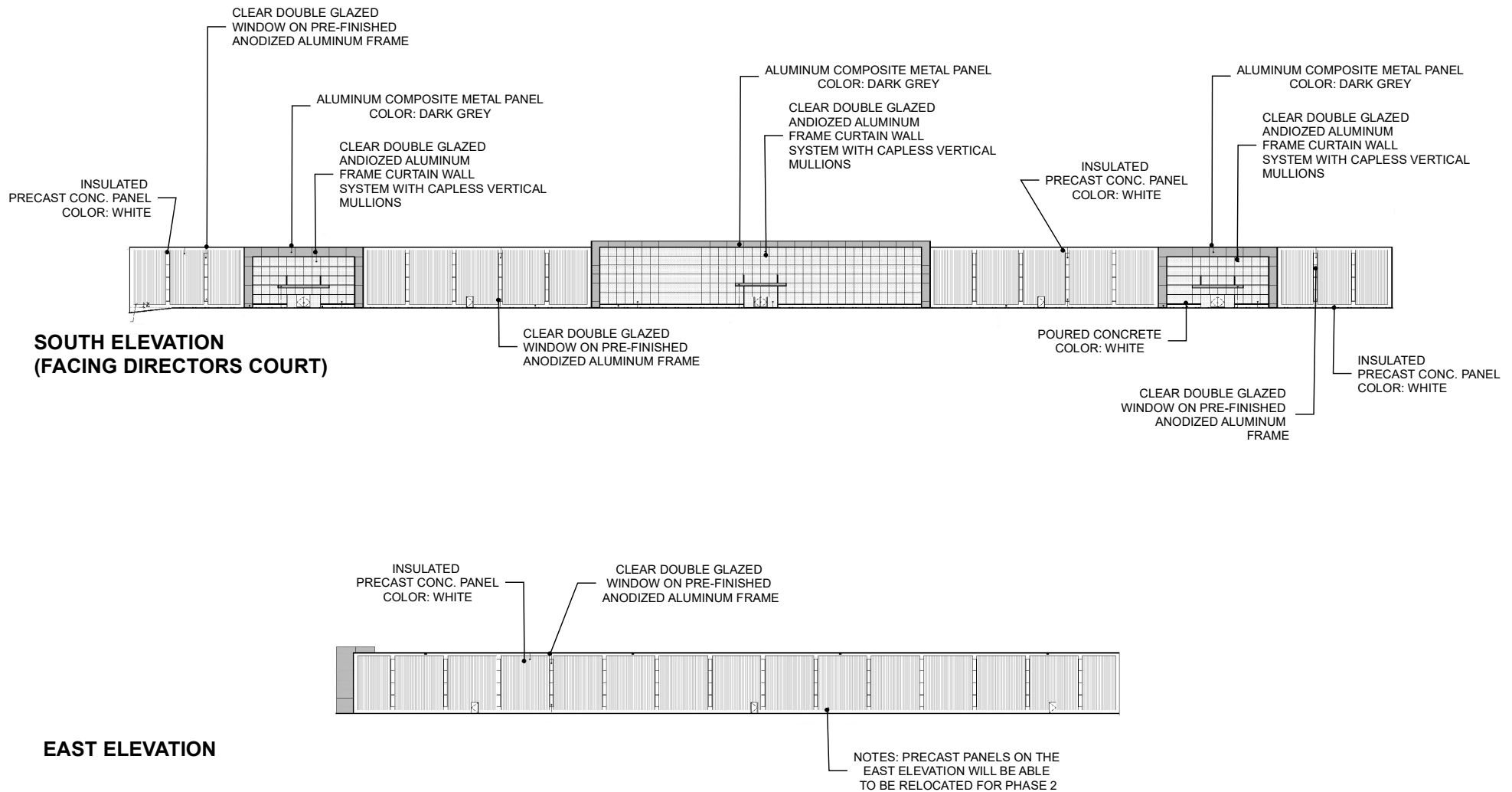
**FILES:**  
DA.18.058

**DATE:**  
February 4, 2020

4







Not to Scale

## Building Elevations (South and East)

### LOCATION:

Part of Lot 1, Concession 5,  
27 Director Court

### APPLICANT:

Agadin Investments Inc.



## Attachment

FILE:  
DA.18.058

DATE:  
February 4, 2020

5



PHASE II ➔

FLAT INSULATED PRECAST CONC. PANEL  
COLOR: WHITE

**NORTH ELEVATION**

9'-0"X 10'-0"  
O/H DOOR TYP.

12'-0"X 14'-0"  
DRIVE-IN DOOR

**WEST ELEVATION**

CLEAR DOUBLE GLAZED  
WINDOW ON PRE-FINISHED  
ANODIZED ALUMINUM FRAME

INSULATED PRECAST CONC. PANEL  
COLOR: WHITE

Not to Scale

## Building Elevations (North and West)

### LOCATION:

Part of Lot 1, Concession 5,  
27 Director Court

### APPLICANT:

Agadin Investments Inc.



71

Development Planning

# Attachment

**FILE:**  
DA.18.058

**DATE:**  
February 4, 2020

# 6



## Committee of the Whole (1) Report

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**DATE:** Tuesday, February 04, 2020

**WARD(S):** ALL

**TITLE: SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND  
TRAINING SESSION – MARCH 4, 2020**

**FROM:**

Tim Simmonds, Interim City Manager

**ACTION:** DECISION

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**Purpose**

To pass a resolution to facilitate a Closed Session meeting for the purposes of a Council education training session.

**Report Highlights**

- This report requests that a Closed Session resolution be passed to facilitate a Council education training session to be held on March 4, 2020.
- The education training session will be held at The Arlington Estate, 8934 Huntington Road, Vaughan, on the topics noted.

**Recommendations**

1. That Council resolve into Closed Session on March 4, 2020, at The Arlington Estate, 8934 Huntington Road, Vaughan, for the purpose of an education and training session on the following topics:
  - a. Governance
  - b. Staff – Council Relations
  - c. Freedom of Information and Privacy Update

**Background**

This report serves as the Closed Session resolution required under section 239(4) of the *Municipal Act, 2001*.

Education and training on topics that fall within the jurisdiction of municipal corporations in Ontario supports Council's ability to conduct its business in a manner which is both pragmatic and effective.

### **Previous Reports/Authority**

[Special Council \(Closed Session\) Education Training Session – February 7 & 8, 2019](#)

### **Analysis and Options**

In accordance with section 239(3.1) of the *Municipal Act, 2001*, as amended, a meeting may be closed to the public when it is being conducted for the purpose of education and training of the Members. The Special Council (Closed Session) Education and Training Session is being conducted for Members of Council and corporate management and will include the following education and training topics:

- a) Governance
- b) Staff – Council Relations
- c) Freedom of Information and Privacy Update

An agenda containing further details will be provided to Members of Council prior to the education session.

### **Financial Impact**

The incidental expenses for conducting the education and training session, including venue and refreshments, will be funded from the Council Corporate Budget. Sessional expenses, such as fees for invited speakers, will be funded by the Office of the City Manager.

### **Broader Regional Impacts/Considerations**

There are no regional impacts.

### **Conclusion**

To continue to build a culture of excellence in governance at the City of Vaughan requires a shared effort between Members of Council and staff. The education and training session will assist Members of Council in enhancing their understanding of these tools for good governance.

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

**Attachments**

None

**Prepared by**

Todd Coles, City Clerk, Extension 8281





## Committee of the Whole (1) Report

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**DATE:** Tuesday, February 04, 2020

**WARD(S):** 2 3 4 5

**TITLE: YORK REGION RAPID TRANSIT CORPORATION  
CONSTRUCTION ACTIVITIES UPDATE**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** FOR INFORMATION

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**Purpose**

To provide a status update on York Region Rapid Transit Corporation (YRRTC) construction activities in Vaughan, including the SmartVMC Bus Terminal, and the VivaNext Bus Rapid Transitway along Highway 7, Centre Street and Bathurst Street.

**Report Highlights**

- Bus Terminal in the Vaughan Metropolitan Centre open for service
- Construction of the VivaNext Bus Rapid Transit lanes along Highway 7, and Bathurst and Centre street are now complete and rapidway is open for service
- York Region Rapid Transit Corporation (YRRTC) continues communicating with the Vaughan Citizens

**Recommendations**

1. That the presentation from York Rapid Transit Corporation staff on the status of construction of rapid transit projects within Vaughan be received.

**Background**

YRRTC is engaged in a number of key construction projects, as well as a bus terminal, within Vaughan

The following is a summary of the on-going YRRTC construction activities within the City of Vaughan:

#### SmartVMC Bus Terminal (previously called SmartCentres Place Bus Terminal)

The construction of the SmartVMC Bus Terminal at Vaughan Metropolitan Centre is now complete and the terminal is open for service. The terminal is located at the corner of Millway Avenue and Apple Mill Road, just north of the TTC subway station and Viva rapidway station on Highway 7.

#### VivaNext bus rapid transit H2West and East

The second phase of the VivaNext bus rapid transit lanes construction started in the fall 2015 on Highway 7, west of Bruce Street to Edgeley Boulevard, and from Highway 7 along Centre Street to Yonge Street via the existing Viva route along Centre Street and Bathurst Streets. The majority of work of this new 12.6-kilometre stretch of the vivaNext rapidway project in Vaughan is now complete and the rapidway is now open for service. These projects add upgraded utility infrastructure, new vivastations, wider sidewalks with decorative paver stones, newly planted trees and shrubbery and raised bike lanes.

### **Previous Reports/Authority**

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=18953>

[https://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/0612\\_18\\_VMC\\_1.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/0612_18_VMC_1.pdf)

### **Analysis and Options**

#### **Bus Terminal in the Vaughan Metropolitan Centre open for service**

On November 03, 2019, SmartVMC Bus Terminal opened for service – completing the Vaughan Metropolitan Centre transit hub with the Highway 7 rapidway and TTC Line 1 Subway.

The terminal has nine bus bays, seating areas with tables and chairs, washrooms, area for future retail space and a welcoming community park outside at the centre of the transit hub. The bus terminal connects directly to the TTC Line 1 Vaughan Metropolitan Centre Station and Viva bus rapidway on Highway 7 via a fully accessible, two-minute walk through an aboveground park or an underground pedestrian pathway.

Some additional work will take place in the spring, but the terminal can remain open during that work.

## **Rapidway H2West – Highway 7 and H2East – Bathurst and Centre are open for service**

On November 24, 2019, the western segment of the Highway 7, west of Bruce Street to Interchange Way / Edgeley Boulevard opened for service. On January 5, 2020, the eastern segment of the rapidway, from Highway 7 along Centre Street to Yonge Street via the existing Viva route along Centre Street and Bathurst Streets opened for service.

This is part of the overall 22-kilometre rapidway network that stretches west to east through Vaughan, Richmond Hill and Markham, from Highway 7 and Bruce Street through to the Vaughan Metropolitan Centre, along Centre and Bathurst through to Richmond Hill Centre Terminal, and all the way to Warden Station on Enterprise Boulevard.

Since the previous update, the following YRRTC Bus Rapid Transitway activities have been identified for 2020 construction season:

- Planting to continue in spring 2020 (approximately 30% has been completed)
- Raised bike lane paving to continue when weather permits
- Permanent pavement and crosswalk marking (temporary marking will be maintained throughout the winter)
- Station finishings (anti-graffiti application, caulking, final walk-down, etc.)
- Winter Maintenance (H2West and East)
- Warranty and deficiency work to begin in spring 2020
- Communications and Community Engagement continues

## **Financial Impact**

There are no financial impacts resulting from the recommendations of this report.

## **Broader Regional Impacts/Considerations**

The delivery of these projects will provide a high quality transit connections between York Region municipalities.

## **Conclusion**

The presentation from York Region Rapid Transit Corporation staff will provide an overview of the status of VivaNext Bus Rapid Transitway projects and bus terminal in Vaughan. These projects will service to further the goals of the City's initiatives, to provide more reliable and convenient transit service for residents and businesses.

**For more information**, please contact Vince Musacchio, Director, Infrastructure Planning and Corporate Asset Management, at extension 8311.

**Attachments**

N/A

**Prepared by**

Selma Hubjer, Manager of Transportation Planning, Ext.8674

**CITY OF VAUGHAN  
REPORT NO. 1 OF THE  
HERITAGE VAUGHAN COMMITTEE**

***For consideration by the Committee of the Whole  
of the City of Vaughan  
on February 4, 2020***

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The Heritage Vaughan Committee met at 7:02 p.m., on January 15, 2020.

Present: Giacomo Parisi, Chair  
Antonella Strangis, Vice Chair  
Councillor Marilyn Iafrate  
Councillor Alan Shefman  
Sandra Colica  
Diana A. Hordo  
Riccardo Orsini  
Elly Perricciolo  
Shira Rocklin  
John Senisi

Staff Present: Rob Bayley, Manager of Urban Design & Cultural Heritage  
Nick Borcescu, Senior Heritage Planner  
Wendy Whitfield Ferguson, Cultural Heritage Coordinator  
Katrina Guy, Cultural Heritage Coordinator  
Adelina Bellisario, Council / Committee Administrator

The following items were dealt with:

**1. DE-LISTING APPLICATION FOR PROPERTY AT 7141 HWY. 50,  
VICINITY OF HWY.50 AND HWY.407**

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

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 15, 2020, be approved.**

**Recommendations**

1. THAT Heritage Vaughan recommend Council approve the proposed removal of the subject property from the Listing of Property of Architectural and Historical Significance, under Section 27(1.3) of the *Ontario Heritage Act*.

**REPORT NO. 1 OF THE HERITAGE VAUGHAN COMMITTEE FOR  
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,  
FEBRUARY 4, 2020**

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**2. CONSTRUCTION OF A ONE STOREY CONNECTING STRUCTURE BETWEEN TWO EXISTING BUILDINGS, AND 22 NEW PARKING SPOTS AT 249 CLARENCE STREET, VICINITY OF CLARENCE STREET AND MOUNSEY STREET, WOODBRIDGE**

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

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 15, 2020, be approved.

**Recommendations**

THAT Heritage Vaughan Committee recommend the Committee of the Whole recommend approval of the proposed one storey addition and 22 additional parking spaces at 249 Clarence Street, subject to the following conditions:

1. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
2. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act*.
3. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

**3. DEMOLITION AND NEW CONSTRUCTION OF A TWO-STOREY HOUSE LOCATED AT 27 LESTER B. PEARSON STREET, NEAR THE CORNER OF NASHVILLE ROAD AND ISLINGTON AVENUE IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

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

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 15, 2020, be approved.

The Heritage Vaughan Committee advises Council:

- 1) That the deputation of Mr. Georgio Lolos, Georgio Lolos Designs, Duncan Mills Road, Toronto, on behalf of the applicant, was received.

**REPORT NO. 1 OF THE HERITAGE VAUGHAN COMMITTEE FOR  
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,  
FEBRUARY 4, 2020**

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**Recommendations**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of an existing building and the construction of a new two-storey house at 27 Lester B. Pearson Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
- b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act*.
- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

**4. ALTERATION – REPLACEMENT OF WINDOWS LOCATED AT 7646 YONGE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT**

**The Heritage Vaughan Committee advises Council:**

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 15, 2020, was approved; and**
- 2. That Communication C1 from Ms. Valerie Burke, dated January 9, 2020, was received.**

**Recommendations**

THAT Heritage Vaughan Committee approve the proposed replacement of 39 out of 45 windows at 7646 Yonge Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Planner, Planning & Growth Management;
- b. That Heritage Vaughan Committee approval does not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application

**REPORT NO. 1 OF THE HERITAGE VAUGHAN COMMITTEE FOR  
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,  
FEBRUARY 4, 2020**

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The meeting adjourned at 7:48 p.m.

Respectfully submitted,

Giacomo Parisi, Chair