

# **CITY OF VAUGHAN COUNCIL MEETING AGENDA**

Tuesday, June 19, 2018

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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

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	<b>Pages</b>
<b>1. CONFIRMATION OF AGENDA</b>	
<b>2. DISCLOSURE OF INTEREST</b>	
<b>3. CEREMONIAL PRESENTATIONS</b> ClimateWise Business Network Award Recognition to the City of Vaughan.	
<b>4. ADOPTION OF MINUTES</b> Minutes of the Council meeting of May 23, 2018 and Special Council meeting of June 8, 2018.	
<b>5. COMMUNICATIONS</b>	
<b>6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION</b>	
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2. ZONING BY-LAW AMENDMENT FILE Z.16.029 SITE DEVELOPMENT FILE DA.16.059 2423089 ONTARIO CORP. VICINITY OF YONGE STREET AND CENTRE STREET (By-law Number 117-2018)	

3. OFFICIAL PLAN AMENDMENT FILE OP.17.004 ZONING BY-LAW AMENDMENT FILE Z.17.010 SITE DEVELOPMENT FILES DA.16.053 AND DA.17.020 YORK MAJOR HOLDINGS INC.VICINITY OF MCNAUGHTON ROAD EAST AND MAJOR MACKENZIE DRIVE  
(By-law Numbers 148-2018, 149-2018, 150-2018)
4. ZONING BY-LAW AMENDMENT FILE Z.17.017 SITE DEVELOPMENT FILE DA.17.041 FIRSTGREEN CORP.VICINITY OF BATHURST STREET AND GEORGE KIRBY STREET  
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5. ZONING BY-LAW AMENDMENT FILE Z.17.029 SITE DEVELOPMENT FILE DA.17.063 LINMAR PROPERTIES INC. VICINITY OF KEELE STREET AND REGIONAL ROAD 7  
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6. SITE DEVELOPMENT APPLICATION FILE DA.18.024 CONDOR (BOCA EAST) PROPERTIES INC. VICINITY OF REGIONAL ROAD 50 AND TRADE VALLEY DRIVE
7. ZONING BY-LAW AMENDMENT FILE Z.18.006 THE CORPORATION OF THE CITY OF VAUGHAN TECHNICAL AMENDMENTS TO ZONING BY-LAW 1-88 CITY WIDE  
(By-Law Number 120-2018)
8. SITE DEVELOPMENT FILE DA.17.033 1880647 ONTARIO LTD. VICINITY OF MILANI BOULEVARD AND REGIONAL ROAD 27
9. SITE DEVELOPMENT FILE DA.16.066 FRESHWAY INVESTMENTS INC.VICINITY OF HIGHWAY 407 AND JANE STREET
10. SITE DEVELOPMENT FILE DA.17.100 JETHABHAI ENTERPRISES LTD. VICINITY OF REGIONAL ROAD 27 AND KING-VAUGHAN ROAD
11. SITE DEVELOPMENT FILE DA.17.117 STRATHERN HEIGHTS INVESTMENTS INC. VICINITY OF HIGHWAY 400 AND TESTON ROAD
12. SITE DEVELOPMENT FILE DA.17.066 2194863 ONTARIO INC. VICINITY OF KEELE STREET AND TESTON ROAD

13. CITY OF VAUGHAN OFFICIAL PLAN - VOLUME 1 AND VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN- VOLUME 2, SECTION 37 POLICIES AND SECTION 37 IMPLEMENTATION GUIDELINE REVIEW
14. AMENDMENTS TO THE VAUGHAN OFFICIAL PLAN 2010 VOLUME 1 AND THE VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN TO REFERENCE THE CITY-WIDE PUBLIC ART PROGRAM AND VAUGHAN METROPOLITAN CENTRE CULTURE AND PUBLIC ART FRAMEWORK (By-law Number 100-2018)
15. STOPPING PROHIBITION AND U-TURN PROHIBITION – VIA CAMPANILE (By-law Numbers 108-2018, 109-2018)
16. YORK REGION TRANSPORTATION PLANNING & TRANSPORTATION CAPITAL INFRASTRUCTURE STATUS UPDATE
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| 13. | BY-LAW NUMBER 111-2018<br>(Delegation By-law 005-2018)<br><br>A By-law to exempt parts of Plan 65M-4557 from the provisions of Part Lot Control. (Z.13.042, 19T-3V009, OP.08.008, DA.16.072, Monarch Castlepoint Kipling North, located on the west side of Kipling Avenue, south of Kirby Road, being Blocks 169 to 173 inclusive, on Registered Plan 65M-4557, in Part of Lots 28 and 29, Concession 8) | 195 |
| 14. | BY-LAW NUMBER 112-2018<br>(Delegation By-law 005-2018)<br><br>A By-law to exempt parts of Plan 65M-4578 from the provisions of Part Lot Control. (19T-06V01, Squire Ridge Investments Ltd., located on the south side of Langstaff Road, east of Huntington Road, being Blocks 3, 4, 8 and 9, on Registered Plan 65M-4578, in Part of Lots 10 and 11, Concession 9)                                       | 198 |
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| 18. | BY-LAW NUMBER 116-2018<br>(Council, April 11, 2018, Item 2, Committee of the Whole, Report No. 14)<br><br>A By-law to amend City of Vaughan By-law 1-88. (Z.17.012, DA.17.024, Toronto District Christian High School (TDCH), located on the south side of Woodbridge Avenue, west of Kipling Avenue, being in Part of Lots 6 and 7, Concession 8)    | 212 |
| 19. | BY-LAW NUMBER 117-2018<br>(Item 2, Committee of the Whole, Report No. 21)<br><br>A By-law to amend City of Vaughan By-law 1-88. (Z.16.029, DA.16.059, 2423089 Ontario Corp., located west of Yonge Street, on the south side of Centre Street (19 Centre Street), being Part of Lot 56 on Plan 9834, in Lot 30, Concession 1)                         | 218 |
| 20. | BY-LAW NUMBER 118-2018<br>(Item 4, Committee of the Whole, Report No. 21)<br><br>A By-law to amend City of Vaughan By-law 1-88. (Z.17.017, DA.17.041, Firstgreen Corp., located at 9370 Bathurst Street, on the south side of George Kirby Street, west of Bathurst Street, being part of Block 23, Registered Plan 65M-3918 in Lot 16, Concession 2) | 224 |
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| 23. | BY-LAW NUMBER 121-2018<br>(Item 37, Committee of the Whole, Report No. 21)<br><br>A By-law to amend City of Vaughan By-law 1-88. (Z.17.011, DA.17.023, Landmart Realty Corp., located on the west side of Islington Avenue, north of Rutherford Road, being Part of Lot 18, Concession 8, and are municipally known as 9560 Islington Avenue)         | 248 |

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| 25. | <p>BY-LAW NUMBER 123-2018<br/>(Item 41, Committee of the Whole, Report No. 21)</p> <p>A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 107-2014.(Z.17.044, DA.17.086, York Holdings Inc., located on the north side of Eagle Rock Way, west of Troon Avenue, and are municipally known as 100 and 110 Eagle Rock Way (also known as Phase 2), being Part of Block 35 on Plan 65M-4477, Part of Lot 21, Concession 3)(Lifting “H” Symbol)</p> | 261 |
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38.	BY-LAW NUMBER 136-2018 (Delegation By-law 005-2018)	288
	A By-law to dedicate certain lands as part of the public highway.	

39.	BY-LAW NUMBER 137-2018 (Council, May 23, 2018, Item 16, Committee of the Whole, Report No. 18)  A Bylaw to amend Parking By-law 1-96, with respect to the definitions of Fire Route Signs and Fire Department Connection Signs.	289
40.	BY-LAW NUMBER 138-2018 (Council, May 23, 2018, Item 17, Committee of the Whole, Report No. 18)  A Bylaw to amend the Licensing By-law 315-2005 with respect to taxicab ownership and other technical amendments.	291
41.	BY-LAW NUMBER 139-2018 (Council, January 30, 2018, Item 8, Committee of the Whole, Report No. 2)  A By-law to repeal previous Noise By-laws 96-2006, 207-2007 and 015-2018.	293
42.	BY-LAW NUMBER 140-2018 (Item 20, Committee of the Whole, Report No. 21)  A By-law to regulate <i>Signs</i> in the <i>City</i> of Vaughan.	294
43.	BY-LAW NUMBER 141-2018 (Delegation By-law 005-2018)  A Bylaw to dedicate certain lands as part of the public highway. (Zenway Boulevard, 65R-37830, DA.17.021, Sevenplex Developments Inc.)	335
44.	BY LAW-NUMBER 142-2018 (Item 46, Committee of the Whole, Report No. 21)  A By-law to adopt Amendment Number 27 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (Z.15.030, OP.15.007, 19T-17V00, Islington Steeles Ventures Inc., located on the west side of Islington Avenue, north of Steeles Avenue West, and are municipally known as 7082 Islington Avenue, being Lot 26, Registrar's Compiled Plan 9691)	336
45.	BY-LAW NUMBER 143-2018 (Item 46, Committee of the Whole, Report No. 21)  A By-law to amend City of Vaughan By-law 1-88. (OP.15.007, Z.15030, 19T-17V006, Islington Steeles Ventures Inc., located west of Islington Avenue, north of Steeles Avenue West, and municipally known as 7082 Islington Avenue, and being Part of Lot 1, Concession 7, Part of Lot 26 on Registrar's Compiled Plan 9691)	349

46. BY-LAW NUMBER 144-2018 361  
(Item 24, Committee of the Whole, Report No. 21)  
  
A Bylaw to delegate authority regarding certain matters to staff.
47. BY-LAW NUMBER 145-2018 373  
(Item 1, Committee of the Whole (Closed Session), Report No. 24)  
  
A Bylaw to authorize the acquisition of approximately 65.2 hectares of land and to authorize the Mayor and Clerk to execute an Agreement of Purchase and Sale between Her Majesty the Queen in Right of Ontario as Represented by the Minister of Infrastructure and the City of Vaughan.
48. BY-LAW NUMBER 146-2018 374  
(Item 2, Committee of the Whole (Closed Session), Report No. 24)  
  
A Bylaw to authorize the sale of lands and to authorize the Mayor and Clerk to execute an Agreement of Purchase and Sale between the Corporation of the City of Vaughan and Metrolinx.
49. BY-LAW NUMBER 147-2018 376  
(Item 3, Committee of the Whole, Report No. 24)  
  
A Bylaw to authorize the acquisition approximately of 0.24 hectares and to authorize the Mayor and Clerk to execute an Agreement of Purchase and Sale between Morgan Mae Enterprises Limited and the City of Vaughan.
50. BY-LAW NUMBER 148-2018 378  
(Item 3, Committee of the Whole, Report No. 21)  
  
A By-law to adopt Amendment Number 752 to the Official Plan of the Vaughan Planning Area. (Z.17.010, DA.16.053, DA.17.020, York Major Holdings Inc., located on the east side of McNaughton Road East, south of Eaglet Court, municipally known as 10,000 Dufferin Street, being Part of Lot 22, Concession 3)
51. BY-LAW NUMBER 149-2018 387  
(Item 3, Committee of the Whole, Report No. 21)  
  
A By-law to adopt Amendment Number 29 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (Z.17.010, DA.16.053, DA.17.020, York Major Holdings Inc., located on the southeast corner of McNaughton Road East and Eaglet Court, municipally known as 1 Eaglet Court and part of 10,000 Dufferin Street, being Part of Lot 22, Concession 3)

52. BY-LAW NUMBER 150-2018 398  
(Item 3, Committee of the Whole, Report No. 21)  
  
A By-law to amend City of Vaughan By-law 1-88, as amended.  
(Z.17.010, OP.17.004, DA.16.053, DA.17.020, York Major Holdings Inc.,  
located on the east side of McNaughton Road East and south of Eaglet  
Court, municipally known as 10,000 Dufferin Street and 1 Eaglet Court, in  
Part of Lots 21 and 22, Concession 3)
53. BY-LAW NUMBER 151-2018 405  
(Item 35, Committee of the Whole, Report No. 21)  
  
A By-law to amend City of Vaughan By-law 1-88. (Z.17.026, OP.17.010,  
19T-17V009, Teston Sands Inc., located on the north side of Teston  
Road, west of Dufferin Street, in Part of Lot 26, Concession 2)
54. BY-LAW NUMBER 152-2018 411  
(Item 35, Committee of the Whole, Report No. 21)  
  
A By-law to adopt Amendment Number 28 to the Vaughan Official Plan  
2010 for the Vaughan Planning Area. (OP.17.010, Z.17.026, 19T-  
17V009, Teston Sands Inc.,  
north side of the un-opened Teston Road allowance, west of Dufferin  
Street, known municipally as 1600 Teston Road, being Part of Lot 26,  
Concession 2)

**10. CONFIRMING BY LAW**

**11. MOTION TO ADJOURN**

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

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**CITY OF VAUGHAN  
REPORT NO. 21 OF THE  
COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on June 19, 2018*

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The Committee of the Whole met at 11:08 a.m., on June 5, 2018.

Present: Councillor Sandra Yeung Racco, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Mario Ferri  
Regional Councillor Gino Rosati  
Regional Councillor Sunder Singh  
Councillor Marilyn Iafrate  
Councillor Tony Carella  
Councillor Rosanna DeFrancesca  
Councillor Alan Shefman

The following items were dealt with:

**1      OFFICE OF THE INTEGRITY COMMISSIONER ANNUAL REPORT AND  
LOBBYIST REGISTRAR UPDATE**

**The Committee of the Whole recommends:**

- 1)      That the recommendation contained in the following report of the Integrity Commissioner and Lobbyist Registrar dated June 5, 2018, be approved; and**
- 2)      That the presentation by the Integrity Commissioner and Lobbyist Registrar, and Communication C1, memorandum from the Integrity Commissioner and Lobbyist Registrar dated May 31, 2018, be received.**

**Recommendations**

- 1.      That this report be received for information.**

**2      ZONING BY-LAW AMENDMENT FILE Z.16.029 SITE DEVELOPMENT  
FILE DA.16.059 2423089 ONTARIO CORP. VICINITY OF YONGE  
STREET AND CENTRE STREET**

**The Committee of the Whole recommends:**

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- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.16.029 (2423089 Ontario Corp.) BE APPROVED; to amend Zoning By-law 1-88 to rezone the Subject Lands shown on Attachments #1 and #2 from “R1V Old Village Residential Zone”, subject to site-specific Exception 9(622), to “C1 Restricted Commercial Zone”, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.16.059 (2423089 Ontario Corp.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to permit 1 and 2- storey additions to the rear addition to the rear of the existing heritage building and site alterations, as shown on Attachments # 3 to #5:
  - a) That prior to the execution of the Site Plan Agreement:
    - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape Letter of Credit, building elevations, signage details and lighting plan;
    - ii) the Development Engineering Department shall approve the final site servicing, site grading, storm water management report, and on-site traffic circulation; and
    - iii) the Owner shall obtain a Heritage Permit from the Urban Design and Cultural Heritage Division of the Development Planning Department for the proposed renovation and construction works.
  - b) The Site Plan Agreement shall include the following clauses:
    - i) “Prior to the issuance of a Building Permit, the Owner shall pay to the City, all applicable Development Charges in accordance with the Development Charge By-laws of the City of Vaughan, York Region, York Region District School Board (“YRDSB”) and the York Catholic District School Board (“YCDSB”).”
    - ii) “Should the Owner decide to share a driveway access in the future, an amendment to the Site Plan Agreement, will be required to modify the driveway design and the Owner of the Subject Lands, together with the Owner of 33 Centre Street, must successfully obtain approval of Consent applications from the Committee of Adjustment



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to create reciprocal shared access easements over the driveway.”

**3 OFFICIAL PLAN AMENDMENT FILE OP.17.004 ZONING BY-LAW  
AMENDMENT FILE Z.17.010 SITE DEVELOPMENT FILES DA.16.053  
AND DA.17.020 YORK MAJOR HOLDINGS INC. VICINITY OF  
MCNAUGHTON ROAD EAST AND MAJOR MACKENZIE DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

**Recommendations**

1. THAT Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) BE APPROVED to:
  - a) amend in-effect Official Plan Amendment (“OPA”) #332 (North Maple Planning Study) as amended by OPA #535 (Maple Valley Plan), OPA #604 (Oak Ridges Moraine Conservation Plan) and OPA #666, to permit shared parking for a proposed office building located in “Area B” and for the existing office and golf maintenance buildings located on “Area A” of the Subject Lands designated “Open Space Policy Area 3” and “Oak Ridges Moraine Settlement Area”, as shown on Attachment #3;
  - b) to correct mapping errors in Vaughan Official Plan 2010 (“VOP 2010”), to correctly designate “Area B”, as shown on Attachment #3, as “Community Commercial Mixed-Use” on Schedule 13 (Volume 1) and on Map 12.3.A Area Specific Policy 12.3 Keele Valley Landfill Area (Volume 2).
2. THAT Zoning By-law Amendment File Z.17.010 (York Major Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, to permit the site-specific zoning exceptions to the “OS2 Open Space Park Zone” and “C1 Restricted Commercial Zone” identified in Tables 1 and 2 of this report, to facilitate a proposed office building and an off-site (shared) parking area, as shown on Attachment #3 to #5.
3. THAT Site Development File DA.16.053 (York Major Holdings Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit the development of a 4-storey office building (4,634.32m<sup>2</sup>) on “Area B” with the required parking located on “Area A” of the Subject Lands, in the manner shown on Attachments #3 to #5:

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- a) prior to execution of the Site Plan Agreement:
    - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, signage details and lighting plan;
    - ii) the final below grade parking level plan shall be amended to provide one accessible parking space in accordance with Ontario Regulation 413/12;
    - iii) the Development Engineering Department shall approve the final site servicing plan, grading plan, erosion and sedimentation control plan, functional servicing report, stormwater management report, transportation impact study and screening level risk assessment report;
    - iv) the Owner shall enter into a Servicing Agreement with the City to the satisfaction of the Development Engineering Department;
    - v) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
    - vi) the Owner shall successfully obtain approval of a Consent application from the Vaughan Committee of Adjustment for the following:
      - i) an easement over "Area A", as shown on Attachment #3, in favour of "Area B" (office building), as shown on Attachment #3, for the purposes of securing off-site parking, access and maintenance for underground services (e.g. storm sewer); and,
      - ii) maintenance easements to permit the encroachment of the canopy attached to the office building located on "Area B" into "Area A" as shown on Attachment #3; and,

The Committee's decisions for the Consent application shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee; and,

  - vii) the Owner shall satisfy all requirements of Canada Post;
- b) the Site Plan Agreement shall include the following clauses:
  - i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building permit, in

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accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

- ii) “The Owner shall grant to Bell Canada any easements that may be required, which may include a blanket easement for communication/ telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.
- iii) “The Owner shall agree to carry out, or cause to be carried out, the water balance mitigation strategy as described in the Water Balance Assessment Report, prepared by Stantec Consulting Ltd., dated December 9, 2016, to the satisfaction of the Toronto and Region Conservation Authority.”

4. THAT Site Development File DA.17.020 (York Major Holdings Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, for the expansion of the existing parking areas located on “Area A” of the Subject Lands to serve the proposed office building located on “Area B” and the existing buildings on “Area A”, as shown on Attachment #3:

- a) prior to execution of the Site Plan Agreement:
  - i) the Ministry of Environment and Climate Change (“MOECC”) is satisfied with the amending Environmental Compliance Approval (“ECA”) to incorporate the proposed land use and any associated changes to existing landfill control infrastructure;
  - ii) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
  - iii) the Development Engineering Department shall approve the final site servicing plan, grading plan, erosion and sedimentation control plan, functional servicing report, stormwater management report, transportation impact study and screening level risk assessment Report; and,
- b) the Site Plan Agreement shall include the following clause:

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- i) "The Owner shall agree to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Water Balance Assessment Report, prepared by Stantec Consulting Ltd., dated December 9, 2016, to the satisfaction of the Toronto and Region Conservation Authority."

**4      ZONING BY-LAW AMENDMENT FILE Z.17.017 SITE DEVELOPMENT  
FILE DA.17.041 FIRSTGREEN CORP. VICINITY OF BATHURST  
STREET AND GEORGE KIRBY STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.17.017 (Firstgreen Corp.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from "C4 Neighbourhood Commercial Zone" and "C4(H) Neighbourhood Commercial Zone" with the Holding Symbol "(H)", subject to site-specific Exception 9(1217), to RT1 Residential Townhouse Zone, in the manner shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.17.041 (Firstgreen Corp.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit the development of 50 townhouse units served by privately owned and maintained (by a future condominium corporation) common elements including the internal road, 13 visitor parking spaces, walkways, a mailbox, and amenity areas, as shown on attachments #3 to #6:
  - a) That prior to the execution of the Site Plan Agreement:
    - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
    - ii) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion and sediment control plan, functional servicing and stormwater management report, noise report, external lighting plan and construction management plan;
    - iii) the Owner, or the Owner of the property to the south (the Rutherford Marketplace lands), shall successfully obtain approval of a Consent Application from the Vaughan Committee of Adjustment for the creation of easements required for access over the adjacent property to the south (the Rutherford Marketplace) in favour of the

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Subject Lands. The Committee's decision shall be final and binding and any conditions of approval imposed by the Committee, including the issuance of a Certificate of Official by the City pursuant to Section 53 of the *Planning Act* shall be satisfied;

- iv) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
  - v) the Owner shall submit a letter from the Block 11 Block Trustee indicating that they are in good standing with the Block 11 Block Trustee, and to confirm that all financial obligations are fulfilled for the payment of its proportionate share for all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 11, to the satisfaction of the Development Engineering Department;
  - vi) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and
  - vii) the Owner shall satisfy all requirements of York Region.
- b) The implementing Site Plan Agreement shall include the following clauses:
- i) "The Owner shall pay to Vaughan by way of certified cheque, cash in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment."
  - ii) "The Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential unit, plus \$500.00 per future residential unit on each part lot, in accordance with the previous Special Area Woodlot Development Charge By-law and City's Woodlot Acquisition Front-end Agreement"
  - iii) "Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the

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occupants as the sound level may exceed the noise criteria of the Municipality and the Ontario Ministry of the Environment and Climate Change. I, the purchaser hereby agree to place this clause in all subsequent offers of purchase and sale when I sell the property.”

- iv) “Purchasers/tenants are advised that the dwelling unit was fitted with a central air conditioning system in order to permit the closing of windows for noise control. (Note: Locate air cooled condenser units in a noise insensitive area and ensure that the unit has an AHRI sound rating not exceeding 7.6 bels.)”
- v) “Purchasers/tenants are advised that this residential unit is in proximity to existing commercial buildings whose activities may at times be audible.”
- vi) “Purchasers/tenants are advised that sound levels due to the adjacent commercial buildings are required to comply with sound level limits that are protective of indoor areas and are based on the assumption that windows and exterior doors are closed. This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed.”

- 3. THAT Site Development File DA.17.041 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 50 residential units (153 persons equivalent).

**5 ZONING BY-LAW AMENDMENT FILE Z.17.029 SITE DEVELOPMENT FILE DA.17.063 LINMAR PROPERTIES INC. VICINITY OF KEELE STREET AND REGIONAL ROAD 7**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved;
- 2) That the deputation by Mr. Chand Kapoor, Keele Street, Vaughan, owner of 7635 Keele Street, and Communication C11 dated June 5, 2018, submitted at the meeting, be received; and
- 3) That the coloured elevation submitted by the applicant be received.

**Recommendations**

- 1. That Zoning By-law Amendment File Z.17.029 (Linmar Properties Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands shown on Attachments #1 and #2 from “R1V Old Village Residential Zone” to “C1 Restricted Commercial Zone”, in

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the manner shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.

2. That Site Development File DA.17.063 (Linmar Properties Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to permit a 4-storey, office building, with a gross floor area ("GFA") of 4,484 m<sup>2</sup>, as shown on Attachments #3 to #5:
  - a) that prior to the execution of the Site Plan Agreement:
    - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape Letter of Credit, and building elevations, signage details, lighting plan and Arborist Report;
    - ii) the Owner shall provide tree compensation for the tree removals identified in the Tree Inventory prepared by the Urban Arborist Inc. dated July 21, 2017 and updated April 4, 2018;
    - iii) the Development Engineering Department shall approve the final site servicing, site grading, erosion and sedimentation control, storm water management report and plans, external lighting plan, on-site traffic circulation and Transportation Demand Management Report;
    - iv) the Owner shall satisfy all requirements of the Environmental Services Solid Waste Management Division; and,
    - v) the Owner shall satisfy all York Region requirements;
  - b) the Site Plan Agreement shall include the following clause:
    - i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment"; and,
    - ii) "The Owner agrees that in the event that a future laneway is required to link the rear of the adjacent commercial properties municipally known as, 7635, 7625, 7615, 7577 and 7575 Keele Street (connecting Jardin Drive to Rockview Gardens), that the Owner shall grant an easement for access purposes only, in favour of these

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adjacent commercial properties to facilitate the future laneway. These easements will be implemented as a condition of development, should the Owners of the properties at 7635, 7577 and 7575 Keele Street submit development applications for their lands. The City will make best efforts to obtain similar reciprocal easements in favour of the Owner of 7615 and 7625 Keele Street (the Subject Lands) to facilitate the laneway, if required to the satisfaction of the City”.

- c) “Prior to the issuance of a Building Permit, the Owner shall pay to the City all applicable Development Charges, in accordance with the Development Charge By-laws of the City of Vaughan, York Region, York Region District School Board (“YRDSB”) and York Catholic District School Board (“YCDSB”).

**6 SITE DEVELOPMENT APPLICATION FILE DA.18.024 CONDOR (BOCA EAST) PROPERTIES INC. VICINITY OF REGIONAL ROAD 50 AND  
TRADE VALLEY DRIVE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:**

**Recommendations**

1. THAT Site Development File DA.18.024 (Condor (Boca East) Properties Ltd.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit a 27,824.12m<sup>2</sup> employment building (to be constructed in two phases) with a 2nd storey accessory office component and an accessory outside storage area (5,296 m<sup>2</sup>), as shown on Attachments #3 to #5:
  - a) That prior to the execution of the Site Plan Agreement:
    - i) the Development Planning Department shall approve the final site plan, building elevations, signage details, landscape plan, landscape cost estimate and tree arborist report and plans;
    - ii) the Development Engineering Department shall approve the final site servicing and grading plan, stormwater management report, and truck maneuvering plan;
    - iii) the Owner shall satisfy all requirements of York Region;
    - iv) the Owner shall satisfy all requirements of Peel Region;
    - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;



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- vi) The Region of Peel shall approve the final Storm Water Management Report (SMWR).
- b) That the Site Plan Agreement shall include the following clauses:
  - i) "In areas where there is no identified archaeological potential, the following standard clauses apply for the lands being disturbed for the development/construction, as required by the Ministry of Tourism, Culture and Sport.  
  
Should archaeological resources be found on the subject lands during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.  
  
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 the Cemeteries at the Consumer Services."
  - ii) "The Owner shall satisfy all conditions of the Alectra Utilities Corporation."
  - iii) "The Owner shall pay to the City all the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board."
  - iv) "The Owner shall agree to contact Enbridge Gas Distribution for service and meter installation details and to ensure that all gas piping is appropriately installed, and shall agree to relocate gas pipelines if the gas main needs to be relocated, and to grant Enbridge Gas Distribution, if necessary, any easements required to service the Development. The Owner shall be responsible for all costs for the relocation of such facilities or easements."
  - v) "The Owner shall agree that the accessory outside storage area shall be fully enclosed by a chain link fence and that an applique of a black plastic slat screen will be weaved into the chain link fabric, in accordance with the approved landscape plans, to the satisfaction of the City of Vaughan."

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- vi) "The Owner shall agree to grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements."
- vii) "Prior to commencing any work, the Owner must confirm with Bell Canada that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure, is not available the Owner shall be required to pay for the connection to and/or extension of the existing communication infrastructure."
- viii) "The Owner shall submit a trip generation and distribution analysis to the satisfaction of the Region of Peel."
- ix) "The Owner shall convey a road widening free and clear of all encumbrances and at no cost to the Region of Peel and the Region of York along Regional Road 50 to protect for the provision of, but not limited to: utilities, sidewalks, multiple paths, transit bays/shelters, and a 3 m reserve behind the property line along the entire frontage of Regional Road 50 except at the appropriate access locations to the satisfaction of the Region of Peel."
- x) "The Owner shall convey free and clear of all encumbrances and at no cost to the Region of Peel and Region of York a 15 m x 15 m daylight triangle at the intersections of Regional Road 50 and Trade Valley Drive and Regional Road 50 and Car-Ar Gate to the satisfaction of the Region of Peel and Region of York."
- xi) "The Owner shall submit a draft reference plan, with the centerline of the roadway clearly depicted for the review and approval of the Region of Peel."
- xii) "The Owner agrees that landscaping, signs fences, gateways features or any other encroachments are not permitted within the Region of Peel's easement and/or right-of-way limits."
- xiii) "The Owner agrees to submit to the Region of Peel a detailed engineering submission, designed stamped and signed by a Licensed Ontario Professional Engineer. All works within the Region of Peel's right-of-way must be in accordance to the Public Works, "Design Criteria and

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Development Procedures Manual". The submission should include a detailed cost estimate of the proposed works and access works within the Regional right-of-way and all securities for these works, all applicable engineering, inspection and road occupancy permit fees to the satisfaction of the Region of Peel. All costs associated with the road and access works are 100% paid by the Owner."

**7      ZONING BY-LAW AMENDMENT FILE Z.18.006 THE CORPORATION OF THE CITY OF VAUGHAN TECHNICAL AMENDMENTS TO ZONING BY-LAW 1-88 CITY WIDE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.18.006 (The Corporation of the City of Vaughan) BE APPROVED, to make technical amendments to Zoning By-law 1-88 to: update outdated references to Provincial Acts; delete and replace references to the term "Senior Citizen Dwellings" with "Independent Living Facilities"; incorporating Ontario Accessibility Parking Standards; and make administrative corrections in Section 4.

**8      SITE DEVELOPMENT FILE DA.17.033 1880647 ONTARIO LTD. VICINITY OF MILANI BOULEVARD AND REGIONAL ROAD 27**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

**Recommendations**

1. THAT Site Development File DA.17.033 (1880647 Ontario Ltd.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to permit a one-storey, 972.68 m<sup>2</sup> employment building, the retention of an 167.32 m<sup>2</sup> accessory building, an area of 405.78 m<sup>2</sup> to be used for accessory outside storage, and 22 parking spaces as shown on Attachments #3 to #7, on the Subject Lands shown on Attachments #1 and #2:
  - a) That prior to the execution of the Site Plan Agreement:

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- i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations and signage details;
  - ii) the Development Engineering Department shall approve the final site servicing and grading plan, and storm water management report;
  - iii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and
  - iv) The Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
- b) that prior to the issuance of a Building Permit:
  - i) the Owner shall pay to the City of Vaughan the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, the York Region District School Board, and the York Catholic District School Board;
  - ii) the Owner shall obtain a permit under Ontario Regulation 166/06 from the Toronto and Region Conservation Authority for the proposed works; and
  - iii) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario.

**9      SITE DEVELOPMENT FILE DA.16.066 FRESHWAY INVESTMENTS  
INC.VICINITY OF HIGHWAY 407 AND JANE STREET**

**The Committee of the Whole recommends:**

- 1)      That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and**
- 2)      That the coloured elevation submitted by the applicant be received.**

**Recommendations**

- 1.      THAT Site Development File DA.16.066 (Freshway Investments Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit a proposed one-storey employment building:**

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- a) That prior to the execution of the Site Plan Letter of Undertaking:
  - i) the Development Planning Department shall approve the final site plan, landscape plan and details, landscape cost estimate, building elevations, and signage details;
  - ii) the Development Engineering Department shall approve the final site servicing and grading plan, Functional Servicing and Stormwater Management Report and a Vehicle Maneuvering Plan;
  - iii) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division; and
  - iv) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario ("MTO").
- b) THAT the Site Plan Letter of Undertaking include the following clause:
  - i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with the Planning Act and City of Vaughan Policy, prior to the issuance of a Building Permit. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment".

**10     SITE DEVELOPMENT FILE DA.17.100 JETHABHAI ENTERPRISES LTD. VICINITY OF REGIONAL ROAD 27 AND KING-VAUGHAN ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:**

**Recommendation**

- 1. THAT Site Development File DA.17.100 (Jethabhai Enterprises Ltd.) BE APPROVED, to permit a shrouded tri-pole telecommunication tower as shown on Attachments #3 to # 5.

**11     SITE DEVELOPMENT FILE DA.17.117 STRATHERN HEIGHTS INVESTMENTS INC. VICINITY OF HIGHWAY 400 AND TESTON ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:**

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**Recommendation**

1. THAT Site Development File DA.17.117 (Strathern Heights Investments Inc) BE APPROVED, to permit the proposed monopole telecommunication tower and associated radio equipment cabinet, as shown on Attachments #3 and #4.

**12     SITE DEVELOPMENT FILE DA.17.066 2194863 ONTARIO INC.  
VICINITY OF KEELE STREET AND TESTON ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

**Recommendations**

1. THAT Site Development File DA.17.066 (2194863 Ontario Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to permit a one-storey, multiunit, 2,403.66 m<sup>2</sup> employment use building as shown on Attachments #3 to #6, on the Subject Lands shown on Attachments #1 and #2:
  - a) That prior to the execution of the Letter of Undertaking:
    - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations and signage details; and
    - ii) the Development Engineering Department shall approve the final site servicing and grading plan, and storm water management report.
  - b) That prior to the issuance of a Building Permit:
    - i) the Owner shall pay to the City of Vaughan the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, the York Region District School Board, and the York Catholic District School Board.

**13     CITY OF VAUGHAN OFFICIAL PLAN - VOLUME 1 AND VAUGHAN  
METROPOLITAN CENTRE SECONDARY PLAN- VOLUME 2, SECTION  
37 POLICIES AND SECTION 37 IMPLEMENTATION GUIDELINE  
REVIEW**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and

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- 2) That the following be approved in accordance with Communication C6, Memorandum from the Deputy City Manager, Planning and Growth Management dated June 4, 2018:
  1. That Recommendation 1 of the staff report dated June 5, 2018, be deleted and replaced with the following as Recommendation 1:
    - i) That staff be directed to provide Notice in accordance with the Planning Act for a Statutory Public Hearing to be held on September 5, 2018; and
    - ii) That staff bring forward an Official Plan Amendment to the Vaughan Official Plan 2010, Volume 2, (Vaughan Metropolitan Secondary Plan Chapter 11.12) in the first quarter of 2019 for Council adoption.

**Recommendations**

1. THAT an Official Plan Amendment is required for modifications to height and/or density in the Vaughan Metropolitan Centre Secondary Plan (VMC SP), that are being requested in conjunction with a Section 37 bonusing and that staff be directed to report back to Council by the first quarter of 2019 with a report on potential amendments to the VMC SP to permit modifications to height and/or density in the VMC SP, that are being requested in conjunction with a Section 37 bonusing, taking into account the potential implications outlined below due to the new planning regime established by Bill 139:
  - a. Council's decision-making authority; and
  - b. Planning Fee revenues
2. THAT staff be directed to report to Council by the first quarter of 2019 on a review and proposed amendments to the "Guidelines for the Implementation of Section 37" to improve the process.

**14 AMENDMENTS TO THE VAUGHAN OFFICIAL PLAN 2010 VOLUME 1 AND THE VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN TO REFERENCE THE CITY-WIDE PUBLIC ART PROGRAM AND VAUGHAN METROPOLITAN CENTRE CULTURE AND PUBLIC ART FRAMEWORK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:**

**Recommendations**

1. THAT the Official Plan Amendment, appended as Attachment 1, BE APPROVED, to amend the policies of Vaughan Official Plan 2010

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Volume 1 and the Vaughan Metropolitan Centre Secondary Plan Section 11.12 contained in Vaughan Official Plan 2010 Volume 2 to include references to the approved Vaughan City-Wide Public Art Program and the Vaughan Metropolitan Centre Culture and Public Art Framework.

**15     STOPPING PROHIBITION AND U-TURN PROHIBITION – VIA CAMPANILE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated June 5, 2018:**

**Recommendations**

1. That a stopping prohibition be implemented on the east side of Via Campanile from the north limit of Pierre Berton Public School to Cappella Drive from 8:00 am to 9:00 am and from 2:30 pm to 3:30 pm, Monday to Friday, from September 1st to June 30<sup>th</sup>;
2. That Council amend Schedule “A” Part 3 of the Parking By-law 1-96, as amended, to add a stopping prohibition on the east side of Via Campanile from the north limit of Pierre Berton Public School to Cappella Drive, from 8:00 am to 9:00 am and from 2:30 pm to 3:30 pm, Monday to Friday, from September 1st to June 30<sup>th</sup>;
3. That a U-turn prohibition be implemented on Via Campanile from the north limit of Pierre Berton Public School to Cappella Drive;
4. That Council amend Schedule “F” Part 2 of the Traffic By-law 284-94, as amended, to add a U-Turn prohibition on Via Campanile from the north limit of Pierre Berton Public School to Cappella Drive, and
5. That the City Clerk forward a copy of this report to the York Region District School Board and York Regional Police.

**16     YORK REGION TRANSPORTATION PLANNING & TRANSPORTATION CAPITAL INFRASTRUCTURE STATUS UPDATE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Public Works dated June 5, 2018, be approved; and
- 2) That Communication C3, Memorandum from the Deputy City Manager, Public Works dated June 1, 2018, be received.

**Recommendations**

1. That the information on York Region’s transportation planning and status of transportation capital infrastructure projects be received.



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**17     NORTH VAUGHAN AND NEW COMMUNITIES TRANSPORTATION  
MASTER PLAN (NVNCTMP)**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated June 5, 2018:**

**Recommendations**

1.     That the conclusions and recommendations of the Draft North Vaughan and New Communities Transportation Master Plan (NVNCTMP) study report be approved in principle;
2.     That the Mayor and City Clerk be authorized to execute the necessary agreements with Metrolinx to integrate Kirby Road grade separation into the Kirby GO Station project; and
3.     That a copy of this report be forwarded to the Regional Municipality of York and Metrolinx;

**18     UPDATE TO AUTOMATED SPEED ENFORCEMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated June 5, 2018:**

**Recommendations**

1.     That City Staff work with the Region, other municipalities and the Ontario Traffic Council (OTC) in the planning and development of the Automated Speed Enforcement Program. This includes the development of a joint request for proposal to establish an Automated Speed Enforcement Program;
2.     That the Province be requested to consider adopting an Administrative Monetary Penalties System (AMPS) for the Automated Speed Enforcement program; and
3.     That the City Clerk forward a copy of this report to York Region, the Ministry of Transportation and OTC.

**19     BILL 139: BUILDING BETTER COMMUNITIES AND CONSERVING  
WATERSHEDS ACT, 2017**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Solicitor, Deputy City Manager, Planning and Growth Management, and City Clerk, dated June 5, 2018:**

**Recommendations**

1.     THAT this report entitled, "Bill 139: Building Better Communities and Conserving Watersheds Act, 2017" be RECEIVED;

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2. THAT staff continue to assess the need for and adopt new internal procedures in relation to the legislative changes made to the land use planning approval system by Bill 139 to best represent the City; and
3. THAT staff provide a further update with additional recommendations, where necessary, to identify implementation measures related to the amendments identified in Bill 139, the various regulations related thereto, and the Rules of Practice and Procedure for LPAT by the end of the second quarter of 2019.

**20 SIGN BY-LAW REVIEW – PHASE TWO**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Community Services dated June 5, 2018, be approved; and
- 2) That the following deputations be received:
  1. Mr. Robert Corridore, RCC Media Inc., Steeles Avenue West, Toronto;
  2. Mr. David Ezeord, Media City, Yorkville Avenue, Toronto; and
  3. Mr. Nick Di Bona, Pattison Outdoor Advertising, Matheson Boulevard, Mississauga.

**Recommendations**

1. That Council adopt the recommendations provided in Attachment 1 of this report; and
2. That Council authorize staff to undertake any other actions required to implement the recommendations of this report, including any consequential amendments to other by-laws.

**21 FREE-ROAMING / FERAL CATS**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Community Services dated June 5, 2018, be approved; and
- 2) That the following deputations be received:
  1. Mr. Martin Field, Somerville Street, Oshawa; and
  2. Ms. Monika Sudds, Board Member of Toronto Humane Society and Adoption / Resource Coordinator, Action Volunteers for Animals, Oren Street, Kleinburg.

**Recommendations**

1. THAT Council receive this report for information.

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**22     KLEINBURG BUSINESS IMPROVEMENT AREA - BY-LAW  
AMENDMENT WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated June 5, 2018:**

**Recommendations**

1. That Council authorize and direct the City Clerk in accordance with subsection 210(1) of the Municipal Act, 2001, ("the Act"), to send out the required notice to all applicable KBIA Commercial landowners of the request from the KBIA Board of Management to amend By-law #169-84
2. That a report be brought back to Council following the expiry of the time for filing objections (60 days) under subsection 210(3) of the Act.

**23     PIERRE BERTON TRIBUTE TASK FORCE – FINDINGS REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 5, 2018:**

**Recommendations**

The City Clerk provides the following recommendation on behalf of the Pierre Berton Tribute Task Force:

- 1) That the Findings Report set out in Attachment 1, be received; and
- 2) That the following recommendations from the Findings Report, be approved:
  1. That in ensuring the future operations of the site as a "heritage centre", that staff allocate funds in the 2019 operating budget towards staff resources and material expenses to assist in the programming and general management of the centre;
  2. That the operating model of the site include the off-set of expenses utilizing revenue sources such as rentals, programs, admission charges to events, sponsorship, partnerships and grant opportunities;
  3. That Council appoint a "volunteer society" made up of members of the community and Council to help guide and assist in the future programming at the site; and
  4. That Terms of Reference be brought forward at a future Council meeting with regards to the "volunteer society" and its operating mandate for review and approval.

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**24     DELEGATION OF AUTHORITY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Solicitor, Deputy City Manager, Planning and Growth Management, Chief Corporate Initiatives and Intergovernmental Relations, and City Clerk, dated June 5, 2018:**

**Recommendations**

1.     THAT Council authorize the delegation of authority to those members of staff designated in Schedule "A", subject to the conditions set out therein, pursuant to Section 23.1 of the Municipal Act, 2001 and such other applicable legislation, and that said authority be implemented through the enactment of a by-law.

**25     2018 MUNICIPAL ELECTION - MEET AND GREET SESSIONS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 5, 2018:**

**Recommendations**

1.     That staff make a formal request for impartial arm's-length organizations to act as event coordinators for up to five (5) meet and greet sessions for the 2018 municipal election at community centres or at City Hall during the period of September 4 to October 8, 2018;
2.     That the event coordinator's responsibilities include acting as the event lead, inviting registered candidates, establishing, communicating and monitoring a set of protocols for participants, and ensuring that every registered candidate is entitled to attend;
3.     That the protocols for each event must include a requirement that only the following be permitted for each candidate at each meet and greet session:  
  
2 chairs;  
1 table;  
1 lawn sign;  
campaign literature; and  
a maximum of 2 campaign representatives;
4.     That the protocols for each event must provide that it is the responsibility of the candidate or campaign representatives to remove literature, etc.;
5.     That the City Clerk in consultation with the Director of Recreation Services be authorized to make such arrangements necessary to give effect to these recommendations, including:

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- a) Soliciting and selecting event coordinators; and
  - b) Determining and allocating venues and times;
6. That staff be directed to work with the event coordinator(s) as follows:
- a) Office of the City Clerk: Posting information about the meet and greet sessions on the city's election web page;
  - b) Corporate Communications: Posting dates, times and locations on the City website, community centres and digital signs;
  - c) Recreation Services: Providing date and time options that present the least amount of impact to program participants, processing rental contracts accordingly, and site preparation (tables and chairs) and clean up; and,
  - d) Facility Maintenance Services: Site preparation (tables and chairs) and clean up at City Hall, if required.

**26 PROCLAMATION AND FLAG RAISING REQUEST RAIL SAFETY WEEK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 5, 2018:**

**Recommendations**

- 1. That September 23 – 29, 2018 be proclaimed as Rail Safety Week;
- 2. That the City of Vaughan participate in a flag raising event on September 26, 2018 at 3:30 p.m. for the balance of Rail Safety Week.; and
- 3. That the proclamation be posted on the City Page Online.

**27 PROCLAMATION AND FLAG RAISING REQUEST INDIA INDEPENDENCE DAY**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the City Clerk, dated June 5, 2018, be approved; and
- 2) That the deputation by Ms. Sejal Gajjar and Mr. Rahul Pandey, WeConnect Community Services, Bachman Drive, Maple, be received.

**Recommendations**

- 1. That August 18, 2018 be proclaimed as India Independence Day in the City of Vaughan;

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2. That the Indian flag be raised at 2:00 p.m. on August 18, 2018 at City Hall for the balance of the day; and
3. That the proclamation be posted on the City's website and the City Page Online.

**28 OLDER ADULT TASK FORCE FINDINGS REPORT**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Clerk dated June 5, 2018, be approved; and
- 2) That the following be approved in accordance with Communication C2, Memorandum from the City Clerk dated June 1, 2018:
  1. That the Older Adult Task Force Findings Report, as set out in Attachment 1 dated June 2018, be received; and
  2. That the Older Adult Task Force Findings Report be referred to staff for review and a comprehensive report addressing the recommendations be provided to a future Committee of the Whole meeting.

**Recommendations**

1. That the Older Adult Task Force Findings Report be provided at the Council meeting of June 19, 2018.

**29 NEW CONSTRUCTION – DETACHED DWELLING 10 BELL COURT, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 5, 2018:**

**Recommendations**

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of May 16, 2018 (Item 4, Report No. 2) for Council's consideration:

- 1) That the following recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 16, 2018, be approved and the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division:
  1. THAT Heritage Vaughan recommends approval to Council of the Heritage Permit application to permit a new detached dwelling on the subject lands (10 Bell Court) under Section 42 of *Ontario Heritage Act* subject to the following conditions:

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- i) The Owner shall successfully obtain approval of the related Site Development File DA.17.105 from Vaughan Council;
- ii) The Owner shall successfully obtain approval of a Minor Variance application from the Committee of Adjustment for the site-specific exceptions to Zoning By-law 1-88 required for the proposed new construction (detached dwelling) at 10 Bell Court;
- iii) 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 Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- iv) That Heritage Vaughan Committee's recommendations to Council do 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.

**30     PROCLAMATION – 2018 NATIONAL POLLINATOR WEEK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:**

**Recommendations**

- 1. THAT the City of Vaughan proclaim the third week of June (June 18-24, 2018) as "National Pollinator Week" to reaffirm Council's commitment to the Mayors' Monarch Pledge; and
- 2. THAT the proclamation of "National Pollinator Week" be posted on the City's website.

**31     TRAFFIC SAFETY AROUND SCHOOLS AND ACTIVE SCHOOL TRAVEL**

**The Committee of the Whole recommends:**

- 1) That consideration of this matter be deferred to the Council meeting of June 19, 2018.

**Member's Resolution**

Submitted by Regional Councillor Ferri

**Whereas**, student safety and traffic congestion around school sites are recurring concerns raised by the community; and

**Whereas**, encouraging children to walk, cycle or use other active modes

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of transportation to school will increase their physical activity; and

**Whereas**, the City employs school crossing guards to ensure the safe crossing of students as they travel to and from school; and

**Whereas**, York Region Public Health Service and the school boards have been a leading advocate in implementing School Travel Planning within the Region; and

**Whereas**, City staff and By-law Officers have been actively engaged with the York Regional Police to address traffic safety issues that involve education, engineering and enforcement; and

**Whereas**, York Region successfully completed a traffic study for Father John Kelly Catholic Elementary School outlining the importance of various partners working together to improve road safety; and

**Whereas**, opportunities exist to collaborate with internal and external partners to facilitate road safety education, promote active travel to school, address road safety through engineering measures, strengthen sense of community, and promote a healthy life style; and

**Whereas**, improving safety around school zones and promote active school travel align with the following Term of Council Priorities:

- (1) Continue to develop transit, cycling and pedestrian options to get around the City; and
- (2) Continue to ensure the safety and wellbeing of citizens

***It therefore recommended:***

1. That staff investigate and establish a procedure guideline to address enquires related to traffic congestion and pedestrian safety surrounding school sites;
2. That staff develop tactics and an advocacy strategy to promote traffic safety around school sites and increase active travel to school by engaging stakeholders and partners, including school boards, City staff, York Region Public Health, York Regional Police, City By-Law Officers, parents, students and school administrators, to enhance the safety and health of our community;
3. That staff lead and attend a series of community meetings to discuss traffic and student safety around school sites, engaging a broad spectrum of stakeholders; and
4. That a copy of this resolution be sent to the Regional Municipality of York, York Regional Police, York Region District School Board, York Catholic District School Board and Smart Commute North Toronto, Vaughan.



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**32     SITE DEVELOPMENT FILE DA.17.015 ICONA HOSPITALITY INC.  
VICINITY OF REGIONAL ROAD 7 AND INTERCHANGE WAY**

**The Committee of the Whole recommends:**

- 1)     That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and**
- 2)     That the coloured elevations submitted by the applicant be received.**

**Recommendations**

1.     THAT Site Development File DA.17.015 (Icona Hospitality Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the City, to permit two 55-storey residential towers (1264 units), a 46-storey mixed-use building including 17-storeys for a hotel and 29-storeys (385 units) for residential uses and a convention centre, as shown on Attachments #3 to #12:
  - a)     that prior to the execution of the Site Plan Agreement and final approval of the site plan drawings to be attached thereto:
    - i)     the Development Planning Department shall approve the final site plan, building elevations, landscape plan and cost estimate, signage design sun/shadow study; and wind tunnel model analysis;
    - ii)    the Owner shall successfully obtain approval from the Vaughan Committee of Adjustment and/or the Local Planning Appeal Tribunal, to:
      - a)     vary Zoning By-law 1-88 to permit the development of the Subject Lands, together with the site-specific development exceptions identified in Tables 1 and 2 of this report, including the increase in building height for the South Tower, which approval shall be subject to conditions of approval in relation to Section 37 community benefits pursuant to subsection 45(9) of the Planning Act; and
      - b)     permit the bonussing for increased building height in return for the following community benefits, pursuant to Section 37 of the Planning Act, the policies of VOP 2010, and the City of Vaughan's "Guidelines for the Implementation of Section 37 of the Planning Act":
        - i.     a \$391,000 contribution towards an off-site community benefit regarding the first iconic

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pedestrian bridge in the Edgeley Pond and Park;  
and

- ii. a \$1.2 million contribution towards an on-site public art budget for the creation of a public art piece consistent with the principles of Site 10 - Private Development, as outlined in the City's VMC Culture and Public Art Framework;
- iii) the Owner shall enter into a Section 37 Density Bonusing Agreement (the "Section 37 Agreement") with the City as a condition of minor variance and/or Local Planning Appeal Tribunal approval, if the increase in building height for the South Tower described in Condition a) ii) a) above is approved. The Section 37 Agreement will be executed by the Mayor and the City Clerk, pursuant to Section 37 of the Planning Act, to permit the bonussing for increased building height for the South Tower shown on Attachments #3 to #12 in return for the following community benefits, pursuant to Section 37 of the Planning Act, the policies of VOP 2010, and Guidelines for the Implementation of Section 37 of the Planning Act:
  - a) an on-site public art contribution with a budget of \$1.2 million consistent with the principles of Site 10 - Private Development, as outlined in the City's VMC Culture and Public Art Framework, to the satisfaction of the City; and
  - b) \$391,000 contribution towards an off-site community benefit regarding the first iconic pedestrian bridge in the Edgeley Pond and Park, to the satisfaction of the City.

Payment of the Section 37 amount, in the form of \$391,000 (offsite contribution) and \$1.2 million (on-site contribution) shall occur prior to the execution of the implementing Site Plan Agreement. The \$1.2 million Letter of Credit shall be transferred to the agreement identified in Condition iv) below (the "Public Art Agreement") upon the execution of the Public Art Agreement. Furthermore, the Owner shall pay to the City the Section 37 Agreement surcharge fee in accordance with the Tariff of Fees By-law 018-2018 for Planning Applications for the preparation of the Section 37 Agreement;

- iv) the Owner and the City shall execute a Public Art Agreement that will include a requirement for the Owner to submit a Letter of Credit to the City, to address the

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details to commission and install a permanent piece of public art as a public art contribution with a budget of \$1.2 million consistent with the principles of Site 10 - Private Development, as outlined in the City's VMC Culture and Public Art Framework, to the satisfaction of the City. The Owner shall develop a public art program that follows the approved process outlined in the City-wide Public Art Program, to the satisfaction of the City. The Public Art Agreement shall also include a requirement that the Owner shall own and maintain the public art piece(s);

- v) the Owner shall submit to the City the final 3D digital model of the Development, which shall include accurate geo-referenced digital data, as outlined in the final VMC Submission Protocol, to the satisfaction of the Development Planning Department. If the 3D digital model of the Development has not been completed by the Owner and provided to the City prior to the execution of the Site Plan Agreement, the Owner shall provide a separate Letter of Credit in a format satisfactory to the City in the amount of \$20,000.00 to guarantee the completion of the 3D digital model;
- vi) the Development Engineering Department shall approve the final site servicing and grading plan, sediment control plan, utility plan, geohydrology assessment, air quality study, geotechnical report, noise and vibration feasibility study, transportation impact study, functional servicing and stormwater management report, exterior street and site lighting plan, and dewatering plan;
- vii) the Development Engineering Department shall approve the final construction management plan that identifies such matters as staging, phasing, building material storage, contractor parking and construction access, and the Owner shall enter into an Encroachment Agreement with the City;
- viii) the Owner shall enter into a Development Agreement, if required, to advance the necessary servicing, road improvements on Interchange Way from Regional Road 7 to the terminus point at Interchange Way and provisions for the future east-west and north-south roads. The Agreement may include but not be limited to the requirement for front-end financing, cost-sharing, land acquisition, detailed design and construction of all facilities as identified in the ultimate road cross section of the VMC Secondary Plan. The Owner may be eligible for

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some cost recoveries through the City's Development Charges fund, to the satisfaction of the City;

- ix) the Owner shall satisfy all the requirements of the Environmental Services Department, Solid Waste Management Division. Upon a successfully completed Application, site inspection and executed Agreement as determined by the City, the future Condominium Corporation will be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an Agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the future Condominium Corporation;
  - x) the Owner shall satisfy all requirements of Alectra Utilities Corporation;
  - xi) the Owner shall satisfy all requirements of York Region;
  - xii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
  - xiii) the Owner shall satisfy all requirements of the Ministry of Transportation; and
  - xiv) the Owner shall satisfy all requirements of Canada Post;
- b) that the implementing Site Plan Agreement shall include the following provisions:
- i) The Owner shall pay to Vaughan, by way of certified cheque, cash-in-lieu of the dedication of parkland for high-density residential at a fixed rate per unit in accordance with the Planning Act and the City's Cash-in-Lieu Policy and 2% shall be paid for the commercial component in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the Subject Lands, for the commercial component prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment;
  - ii) The Owner shall pay to Vaughan all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board, prior to the issuance of any Vaughan Building Permit;

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- iii) Should archeological resources be found on the property during construction, the Owner must cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division;
  - iv) In the event human remains are encountered during construction, the Owner must cease all construction activities and contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
  - v) The submission of an Record of Site Condition acknowledged by the Ministry of the Environment and Climate Change shall be required prior to the issuance of a Building Permit;
2. THAT prior to the issuance of any Vaughan Building Permit(s) the Owner shall pay or post securities to the City for the applicable Area Specific Charges related to the VMC West Interchange Sanitary Sewer Improvements, VMC SE Doughton Sanitary Sewer Improvements, and the VMC-Interchange SWM Pond Retrofit Works to the satisfaction of the City.
3. THAT Vaughan Council adopt the following resolution for allocation of water and sewage servicing capacity:
- “IT IS HERBY RESOLVED THAT Site Plan Development File DA.17.015 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,649 residential units (3,658 persons equivalent).”
4. THAT prior to the execution of the Site Plan Agreement, the Owner shall agree to resolve their appeal (Appeal #164) to Vaughan Official Plan 2010, to the satisfaction of the City Solicitor.

**33 NEW COMMUNITY AREA - BLOCK 27 SECONDARY PLAN STUDY  
FILE 26.4.1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved;
- 2) That the following be approved in accordance with Communication C7, Memorandum from the Deputy City

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**Manager, Planning and Growth Management dated June 4, 2018:**

- 1. That Attachment 1 to this Communication be added as an additional response to Attachment 6 of Item 5.33 “NEW COMMUNITY AREA – BLOCK 27 SECONDARY PLAN STUDY FILE 26.4.1”; and**
- 3) That the deputation by Mr. David Falletta, Bousfields Inc., Church Street, Toronto, be received.**

**Recommendations**

1. THAT the draft Official Plan Amendment to the Vaughan Official Plan 2010 (Volume 1 and Volume 2), forming Attachment #4 to this report, BE APPROVED; and that it be submitted to Council for adoption, subject to any further direction resulting from the Committee of the Whole meeting;
2. THAT the Official Plan Amendment, as adopted by Council, be forwarded to York Region for approval as an insertion into Volume 2 of Vaughan Official Plan 2010, being the incorporation of a new Section “11.13 New Community Area - Block 27 Secondary Plan” as one of the “Secondary Plans” identified on Schedule 14-A of Volume 1 of Vaughan Official Plan 2010; and
3. THAT the additional work required as an addendum to the Upper West Don Subwatershed Study, be required to inform the future work conducted through the Master Environment and Servicing Plan for Block 27, to be completed in advance of the initiation of the Block Plan / Master Environment and Servicing Plan process for the lands within Block 27.
4. THAT staff proceed with the Kirby GO - Transit Hub Special Study to prepare a plan and policies which can form the basis for a phased development of the Kirby GO Transit Hub Special Study Area. Such plan may be implemented through the Block Plan process for the New Community Area of Block 27 or form the basis for an official plan amendment, as warranted by the outcome of the Study.
5. THAT staff report back to the Finance, Administration, and Audit Committee for Q3 2018, with a proposed work plan and budget for undertaking the Transit Hub Special Study for the lands surrounding the Kirby GO Station and the details pertaining to the financing of the study, to be funded through the 2019 Budget process.
6. THAT the City continue to work with Metrolinx and other affected transit authorities to advance the design and construction of the Kirby GO Station and its integration with the surrounding

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community to achieve the objectives envisioned by the Block 27  
Secondary Plan.

**34     SITE DEVELOPMENT FILE DA.18.026 CEDAR FAIR VICINITY OF  
RUTHERFORD ROAD AND HIGHWAY 400**

**The Committee of the Whole recommends:**

- 1)     That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved;**
- 2)     That staff host one meeting with the applicant and World of Food, 3300 Rutherford Road to discuss potential access to Canada's Wonderland Drive from 3300 Rutherford Road; and**
- 3)     That the coloured elevation submitted by the applicant, be received.**

**Recommendations**

- 1.     THAT Site Development File DA.18.026 (Cedar Fair) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit an 8-storey hotel building, with a gross floor area ("GFA") of 12,381m<sup>2</sup>, as shown on Attachments #3 to #6:**
  - a)     Prior to the execution of the Site Plan (Amending) Agreement:**
    - i)     the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape Letter of Credit, signage details and Arborist Report;**
    - ii)    The Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management reports and drawings, site illumination plan, utility coordination plan, geotechnical and hydrogeological assessment, and Traffic Impact Study;**
    - iii)   The Owner shall pay the Development Engineering Site Plan fee pursuant to the Fees and Charges By-law as amended. If the fee is not paid in the calendar year in which it is calculated, the fee will be subject to increase in the next calendar year;**
    - iv)   The Owner shall enter into a Development Agreement with Development Engineering Department for the installation of any proposed service connections and agree to pay for design and construction of any improvements to the municipal infrastructure regarding the site servicing assessment, should it be determined**

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that upgrades are required to the infrastructure to support this Development. The Owner also shall agree to pay applicable fees and post necessary Letter(s) of Credit pursuant to the City Fees and Charges By-law as amended;

- v) The Owner shall make all necessary arrangements with the Owner of the adjacent property to the east (World of Food, 3300 Rutherford Road) to secure the required easement(s) over these lands for the proposed water and sanitary service connections and amend the existing easement agreement to this effect, or secure other suitable alternative servicing arrangements to the satisfaction of the City;
- vi) the Owner shall satisfy all requirements of the Environmental Services Department Solid Waste Division;
- vii) the Owner shall successfully obtain approval of a Minor Variance application for the required zoning exceptions to Zoning By-law 1-88, as identified Table 1 in this report, and a Consent application, if required, for any easement(s) to facilitate the servicing of the Subject Lands, from the Vaughan Committee of Adjustment. The Committee's decision(s) shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee;
- viii) the Owner shall satisfy all York Region requirements, including the payment of all York Region review fees;
- ix) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario ("MTO"), including but not limited to satisfying the MTO's requirement for additional stormwater management analysis, and successfully obtain approval of the required Building and Land Use Permits;
- x) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority ("TRCA") and obtain approval of a sitespecific Water Balance Analysis which addresses the Wellhead Protection Area-Q2 ("WHPA-Q2") requirements to the satisfaction of TRCA;
- xi) "The Owner shall provide the City with a Letter of Credit for any tree compensation value and for the landscape and engineering works prior to the execution of the Site Plan Agreement"; and



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- xii) "The Owner shall obtain approval from the Development Planning Department for a separate municipal address for the proposed hotel building".
- b) that the Site Plan (Amending) Agreement include the following clauses:
  - i) "The Owner shall pay, to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."
  - ii) "The Owner acknowledges that the City's 2018 Pedestrian and Bicycle Master Plan (in process) will identify a multiuse active transportation connection across Highway 400 to connect to multiuse recreational trails on the east and west side of Highway 400 within Block 32. The future connection may require access through the Owner's lands, north of the proposed hotel. The City may request easements, in favour of the City, to provide for the future crossing."
  - iii) "The Owner agrees that waste collection services for the Development will be the responsibility of the Owner."
  - iv) "The Owner shall agree in the Site Plan Agreement that prior to occupancy of the building, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report. Where wall, window and/or oversized forced air mechanical systems are required by the Noise Report, these features be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final Noise Report and be submitted to the City's Chief Building Official and the Director of Development Engineering."
  - v) "The Owner agrees that prior to occupancy of the building, the Owner shall submit to the City, satisfactory evidence that the appropriate Noise warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements and condominium declarations."

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- vi) "The Owner shall pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction."
  - vii) "The Owner shall provide Presto cards to hotel staff as an incentive to promote transit usage."
  - viii) "Prior to occupancy, the existing Canada's Wonderland Theme Park entrance gates to this private driveway shall be relocated, north of the entrance of the proposed hotel driveway, in accordance with the recommendations of the Traffic Impact Study ("TIS"). The Owner shall submit a Letter of Credit in an amount equal to the value of relocating and/or reconstructing (if necessary) the existing gates, which shall be released upon confirmation of said works in accordance with the approved site plan and TIS" and related plans.
- c) That prior to the issuance of a Building Permit, the Owner agrees to pay all applicable Development Charges in accordance with the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board Development Charge By-laws at the time of the issuance of a Building Permit.

**35      OFFICIAL PLAN AMENDMENT FILE OP.17.010 ZONING BY-LAW  
AMENDMENT FILE Z.17.026 DRAFT PLAN OF SUBDIVISION FILE  
19T-17V009 TESTON SANDS INC. VICINITY OF DUFFERIN STREET  
AND TESTON ROAD**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and
- 2) That the following deputations and Communication be received:
  - 1. Mr. Robert Kenedy, MacKenzie Ridge Ratepayers Association, Georgia Crescent, Maple, and Communication C4 dated June 2, 2018;
  - 2. Mr. David Donnelly, Donnelly Law, Carlaw Avenue, Toronto, representing MacKenzie Ridge Ratepayers Association;
  - 3. Ms. Susan Sigrist, Matterhorn Road, Maple; and
  - 4. Mr. Glenn Lucas, Lucas & Associates, Marina Crescent, Collingwood, on behalf of the applicant.

**Recommendations**

THAT the Local Planning Appeal Tribunal ("LPAT") be advised that Vaughan Council ENDORSES the following Recommendations:

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1. THAT Official Plan Amendment File OP.17.010 (Teston Sands Inc.) BE APPROVED; to amend Site-Specific Policy 13.20 (Attachment #6) of the Vaughan Official Plan 2010 (VOP 2010), Volume 2 to redesignate the Subject Lands from “Natural Areas” to “Low-Rise Residential” subject to the “Low-Rise Residential” policies of VOP 2010.
2. THAT the implementing Official Plan Amendment include the following policy to the satisfaction of York Region:

“The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment (“IEA”) and that a portion may be subject to the Holding Symbol “(H)” provisions under the Planning Act, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA.”
3. THAT Zoning By-law Amendment File Z.17.026 (Teston Sands Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone” to “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3 (H) Residential Detached Zone Three” with the Holding Symbol “(H)”, OS1 (H) “Open Space Conservation Zone” with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4.”
4. THAT the Holding Symbol “(H)” shall not be removed from the lands zoned “RD3(H) Detached Residential Zone Three” with the Holding Symbol “(H)” and “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)” as shown on Attachment #4, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:
  - i) For Lots 1 to 5 and Block 92 (Stormwater Management Pond) until York Region has completed the design and is satisfied the vertical and horizontal design is approved or until the Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction; and,
  - ii) For Lots 46 to 53, Lots 1 to 7 and Blocks 91 and 92 until such time as the design of Teston Road has been completed and approved by York Region and until an alternative stormwater management solution which does not require

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these lands is approved by the City, York Region and the Toronto and Region Conservation Authority.

5. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
6. THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) as shown on Attachment #4 BE APPROVED; to facilitate a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings, subject to the Conditions of Draft Plan Approval set out in Attachment #1.
7. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) shall contain the following clause:
  - i) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
8. THAT Vaughan Council adopt the following resolution for allocation of water and sewage servicing capacity:

“IT IS HERBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 87 residential units (311 persons equivalent).
9. Should the Local Planning Appeal Tribunal (“LPAT”) approve the applications, then LPAT withhold its final Order on the Official Plan Amendment File OP.17.010, Zoning by-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 until confirmation from the City is received indicating that the Owner’s LPAT appeal of Vaughan Official Plan 2010 (File No. PL111184) (Appeal #162) as it pertains to the Subject Lands is resolved to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.

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10. THAT City of Vaughan Staff be directed to attend the LPAT proceedings in support of the Recommendations contained in this report and the Conditions of Draft Approval identified in Attachment #1 for Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009.

**36 OFFICIAL PLAN AMENDMENT FILE OP.06.028 ZONING BY-LAW  
AMENDMENT FILE Z.06.075 RUTHERFORD LAND DEVELOPMENT  
CORP. VICINITY OF RUTHERFORD ROAD AND JANE STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and**
- 2) That Communication C9, from A. Milliken Heisey, Q.C., Papazian Heisey Myers, Barristers & Solicitors, King Street West, Toronto dated June 4, 2018, be received.**

**Recommendations**

THAT the Local Planning Appeal Tribunal ("LPAT") be advised that the City of Vaughan ENDORSES the following recommendations:

1. Official Plan Amendment File OP.06.028 (Rutherford Land Development Corp.) be approved in principle, subject to the matters as set out in Recommendation # 6; to amend Volume 2 of the Vaughan Official Plan 2010, specifically Schedules "B" and "I" of the Vaughan Mills Centre Secondary Plan ("VMCSP"), on the Subject Lands shown on Attachments #1 and #2, to:
  - a) increase the permitted building height from 22 to 30-storeys;
  - b) increase the permitted density (Floor Space Index - "FSI") from 3.72 to 8.5 times the area of the Subject Lands;
  - c) permit a 25m separation between the apartment buildings;
  - d) incorporate a minimum 2,500 m<sup>2</sup> Privately Owned Publicly Accessible Space ("POPS"); and
  - e) Permit a setback of 1.5 m for a portion of a building (Jane Street) above 6 metres in height from a public street.
2. THAT Zoning By-law Amendment File Z.06.075 (Rutherford Land Development Corp.) be approved in principle, subject to the matters as set out in Recommendation #6; to:
  - a) amend Zoning By-law 1-88 to rezone the Subject Lands shown on Attachments #1 and #2 from "EM1 Prestige Employment Area Zone", subject to site-specific Exception 9(1170) to "RA3(H) Apartment Residential Zone" with the

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Holding Symbol “(H)”, together with the site specific development standards identified in Table 1 of this report; and

- b) permit the bonusing for increased building height and density for the Development shown on Attachments #3 to #8 in return for community benefits, pursuant to Section 37 of the Planning Act, the policies of Vaughan Official Plan 2010 (“VOP 2010”), and the City of Vaughan Guidelines for the Implementation of Section 37 of the Planning Act, including a \$4.1 million contribution towards community benefits pursuant to Vaughan Official Plan 2010 and the Vaughan Mills Centre Secondary Plan.
3. THAT the Holding Symbol “(H)” shall not be removed from the lands zoned RA3(H) Apartment Residential Zone, as shown on Attachment #3, until:
- a) The Owner successfully obtain approval of Draft Plan of Subdivision File 19T-18V001, or phase thereof, from Vaughan Council or the Local Planning Appeal Tribunal;
  - b) Water and sewer servicing capacity being identified and allocated by the City of Vaughan;
  - c) The City of Vaughan shall be in receipt of confirmation of a Ministry of Environment and Climate Change Acknowledgement/Registration of the Record of Site Condition;
  - d) The submission of an Environmental Noise Impact Study and an Environmental Vibration Report, prepared in consultation with the operators of the “Rail Yard” and the “Existing Industrial Lands”, to the satisfaction of the City of Vaughan. For the purposes of this Zoning Bylaw a “Rail Yard” is defined as the McMillan Rail Yard and the “Existing Industrial Lands” are defined as the Maple Stamping Plant;
  - e) The provision and/or securing of any required noise mitigation and control measures at the Owner’s expense as the City of Vaughan may require;
  - f) If necessary, the execution of agreements satisfactory to the City of Vaughan between the Owner and owner(s) of neighbouring lands containing stationary noise sources to secure any noise mitigation measures which may be required on these neighbouring lands, as the City may require;

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- g) The Owner successfully obtaining the approval of a Site Development Application from Vaughan Council or the Local Planning Appeal Tribunal for the Development;
  - h) The execution of a Site Plan Agreement, or other such agreement, satisfactory to the City of Vaughan to be registered on title which obligates the Owner to include in all Offers of Purchase and Sale, warning clauses for the Subject Lands and to provide notice of the Class 4 Area classification to prospective purchasers of residential units on the Subject Lands to the satisfaction of the City;
  - i) The Owner successfully obtaining a resolution passed by Vaughan Council classifying the Subject Lands as a Class 4 Area;
  - j) A Subdivision Agreement and any other necessary agreement(s), has been executed and registered with respect to the Subject Lands securing the conveyance and construction of the public streets, including the completion of the extension of Caldari Road to Rutherford Road, the completion of Street B, and the widening of Jane Street; the payment of cash-in-lieu of parkland, or provision of parkland, in accordance with Section 42 of the Planning Act; cost sharing; and, the installation of the necessary municipal service and utilities, to the satisfaction of the City; and
  - k) An agreement pursuant to Section 37 of the Planning Act has been executed and registered, providing for the payment of \$4.1 million with respect to the increase in building height and density for the Development of the Subject Lands. Payment of the Section 37 amount shall be prorated based upon the percentage of the approved number of units and payable prior to the issuance of the first Building Permit for any above grade structure(s) (other than the temporary sales office).
4. THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a contribution, pursuant to Section 37 of the Planning Act, for the contribution of \$4.1 million. The Section 37 benefits will be implemented through an agreement (the "Section 37 Agreement") between the Owner and the City of Vaughan to be executed prior to the removal of the Holding Symbol "(H)" from the Subject Lands. The payment of the Section 37 amount shall be paid to the City prior to the issuance of the first Building Permit for any above grade structure and shall be applied to the community benefits pursuant to policies of Vaughan Official Plan 2010 and the Vaughan Mills Centre Secondary Plan. The amount of the payment shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price

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Index for Vaughan to be calculated from the date of the enactment of the Zoning By-law Amendment.

5. THAT the form and content of the Official Plan Amendment and Zoning By-law Amendment be prepared to the satisfaction of the Deputy City Manager, Planning and Growth Management and the City Solicitor.
6. THAT the Local Planning Appeal Tribunal be requested to withhold its final Decision/Order until:
  - a) The Local Planning Appeal Tribunal's final Decision/Order related to the Vaughan Mills Centre Secondary Plan, as it applies to the Subject Lands, has been issued; and
  - b) All conditions identified in this report, including the implementing Official Plan Amendment and Zoning By-law Amendment are resolved.
7. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
8. THAT City of Vaughan staff and external counsel, as required, be directed to attend the Local Planning Appeal Tribunal Prehearing in support of the Recommendations contained in this report for Official Plan Amendment and Zoning By-law Amendment Files OP.06.028 and Z.06.075.
9. THAT, should the LPAT approve Official Plan Amendment and Zoning By-law Amendment Files OP.06.028 and Z.06.075, that the Mayor and the City Clerk be authorized to execute a Section 37 Density Bonusing Agreement (the "Section 37 Agreement"), pursuant to Section 37 of the Planning Act, for the implementation of community benefits, to the satisfaction of the Deputy City Manager, Planning and Growth Management, and the City Solicitor.

**37     ZONING BY-LAW AMENDMENT FILE Z.17.011 SITE DEVELOPMENT  
FILE DA.17.023 LANDMART REALTY CORP. VICINITY OF ISLINGTON  
AVENUE AND RUTHERFORD ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and



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- 2) That the deputation by Mr. Dominique Janssens, Colle Melito Way, Woodbridge, be received.**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.17.011 (Landmart Realty Corp.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachments #1 and #2, from “A Agricultural Zone”, to “RM2 Multiple Residential Zone”, in the manner shown on Attachment #3, together with the site specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.17.023 (Landmart Realty Corp.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to permit 88 back-to-back stacked townhouse units (Blocks 1, 2 and 3) and 16 stacked townhouse units (Block 1), as shown on Attachments #3 to #5:
  - a) That prior to the execution of the Site Plan Agreement:
    - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
    - ii) the Owner of the Subject Lands shall successfully obtain approval of a Consent Application from the Vaughan Committee of Adjustment (the “Committee”) to secure an access easement from the landowner to the north (9600 Islington Avenue) for the shared driveway access, as identified in this report. The Committee’s decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
    - iii) the Development Engineering Department shall approve the final grading plan, servicing plan, erosion and sediment control plan, erosion and sediment control plan, Functional Servicing and Stormwater Management Report, geotechnical investigation report, external lighting plan, Noise Impact Study, Transportation Impact Study, and the Transportation Demand Management Plan;
    - iv) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Division;
    - v) the Owner shall satisfy all requirements of the Fire and Rescue Service Department;
    - vi) the Owner shall contact the Woodbridge Expansion Area Cost Sharing Agreement Trustee, and obtain a clearance letter for the Development; and

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- vii) the Owner shall satisfy all requirements of York Region.
- b) That the Site Plan Agreement shall include the following clauses:
  - i) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”;
  - ii) “Prior to the issuance of a Building Permit, the Owner shall pay to the City all applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, York Region, York Region District School Board and the York Catholic School Board.”; and
  - iii) “The Owner shall grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.”
- 3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Site Development Application File DA.17.023 (Landmart Realty Corp.) be allocated servicing capacity from the York Sewage Servicing/Water supply System for a total of 104 residential units (318 persons equivalent).”

**38      ZONING BY-LAW AMENDMENT FILE Z.17.043 OMERS REALTY CORPORATION VICINITY OF REGIONAL ROAD 7 AND REGIONAL ROAD 27**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:**

**Recommendations**

- 1. THAT Zoning By-law Amendment File Z.17.043 (OMERS Realty Corporation) BE APPROVED, to amend Zoning By-law 1-88 to

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permit and define “Adhesive Manufacturing” and “Powder Manufacturing” uses within Unit “A” of the existing employment building, as shown on Attachment #3, and to reduce the required parking supply, in order to manufacture the bonding agents within the existing building, used for the installation of ceramic tile and stone, together with the site-specific zoning exceptions identified in Table 1 of this report.

**39     ZONING BY-LAW AMENDMENT FILE Z.17.024 DRAFT PLAN OF  
SUBDIVISION FILE 19T-17V008 NASHVILLE (BARONS)  
DEVELOPMENTS INC. WARD 1 - VICINITY OF HUNTINGTON ROAD  
AND NASHVILLE ROAD**

**The Committee of the Whole recommends:**

- 1)     That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved;**
- 2)     That the deputation by Mr. Don Given, Malone Given Parsons, Renfrew Drive, Markham, on behalf of the applicant, be received; and**
- 3)     That Communication C8 from Tas Candaras, A.M. Candaras Associates Inc., Weston Road dated May 29, 2018, be received.**

**Recommendations**

- 1.     THAT Zoning By-law Amendment File Z.17.024 (Nashville (Barons) Developments Inc.) BE APPROVED; to amend Zoning By-law 1-88 on the Subject Lands shown on Attachments #2 and #3, specifically to rezone the Subject Lands from “A Agricultural Zone”, “M3 Transportation Industrial Zone” and “RR Rural Residential Zone” to “RD3(H) Residential Detached Zone Three”, “RD4(H) Residential Detached Zone Four” and “RR(H) Rural Residential Zone” all with the addition of the Holding Symbol “(H)”, and “OS2 Open Space Park Zone” in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 to this report.**
- 2.     THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:**
  - a)     The proposed water, wastewater and stormwater servicing scheme for the development of the Subject Lands, as detailed in a Functional Servicing Report, shall be to the satisfaction of the Development Engineering Department; and**

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- b) The consolidation of Lot 27 with the abutting 101 m<sup>2</sup> of the York Region Well lands to the south when the lands are obtained from York Region to create a buildable lot.
- 3. THAT Draft Plan of Subdivision File 19T-17V008 (Nashville (Barons) Developments Inc.), as redlined, BE APPROVED; to facilitate a residential Draft Plan of Subdivision comprised of 48 lots for detached dwellings, a linear park and the maintenance of two dwellings fronting onto Nashville Road, as shown on Attachment #4, subject to the Conditions of Pre-Approval and Approval set out in Attachment #1.
- 4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V008 (Nashville (Barons) Developments Inc.) be reserved servicing capacity for a total of 50 residential units (200 persons equivalent). This reservation shall automatically be revoked after a period of twelve months in the event that the Draft Plan of Subdivision has not proceeded to registration.”

**40 ZONING BY-LAW AMENDMENT FILE Z.17.022 DRAFT PLAN OF  
SUBDIVISION FILE 19T-17V007 NASHVILLE (BARONS)  
DEVELOPMENTS INC. & NASHVILLE (10 ACRES) DEVELOPMENT  
INC. WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE  
ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:**

**Recommendations**

- 1. THAT Zoning By-law Amendment File Z.17.022 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands (shown on Attachments #2 and #3) from “A Agricultural Zone” to “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four”, “RT1 Residential Townhouse Zone” and “RVM2 Residential Urban Village Multiple Zone Two”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment #4, together with the site-specific exceptions identified in Table 1 of this report.
- 2. THAT Draft Plan of Subdivision File 19T-17V007 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.), BE APPROVED; to facilitate a residential Draft Plan of Subdivision consisting of lots for 266 dwelling units including 205 detached dwellings, 46 street townhouse dwellings

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and 30 residential Blocks (part lots) for 15 dwellings, a medium density/mixed-use Block, neighbourhood and linear park Blocks and an open space block as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.

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

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V007 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 266 residential units (825 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City.”

4. THAT the revised Nashville Heights Block 61 West Plan shown on Attachment #5 BE APPROVED.

**41 ZONING BY-LAW AMENDMENT FILE Z.17.044 SITE DEVELOPMENT  
FILE DA.17.086 YORK MAJOR HOLDINGS INC. VICINITY OF EAGLE  
ROCK WAY AND MCNAUGHTON ROAD EAST**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved;**
- 2) That the following be approved in accordance with Communication C10, Memorandum from the Deputy City Manager, Public Works dated June 4, 2018:**
  - 1. That Recommendation No. 2 b) vii) be deleted; and**
- 3) That the coloured elevation submitted by the applicant, be received.**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.17.044 (York Major Holdings Inc.) BE APPROVED, to remove the Holding Symbol “(H)” from Phase 2 of the Subject Lands, as shown on Attachments #2 and #3.
2. THAT Site Development File DA.17.086 (York Major Holdings Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to permit a mixed-use development (Phase 2) consisting of a 10 to 12-storey apartment building with 312 units, including 5 grade related townhouse units in the podium of the building and 692 m<sup>2</sup> of ground floor retail and office uses; and to permit the 3 levels of an

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underground parking garage for a future apartment building (Phase 3), as shown on Attachments #3 to #7:

- a) prior to the execution of the Site Plan Agreement(s):
  - i) the Development Planning Department shall approve the final site plan, building elevations, parking plans, landscape plan and landscape cost estimate for Phase 2 and Phase 3;
  - ii) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1- 88, as identified in Table 1 of this report for Phase 2 of the Development from the Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee. The Owner shall also obtain approval of a separate Minor Variance Application for the underground garage for Phase 3, as identified in Table 2 of this report and the Committee's decision shall be final and binding and the Owner shall satisfy all conditions of the Committee;
  - iii) the Owner shall secure public access over the pedestrian linkage from Salterton Circle to Eagle Rock Way, as shown on Attachments #2 and #4; to the satisfaction of the City;
  - iv) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion control plan, functional servicing and stormwater management report and drawings, geotechnical and hydrogeological assessment, dewatering plan, external lighting plan, the utility coordination plan, environmental noise report, shoring and tie-back design, construction schedule and phasing plan, construction logistics plan, Transportation Impact Study, Transportation Demand Management Plan, Transportation Management Plan (Maple GO Station Secondary Plan) and Pavement Markings and Signage Plan;
  - v) the Owner shall apply to the City for any permanent dewatering system(s) that is required for the Development, and enter into an agreement and/or obtain a permit to discharge groundwater as required by the City, to the satisfaction of the Environmental Services Department;
  - vi) the Owner shall satisfy all requirements of Environmental Services, Solid Waste Management Division;

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- vii) the Owner shall satisfy all requirements of York Region;  
and
  - viii) the Owner shall satisfy all requirements of Metrolinx.
- b) that the implementing Site Plan Agreement shall include the following clauses:
  - i) "Snow removal for the development shall be privately administered and the responsibility of the Owner or the Condominium Corporation(s)."
  - ii) "That the Owner agree to carry out, or caused to be carried out, the water balance mitigation strategy in accordance with the Water Balance Assessment Report, prepared by Stantec Consulting Ltd., dated December 9, 2016."
  - iii) "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 of Vaughan's Development Planning Department shall be notified immediately."
  - iv) "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."
  - v) "The Environmental Services Department, Solid Waste Management Division advise that upon a successfully completed application, site inspection and the execution and registration of an Agreement with the City, the future Condominium Corporation may be eligible for municipal waste collection services however, should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an Agreement with the City for municipal waste collection services, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation."
  - vi) "The Owner shall provide, in conjunction with an application for a Building Permit, a certification by a noise consultant that the noise attenuation measures identified in the approved environmental noise report have been included in the building plans. Furthermore, prior to the registration of a Draft Plan of Condominium, the Owner's noise consultant shall certify that the noise attenuation

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measures identified in the approved environmental noise report have been incorporated into the building, all to the satisfaction of the Development Engineering Department.”

- vii) “The Owner acknowledges the City has completed several wastewater system optimization studies that identify the need for inflow-infiltration remediation and / or sanitary sewer infrastructure upgrades necessary to accommodate redevelopment / intensification.

The City intends to include these improvement works in an Area Specific Development Charge (“ASDC”) By-Law to collect the necessary capital funds for inflow-infiltration remediation and / or sanitary sewer infrastructure upgrades as necessary.

Upon execution of this Site Plan Agreement and prior to the issuance of Building Permits, the Owner shall provide the City with an additional Letter of Credit in the sum of \$1,034,280 as security for its proportionate share of the cost of the Wastewater System Optimization Works. The sum of \$1,034,280 is the City’s current estimate of the Owners proportionate share calculated based on the rate of \$1,500 per person for the York Major Holdings Inc. (File DA.17.086) development. The total number of units have been determined to be 312 residential units (312 apartment units) = 690 persons equivalent (690 persons equivalent times \$1,500 per person equals \$1,034,280).

The City shall advise the Owner of the current estimate of cost at least forty (40) days prior to the expiration of the Letter of Credit and the Owner shall file a replacement Letter of Credit in the revised amount prior to the expiration of the existing Letter of Credit. This procedure shall continue until the final costs are confirmed or the City will draw upon the Letter of Credit. If, at any time, the Owner fails to file a replacement Letter of Credit at least thirty (30) days prior to expiration of a Letter of Credit, the City may draw the monies secured by the Letter of Credit, if it is not sufficient, the City may further draw upon the Site Plan Letter of Credit for the balance of the revised amount and hold the monies upon the same terms as applicable to the Letter of Credit. The City may also refuse to issue further building permits until such time as the required Letter of Credit is filed.

In the event that the Wastewater System Optimization Works is permitted by legislation to be included as an ASDC, the Owner shall pay the Development Charge



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component related to the Wastewater System Optimization Works for the York Major Holdings Inc. (File DA.17.086) as ascertained by the City. If the Owner does not pay the Development Charge component related to the Wastewater System Optimization Works within ten (10) business days of written notice from the City, the City may draw upon the Letter of Credit and upon the Municipal Services Letter of Credit, if necessary, for the required amount.

In the event that the Development Charges By-law is not finalized prior to the release of the Site Plan Letter of Credit, the City shall advise the Owner the current estimate of cost and the Owner shall file a replacement Letter of Credit in the revised amount.”

vii) “The Owner shall display a Community Plan in the sales office comprised of information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City of Vaughan, and that no Building Permit shall be issued until the Community Plan is approved by the Development Planning Department. The Community Plan shall identify the following:

- the plan for the broader area, showing the surrounding land uses, arterial roads, etc.;
- the location of street utilities, entrance features, sidewalks and transit stops;
- the location of parks, open space, trails and community facilities;
- the location of institutional uses, including schools, places of worship and community facilities;
- the location and type of retail and office sites;
- colour-coded identification of detached, semi-detached, townhouse and apartment units;
- future expansion plans, including the potential parking structure for the Maple GO Station;
- the following notes in BOLD CAPITAL TYPE on the map; and,

For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, L6A 1T1, (905) 832-8585.

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This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers. [in such circumstances the Owner is responsible for updating the map in a timely manner and forwarding it to the City of Vaughan for verification].”

- c) that the implementing Site Plan Agreement shall include the following warning clauses and a requirement that these warning clauses be included in the future Condominium Agreement, Condominium Declaration, Articles of Incorporation and all Agreements of Purchase and Sale and/or Lease:

i) Noise

- “Purchasers and/or tenants are advised that despite the inclusion of noise control features within the Maple GO Station Secondary Plan area and within the dwelling units, sound from increasing road and rail traffic may continue to be of concern and may occasionally interfere with some activities of the dwelling occupants, as the outdoor traffic sound levels may exceed the noise criteria of the municipality and the Ministry of Environment and Climate Change (“MOECC”).”
- “This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment and Climate Change (“MOECC”).”
- “This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the criteria of the Municipality and the Ministry of the Environment and Climate Change (“MOECC”).  
(Note: The location an installation of the outdoor air conditioning device should minimize the noise impacts from the unit and comply with the criteria

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of MOECC publication NPC-216, Residential Air Conditioning Devices).”

- “Purchasers/tenants are advised that due to the proximity of the adjacent commercial facilities, noise from the commercial facilities may at times be audible.”

### ii) Public Pedestrian Linkage

- “Purchasers and/or tenants are to be advised that the public pedestrian linkage shall be free and uninterrupted and unobstructed right in perpetuity as described on a future deposited reference plan.”
- “The Owner/Condominium Corporation shall agree not to build or cause to be built any building, fence or other obstruction over the public pedestrian linkage.”
- “The Owner shall agree to carry out any construction, maintenance or repairs of the public pedestrian access or related structures/ appurtenances, or use of the access area in a good safe, accessible and workmanlike manner in accordance with City of Vaughan Standards and By-laws and shall remove all debris with respect to any such construction, repair and/or maintenance of the public access or related structures / appurtenances and shall complete same as soon as and as quickly as reasonably practicable.
- “The Owner shall fully indemnify and save harmless the City in respect to any and all claims for damages, injury, or loss of any nature caused to any person or property resulting in any way either directly or indirectly from using the pedestrian access or related works caused by the negligence of its own agents or employees to the property.”

### iii) Canadian National Railway

- “Purchasers and/or tenants are to be advised that Canadian National Railway or its successors or assigns, have an operating right-of-way within 300 m from the land subject hereof and there may be alterations to the right-of-way including the possibility

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that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from use of its facilities and/or operations.”

- “Purchasers and/or tenants are to be advised that the lot abuts a GO Transit parking lot of which noise and lighting may be of concern due to the nature of the parking lot operation.”
- “Purchasers and/or tenants are advised that the cul-de-sac at the west terminus of Eagle Rock Way may be reconstructed in the future to facilitate the on-street bus loop without further notice.”
- “Purchasers and/or tenants are advised that GO Transit is proposing a future structured parking lot expansion which noise and lighting may be of concern due to the nature of the parking lot operation.”

iv) Metrolinx

GO Transit requires that all development agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease or in the Articles of Incorporation of the Condominium Declaration of each dwelling unit within 300 m of the railway right-of-way contain the following clauses:

- “Warning: Metrolinx, carrying on business as GO Transit, and its assigns and successors in interest are the Owners of lands within 300 m from the land which is the subject hereof. In addition to the current use of the lands owned by Metrolinx, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that GO Transit or any railway entering into an agreement with GO Transit to use the Metrolinx lands or Metrolinx and their respective assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of

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the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under its lands.”

- “The Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings in favour of Metrolinx.”

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

“IT IS HEREBY RESOLVED THAT Site Development File DA.17.086 (York Major Holdings Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 312 residential units (690 persons equivalent).”

4. THAT the Owner be permitted to apply for a Zoning By-law Amendment and/or a Minor Variance application to the City, if required, before the second anniversary of the day on which the implementing Minor Variance through the Committee of Adjustment for the Phase 3 Subject Lands comes into effect.

**42 ZONING BY-LAW AMENDMENT FILE Z.16.038 SITE DEVELOPMENT FILE DA.16.046 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-16V006 PINE VALLEY ENCLAVE II LTD. VICINITY OF PINE VALLEY DRIVE AND LANGSTAFF ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved;
- 2) That the following deputations and Communication be received:
  1. Ms. Tania Lamanna, Pine Grove Road, Woodbridge, on behalf of Alfio and Agata Tomassini and Communication C5, dated February 8, 2017;
  2. Ms. Lillian Iacobelli, Pine Valley Drive, Vaughan, on behalf of her parents; and

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- 3. Mr. John Zipay, President, John Zipay & Associates,  
Burlington, on behalf of the applicant; and**
- 3) That the coloured elevations submitted by the applicant, be received.**

**Recommendations**

THAT the Local Planning Appeal Tribunal (“LPAT”) be advised that Vaughan Council ENDORSES the following:

1. THAT should the Local Planning Appeal Tribunal approve Zoning By-law Amendment File Z.16.038, Site Development File DA.16.046 and Draft Plan of Condominium (Common Element) File 19CDM-16V006, either in whole or in part, that the Local Planning Appeals Tribunal withhold its final Decision/Order until such time that:
  - a) the implementing site-specific Zoning By-law Amendment is prepared to the satisfaction of the City;
  - b) the implementing Site Plan Agreement is prepared to the satisfaction of the City, and includes the final plans and conditions of City Departments and external agencies; and
  - c) the Draft Plan of Condominium (Common Elements) and the implementing Condominium Agreement is prepared to the satisfaction of the City and includes the conditions of City Departments and external agencies.
2. THAT Zoning By-law Amendment File Z.16.038 (Pine Valley Enclave II Ltd.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachments #2 and #3, from “R3 Residential Zone” to “RM2 Multiple Residential Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment #4, together with the site-specific exceptions to the “RM2 Multiple Residential Zone” identified in Table 1 of this report.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to seek permission for a minor variance(s) to the in-effect Zoning By-law to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law comes into full force and effect.
4. THAT Site Development File DA.16.046 (Pine Valley Enclave II Ltd.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit the development of 22, 3-storey townhouse dwelling units, as shown on Attachments #4 to #7:
  - a) That prior to the execution of a Site Plan Agreement:

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- i) the portion of the lands to be zoned OS1 Open Space Conservation Zone be dedicated into public ownership free of all costs and encumbrances;
  - ii) the Owner shall provide compensation to the City of Vaughan in the amount \$52,250 for the removal of 95 trees located outside the staked drip-line in accordance with the City's Tree Protection Protocol;
  - iii) the Owner shall agree to provide the necessary reciprocal access easement(s) to facilitate future private road and servicing connections to the abutting lands, and an easement(s) in favour of the public authority for access into the Open Space lands for maintenance purposes, to the satisfaction of the City;
  - iv) the Owner shall satisfy all requirements of the Development Planning Department, and the Development Planning Department shall approve the final site plan, building elevations, landscape plans and landscape cost estimate;
  - v) the Owner shall satisfy all requirements of the Development Engineering Department, and the Development Engineering Department shall approve the final site servicing and grading plan, erosion and sediment control plan, downstream sanitary and storm analysis and storm water management report;
  - vi) the Owner shall satisfy all requirements of the Policy Planning and Environmental Sustainability Department;
  - vii) the Owner shall obtain all necessary approvals and shall satisfy all requirements of the Toronto and Region Conservation Authority; and
  - viii) the Owner shall obtain all necessary approvals and shall satisfy all requirements of York Region.
- b) THAT the Site Plan Agreement include the following clauses:
  - i) the Owner shall provide fencing (1.5 m high vinyl chain link fence and all fence details) along the rear yard of the lots abutting the OS1 Open Space Conservation Zone;
  - ii) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in- Lieu of Parkland Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the

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Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment;

- iii) 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 of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately; and
  - iv) 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 Region Police Department, the Regional Coroner, the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services, and the Development Planning Department, Urban Design and Cultural Heritage Division.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:
- "IT IS HEREBY RESOLVED THAT Site Development File DA.16.046 (Pine Valley Enclave II Ltd.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 22 residential units (67 persons equivalent)."
6. THAT Draft Plan of Condominium (Common Element) File 19CDM-16V006 (Pine Valley Enclave II Ltd.) BE APPROVED, as shown on Attachment #8 and subject to the Conditions of Draft Approval set out in Attachment #1.
7. THAT City of Vaughan staff be directed to attend the Local Planning Appeal Tribunal Hearing in support of the Recommendations contained in this report and the Conditions of Draft Approval identified in Attachment #1 for Zoning By-law Amendment File Z.16.038, Site Development File DA.16.046, and Draft Plan of Condominium (Common Element) File 19CDM-16V001 (Pine Valley Enclave II Ltd.).

**43 SITE DEVELOPMENT APPLICATION FILE DA.18.022 1845255  
ONTARIO LIMITED VICINITY OF REGIONAL ROAD 50 AND NATIVIO  
STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and



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- 2) That the coloured elevations submitted by the applicant be received.**

**Recommendations**

1. THAT Site Development File DA.18.022 (1845255 Ontario Limited) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit a 17,709 m<sup>2</sup> employment building with a 3-storey accessory office component (4,283.80 m<sup>2</sup>), as shown on Attachments #3 to #6:
  - a) That prior to the execution of the Site Plan Agreement:
    - i) the Development Planning Department shall approve the final site plan, building elevations, signage details, landscape plan, landscape cost estimate and arborist tree report and plans;
    - ii) the Development Engineering Department shall approve the final site servicing and grading plan, stormwater management report, and truck manouvering plan;
    - iii) the Environmental Services Department Solid Waste Management Division shall approve the final waste management plan;
    - iv) the Owner shall satisfy all requirements of York Region; and,
    - v) the Owner shall satisfy all requirements of Peel Region.
  - b) That the Site Plan Agreement shall include the following clauses:
    - i) In areas where there is no identified archaeological potential, the following standard clauses apply for the lands being disturbed for the development/construction, as required by the Ministry of Tourism, Culture and Sport:

“Should archaeological resources be found on the subject lands during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan’s Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.

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 the Cemeteries at the Consumer Services.”
    - ii) "The Owner shall satisfy all conditions of the Alectra Utilities Corporation."

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- iii) "The Owner shall pay to the City all the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board."
- iv) "The Owner shall agree to contact Enbridge Gas Distribution for service and meter installation details and to ensure that all gas piping is appropriately installed, and shall agree to relocate gas pipelines if the gas main needs to be relocated, and to grant Enbridge Gas Distribution, if necessary, any easements required to service the Development. The Owner shall be responsible for all costs for the relocation of such facilities or easements."
- v) "The Owner shall agree to grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements."
- vi) "Prior to commencing any work, the Owner must confirm with Bell Canada that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure, is not available the Owner shall be required to pay for the connection to and/or extension of the existing communication infrastructure."

**44     ALL-WAY STOP CONTROL REVIEW BARONS STREET AND SECORD AVENUE / DANBY STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated June 5, 2018:**

**Recommendations**

1. That Council approve the implementation of an all-way stop control at the intersection of Barons Street and Secord Avenue / Danby Street;
2. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic Bylaw, to add an all-way stop control at the intersection of Barons Street and Secord Avenue / Danby Street; and
3. That the City Clerk forward a copy of this report to the York Regional Police and the York Region Catholic District School board.

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**45     REQUEST FOR YORK REGION TO IMPLEMENT  
RECOMMENDATIONS OF THE MAJOR MACKENZIE DRIVE –  
McNAUGHTON ROAD TO KEELE STREET CLASS ENVIRONMENTAL  
ASSESSMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor lafrate and Mayor Bevilacqua, dated June 5, 2018:**

**Member's Resolution**

Submitted by Councillor Marilyn lafrate and Mayor Maurizio Bevilacqua

**Whereas**, Congestion along Major Mackenzie Drive between McNaughton Road and Keele Street continues to worsen, affecting road users, transit, cyclists and pedestrians and the prosperity of the commercial businesses in the area: and

**Whereas**, York Region is completing a Schedule 'C' Municipal Class Environmental Assessment to review the existing operational issues on Major Mackenzie Drive between McNaughton Road and Keele Street; and

**Whereas**, the preferred design/alternative presented at the May 2018 public meeting includes the following:

1.     McNaughton Road to Gram Street – add a two-way Centre-Left-Turn lane, Sidewalk on the south boulevard and Multi-Use Path on the north boulevard;
2.     Gram Street to Jackson Street – add a two-way Centre-Left-Turn lane, Sidewalk on the south boulevard and Public Space on the north boulevard;
3.     Jackson Street to Keele Street – extend the eastbound Left-Turn lane, add an eastbound Right-Turn lane, Public Space on the south boulevard and Public Space on the north boulevard;

**Whereas**, York Region anticipates completing the Class Environmental Assessment in Winter 2019, at which time York Region will be cleared to proceed with design and construction of the preferred design/alternative, subject to funding availability; and

**Whereas**, York Region updated their Development Charges Bylaw in 2017 and again in 2018, and has included collection of development charges under Intersection and Miscellaneous Capital for funding improvements like those recommended for Major Mackenzie Drive, that are now necessary to address growth related increases in travel demand; and

**Whereas**, York Region staff have advised that no funding is included in the 2018 York Region 10- year Roads and Transit Construction Program

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to implement the preferred design/alternative for Major Mackenzie Drive; and

**Whereas**, York Region staff will be developing the recommended 2019 Regional Transportation Capital Budget through the third and fourth quarters of 2018; and

**Whereas**, York Region staff are scheduled to present the 2019 Regional Budget to Regional Council in January 2019 with Tentative Regional Council approval of the 2019 Budget in February 2019;

**It is therefore recommended:**

1. That York Region staff add the design and construction of the preferred design/alternative for Major Mackenzie Drive from McNaughton Road to Keele Street to the 2019 10-Year Roads and Transit Construction Program, with design starting in 2019 and construction starting at the earliest possible date; and
2. That York Region staff consult with City staff on the proposed active transportation and streetscape treatments within the defined Public Spaces areas: and
3. That a copy of this resolution be sent to the Regional Municipality of York, with a request for a response by December 2018.

**46 OFFICIAL PLAN AMENDMENT FILE OP.15.007 ZONING BY-LAW  
AMENDMENT FILE Z.15.030 DRAFT PLAN OF SUBDIVISION FILE  
19T-17V006 ISLINGTON STEELES VENTURES INC. VICINITY OF  
ISLINGTON AVENUE AND STEELES AVENUE WEST**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:**

**Recommendations**

1. THAT Official Plan Amendment File OP.15.007 (Islington Steeles Ventures Inc.) BE APPROVED, to amend the following policies and development criteria of Vaughan Official Plan 2010 for the Subject Lands shown on Attachments #2 and #3 as follows:
  - a) Schedule 13 - to redesignate the Subject Lands from “Mid-Rise Mixed- Use” and “Natural Areas” with a maximum permitted building height of 12- storeys, and a Floor Space Index (“FSI”) of 2.75 times the area of the lot, to “Low-Rise Residential”, “High-Rise Residential” with a maximum building height of 22-storeys and an FSI of 4.7 times the area of the Subject Lands designated “High-Rise Residential” and “Natural Areas”;

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- b) Section 9.2.2.1.a) respecting the “Low-Rise Residential” designation to increase the maximum permitted building height from 3-storeys to 4- storeys;
  - c) Section 9.2.2.1.c) respecting the “Low-Rise Residential” designation to permit Back-to-Back Townhouses as a permitted building type;
  - d) Section 9.2.3.2.a), d) and e) respecting the “Townhouse” development criteria to permit the following:
    - i) a maximum of 16 Back-to-Back Townhouse Dwelling units within a Townhouse block, whereas a maximum of 6 units in a row are permitted;
    - ii) Townhouses and Back-to-Back Townhouse Dwellings to front on a private common element road;
    - iii) a minimum facing distance of 16.5 m between blocks of Townhouse Dwelling units that are not separated by a public street, whereas 18 m is required;
  - e) Section 9.2.3.6.d) ii) respecting the “High-Rise Building” development criteria requiring that the portions of the buildings beyond 12-storeys to be setback a minimum of 15 m from any lot line, and that Section 9.2.3.6.d) ii) shall not apply; and,
  - f) Section 9.2.3.6.d) iii) respecting the “High-Rise Building” development criteria to permit a minimum distance of 20 m between High-Rise Buildings above 12-storeys, whereas 30 m is required.
2. THAT Zoning By-law Amendment File Z.15.030 (Islington Steeles Ventures Inc.) BE APPROVED; to amend Zoning By-law 1-88 for the Subject Lands, shown on Attachments #2 and #3, from “RA3(H) Residential Apartment Zone” with the Holding Symbol “(H)” to “RT1(H) Residential Townhouse Zone” and “RA3(H) Residential Apartment Zone” both with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone”, and “OS2 Open Space Park Zone” in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report, subject to the following condition:
- a) The implementing Zoning By-law shall identify a minimum 1,180 m<sup>2</sup> amenity area, which shall be used for no other purpose other than an amenity area, and to permit portions of an underground parking garage below-grade within the “OS2 Open Space Park Zone”, which is to be constructed to an interim condition as part of the Phase 1 of the development, to the satisfaction of the City.

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3. THAT the implementing Official Plan and Zoning By-law Amendments include this provision for a contribution, pursuant to Section 37 of the Planning Act, for the \$330,000.00 cash payment. The Section 37 benefits will be implemented through the Section 37 Agreement between the Owner and the City of Vaughan to be executed prior to the enactment of the implementing Official Plan and Zoning By-law Amendments. The payment of the Section 37 amount shall be paid to the City prior to the issuance of the first Building Permit for any above grade structure(s) on the Phase 2 Development shown on Attachment #7, and shall be allocated, at the discretion of the Development Planning Department, towards the costs associated with: upgrades to community facilities; enhanced public access to natural heritage features; development of playground facilities on site; and/or off-site sporting facilities. The amount of the payment shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Vaughan to be calculated from the date of the enactment of the Zoning By-law Amendment.
4. THAT the Mayor and the City Clerk be authorized to execute a Section 37 Density Bonusing Agreement (the "Section 37 Agreement"), pursuant to Section 37 of the Planning Act, for the implementation of the community benefits identified in Recommendation #3.
5. THAT the Holding Symbol "(H)", as shown on Attachment #4, shall not be removed from the Subject Lands, or any portion (phase) thereof, until the following conditions are satisfied:
  - a) the Owner shall submit a Ministry of Environment and Climate Change ("MOECC") Record of Site Condition registered on the Environmental Site Registry of the City of Vaughan, to the satisfaction of the City and MOECC;
  - b) the Owner satisfy all requirements of the Toronto Region and Conservation Authority (the "TRCA");
  - c) Vaughan Council shall identify and allocate water and sanitary servicing capacity for the Phase 2 portion of the Subject Lands zoned "RA3(H) Residential Apartment Zone", as shown on Attachment #4;
  - d) Prior to the execution of the Site Plan Agreement for Tower "4" of Phase 2, (Lands to be zoned "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)"), the Owner shall enter into an Agreement with the City of Vaughan to dedicate any unencumbered lands that are located within Block 7 of the 4.5 m wide trail connection, as shown on Attachment #5; and,

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- e) the proposed sanitary sewer extension and connection is resolved to the satisfaction of the City and York Region.
- 6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
- 7. THAT Draft Plan of Subdivision File 19T-17V006 (Islington Steeles Ventures Inc.) BE APPROVED, to create one residential block, an open space buffer block, trail connection blocks and reserves in the manner shown on Attachment #5, subject to the Conditions of Approval set out in Attachment #1 of this report.
- 8. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT related Site Development File DA.18.015 (Islington Steeles Ventures Inc. - Phase 1) be allocated servicing from the York Sewage Servicing/Water Supply System for a total of 135 residential units (413 persons equivalent).”
- 9. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V006 (Islington Steeles Ventures Inc.) shall include the following clauses:
  - a) “The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-lieu of Parkland Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

**47     ZONING BY-LAW AMENDMENT FILE Z.17.042 SITE DEVELOPMENT  
FILE DA.17.109 VEDETTE WAY HOMES LIMITED VICINITY OF  
WESTON ROAD AND CANADA DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and

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- 2) That the coloured elevation submitted by the applicant be received.

**Recommendations**

1. THAT Zoning By-law Amendment File Z.17.042 (Vedette Way Homes Limited) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “RD4 Residential Detached Zone Four”, subject to Exception 9(1934), to “RT1 Residential Townhouse Zone” in the manner shown on Attachments #3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.17.109 (Vedette Way Homes Limited) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit the development of five, three-storey townhouse dwellings with frontage on Vedette Way, as shown on Attachments #3 to #5:
  - a) That prior to the execution of the Site Plan Letter of Undertaking:
    - i) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion and sediment control plan, functional servicing and stormwater management report;
    - ii) the Owner shall submit a letter from the Block 33 West Block Trustee indicating that they are in good standing with the Block 33 West Block Trustee, and to confirm that all financial obligations are fulfilled for the payment of its proportionate share for all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 33 West, to the satisfaction of the Development Engineering Department; and
    - iii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.
3. “THAT Site Development File DA.17.109 be allocated servicing capacity from the York Region Sewage Servicing/Water Supply System for a total of 5 residential units (15 persons equivalent).”

**48 THE COUNTRY CLUB, 20 LLOYD STREET, WOODBRIDGE – TREE PROTECTION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 5, 2018:**



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**Recommendations**

1. THAT Committee defer this matter to the Council meeting of June 19, 2018 to allow The Country Club time to confirm whether it will voluntarily comply with the City's Tree Protection By-law;
2. THAT if The Country Club fails to provide the written confirmation described in recommendation no. 1 by June 19, 2018, then Council adopt the site-specific by-law relating to The Country Club lands in Attachment 1, to amend the Tree Protection By-law removing the exemption as provided for in Section 8(e); and
3. THAT Council authorize staff to make any other consequential amendments to any other by-laws, as may be required to bring into effect recommendation nos.1 and 2.

**49      REQUEST FOR STAFF TO ATTEND A COMMUNITY MEETING**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Iafrate, dated June 5, 2018.**

**Member's Resolution**

Submitted by Councillor Marilyn Iafrate

***Whereas***, a number of residents from Germana Place have requested a meeting to discuss grading issues that may be caused by the current development and,

***Whereas***, the residents have asked for staff to attend for the purpose of providing technical information.

**Now therefore be it resolved**, that Council allow Development Engineering staff to attend the resident meeting in the evening.

**50      CEREMONIAL PRESENTATION – ONTARIO GOOD ROADS ASSOCIATION (OGRA) JOHN NIEDRA AWARD FOR EQUIPMENT INNOVATION/MADE IN-HOUSE CATEGORY VAUGHAN INVENTORS**

The Ontario Good Roads Association (OGRA) John Niedra Award was presented to the Public Works Portfolio for the City of Vaughan's Easy-Mulch Wheelbarrow, Bulls Eye Marker and the Inventor's Program for the Equipment Innovation / Made In-House category.

**51      CEREMONIAL PRESENTATION – FORMAL WELCOMING OF NEW FIRE CHIEF**

The Mayor presented the Fire Chief's Uniform Cap to Deryn Rizzi, on being appointed as Chief, Vaughan Fire and Rescue Service.

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**52     DEPUTATION – MR. RINKI HAQUE RUN FOR VAUGHAN**

The Committee of the Whole recommends:

- 1)     That the deputation by Mr. Rinki Haque, Run For Vaughan be received and referred to staff; and
- 2)     That support be provided to Run For Vaughan, as traditionally provided.

**53     DEPUTATION – WORLDFEST VAUGHAN MULTICULTURAL FESTIVAL JULY 21 / 22, 2019**

The Committee of the Whole recommends:

- 1)     That the deputation by Ms. Sejal Gajjar and Mr. Rahul Pandey, World/Fest, Vaughan's Multicultural Festival, Bachman Drive, Maple, be received and referred to staff, and C12, deputation material, submitted at the meeting, be received.

**54     OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**54.1   RECESS AND RECONVENE**

The Committee of the Whole recessed at 2:42 p.m. and reconvened at 3:06 p.m. with all members present.

**54.2   CONSIDERATION OF AD-HOC COMMITTEE REPORTS**

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

1.     Older Adult Task Force meeting of April 12, 2018 (Report No. 1).
2.     Pierre Berton Tribute Task Force meeting of May 15, 2018 (Report No. 4).
3.     Older Adult Task Force meeting of May 2, 2018 (Report No. 2).
4.     Heritage Vaughan Committee meeting of May 16, 2018 (Report No. 2).

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The meeting adjourned at 3:36 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair

**CITY OF VAUGHAN  
REPORT NO. 22 OF THE  
COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

***For consideration by the Council  
of the City of Vaughan  
on June 19, 2018***

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The Committee of the Whole (Public Hearing) met at 7:03 p.m., on Tuesday, June 5, 2018.

Present: Councillor Sandra Yeung Racco, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Mario Ferri  
Regional Councillor Gino Rosati  
Regional Councillor Sunder Singh  
Councillor Marilyn Iafrate  
Councillor Tony Carella  
Councillor Rosanna DeFrancesca  
Councillor Alan Shefman

Presentation

A presentation was made prior to the commencement of the Committee of the Whole (Public Hearing) to honour Ward 3 Civic Hero, Sonia Meucci-Liscio (posthumously) to recognize her dedicated community volunteerism and activism.

The following items were dealt with:

**1      OFFICIAL PLAN AMENDMENT FILE OP.17.016 ZONING BY-LAW  
AMENDMENT FILE Z.17.046 IMPORTANT MARKETING  
INC.VICINITY OF REGIONAL ROAD 27 AND HIGHWAY 407**

**The Committee of the Whole (Public Hearing) recommends:**

- 1)      That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018, be approved; and**
- 2)      That the following deputations be received:**
  - 1.      Ms. Julie Pierdon, Weston Consulting, Millway Avenue, Vaughan, representing the applicant; and**
  - 2.      Mr. Mike Everard, Augusta, Main Street, Unionville.**

**REPORT NO. 22 OF THE COMMITTEE OF THE WHOLE  
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FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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**Recommendations**

1. That the Public Hearing report for Files OP.17.016 and Z.17.046 (Importanne Marketing Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
- 2 **OFFICIAL PLAN AMENDMENT FILE OP.18.002 ZONING BY-LAW AMENDMENT FILE Z.18.003 LABOURERS' UNION NON-PROFIT BUILDING SOCIETY (LIUNA LOCAL 183) VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD 8500 HUNTINGTON ROAD**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018, be approved; and
- 2) That the following deputations be received:
  1. Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, representing the applicant; and
  2. Mr. David Dow, Diamond Schmutt Architects, Adelaide Street West, Toronto, representing the applicant.

**Recommendations**

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.002 and Z.18.003 (Labourers' Union Non-Profit Building Society (LIUNA Local 183)) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department be addressed in a comprehensive report to the Committee of the Whole.
- 3 **ZONING BY-LAW AMENDMENT FILE Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 RIZMI HOLDINGS LIMITED VICINITY OF DUFFERIN STREET AND KIRBY ROAD**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018, be approved;
- 2) That, when appropriate, a community meeting be organized by the Local Councillor with area residents, and Regional Councillors be invited to attend;
- 3) That the following deputations be received:
  1. Mr. Glen Lucas, Lucas & Associates, Marina Crescent, Collingwood;

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2. Mr. Robert Kenedy, Maple Ridge Ratepayers Association, Georgia Crescent, Maple;
3. Ms. Susan Sigrist, Matterhorn Road, Maple;
4. Area resident; and
5. Mr. John Buell, Laurentian Boulevard Maple; and

**4) That the following communications be received:**

- C2 Deputy City Manager, Public Works, dated June 1, 2018;**  
**C3 Tony and Rosa Sibio, Greystone Gate, Maple, dated May 31, 2018; and**  
**C4 Ms. Paula Stangl, dated June 4, 2018.**

**Recommendations**

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.18.004 and Draft Plan of Subdivision File 19T-18V004 (Rizmi Holdings Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**4 OFFICIAL PLAN AMENDMENT FILE OP.18.005 ZONING BY-LAW AMENDMENT FILE Z.18.009 DRAFT PLAN OF SUBDIVISION FILE 19T-18V005 1930328 ONTARIO INC. VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018, be approved; and
- 2) That the following deputations be received:
  1. Mr. David McKay, MHBC Planning, representing the applicant;
  2. Mr. Santino Paglia, Pembrock Street, Bolton;
  3. Mr. Giuseppe Panza, Ravineview Drive, Maple;
  4. Ms. Carla Gravina, Lady Valentine, Vaughan; and
  5. Ms. Cecilia Yung, Fraser Street, Thornhill.

**Recommendations**

1. THAT the Public Hearing report for Files OP.18.005, Z.18.009, and 19T-18V005 (1930328 Ontario Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**5 OFFICIAL PLAN AMENDMENT FILE OP.18.006 ZONING BY-LAW AMENDMENT FILE Z.18.010 CB 10 (ISLINGTON) HOLDING CORP. VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE**

**REPORT NO. 22 OF THE COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)  
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018, be approved;**
- 2) That the deputation of Mr. Jim Kostopoulos, representing the applicant, be received; and**
- 3) That Communication C1 from Mr. William Tarraran, Planet Play Inc., dated May 16, 2018, be received.**

**Recommendations**

1. THAT the Public Hearing report for Files OP.18.006 and Z.18.010 (CB 10 (Islington) Holding Corp.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
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The meeting adjourned at 9:29 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair

**CITY OF VAUGHAN  
REPORT NO. 6 OF THE  
FINANCE, ADMINISTRATION AND AUDIT COMMITTEE**

*For consideration by the Council  
of the City of Vaughan  
on June 19, 2018*

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The Finance, Administration and Audit Committee met at 9:36 a.m., on Wednesday, June 6, 2018.

Present: Councillor Rosanna DeFrancesca, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Mario Ferri  
Regional Councillor Gino Rosati  
Regional Councillor Sunder Singh  
Councillor Marilyn Iafrate (11:21 a.m.)  
Councillor Tony Carella  
Councillor Sandra Yeung Racco  
Councillor Alan Shefman

The following items were dealt with:

**1     2017 DRAFT CONSOLIDATED FINANCIAL STATEMENTS**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated June 6, 2018:**

**Recommendations**

1. That the 2017 Draft Consolidated Financial Statements, Vaughan Public Library Board Financial Statements, Board of Management for The Kleinburg Business Improvement Area Financial Statements, the Statement of Revenue and Expenditures and Fund Balances of the Mayor's Gala and Golf Events and the Trust Fund Financial Statements be approved. (Attachment 1)
2. That the KPMG Audit Findings Report for the year ended December 2017 be received. (Attachment 2)

**2     INTERNAL AUDIT REPORT – CONSTRUCTION AUDIT OF FIRE STATION 7-4: PHASE 1**

**The Finance, Administration and Audit Committee recommends:**

**REPORT NO. 6 OF THE FINANCE, ADMINISTRATION  
AND AUDIT COMMITTEE  
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- 1) That the recommendation contained in the following report of the Director of Internal Audit, dated June 6, 2018, be approved;
- 2) That Council receive quarterly updates of the progress of the management actions outlined in this report; and
- 3) That the presentation and Communication C5, presentation material entitled, "*Construction Audit of Fire Station 7-4: Phase 1*", be received.

**Recommendations**

1. That the Internal Audit Report on the Construction Audit of Fire Station 7-4: Phase 1 be received.

**3     INTERNAL AUDIT REPORT – FORESTRY AND HORTICULTURE OPERATIONS AUDIT**

The Finance, Administration and Audit Committee recommends:

- 1) That the recommendation contained in the following report of the Director of Internal Audit, dated June 6, 2018, be approved; and
- 2) That the presentation and Communication C6, presentation material entitled, "*Forestry and Horticulture Operations Audit*", be received.

**Recommendations**

1. That the Internal Audit Report on the Audit of Forestry and Horticulture Operations be received.

**4     INTERNAL AUDIT REPORT – WINTER MAINTENANCE AUDIT**

The Finance, Administration and Audit Committee recommends:

- 1) That the recommendation contained in the following report of the Director of Internal Audit, dated June 6, 2018, be approved; and
- 2) That the presentation and Communication C7, presentation material entitled, "*Winter Maintenance Audit*", be received.

**Recommendations**

1. That the Internal Audit Report on the Audit of Winter Maintenance be received.

**5     REVIEW OF CITY OF VAUGHAN RESPONSE TO APRIL 14-15, 2018 ICE STORM**

The Finance, Administration and Audit Committee recommends:



**REPORT NO. 6 OF THE FINANCE, ADMINISTRATION  
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FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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- 1) That the recommendation contained in the following report of the Deputy City Manager, Public Works, dated June 6, 2018, be approved;
- 2) That the presentation and Communication C8, presentation material entitled, *“Review of City of Vaughan Response to April 14-15, 2018 Ice Storm”*, be received; and
- 3) That the following be approved in accordance with Communication C1, memorandum from the Deputy City Manager, Public Works, dated June 6, 2018:
  1. That Council receive this report for information.

**Recommendations**

1. That Council receive this report for information.

**6 DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT**

The Finance, Administration and Audit Committee recommends:

- 1) That the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated June 6, 2018, be approved;
- 2) That the following be approved in accordance with Communication C2, memorandum from the Chief Financial Officer and City Treasurer, dated May 28, 2018:
  1. That in accordance with the appropriate semi-annual adjustment sections of the City-Wide Development Charge and Special Service Area Development Charge by-laws that the associated rates be increased by 1.8% effective July 1, 2018; and
  2. That the following revised Development Charge Rates (Attachments 1 and 2) be approved.

**Recommendations**

1. That the recommendation for the semi-annual adjustment to the City-Wide Development Charge and Special Service Area Development Charge by-laws be brought forward via a communication to the Finance, Administration and Audit Committee on June 6, 2018, upon receipt of the Statistics Canada Quarterly, Construction Price Statistics.

**7 2018 ADOPTION OF TAX RATES AND THE ISSUANCE OF  
PROPERTY TAX NOTICES – ALL WARDS**

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated June 6, 2018:

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**Recommendations**

1. That a by-law be enacted for the adoption of Municipal, Regional and Education property tax rates, as submitted in Attachment 1. Such by-law permits staff to proceed with the issuance of the final property tax bill.

**8      TERM OF COUNCIL SERVICE EXCELLENCE STRATEGY MAP (2014-2018) ACHIEVEMENTS AND 2018 YEAR END PROJECTIONS REPORT**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Senior Manager, Strategic Planning, Transformation and Strategy, dated June 6, 2018:**

**Recommendations**

1. That the Report on the Term of Council Service Excellence Strategy map be received.

**9      2017 ANNUAL INVESTMENT REPORT**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated June 6, 2018:**

**Recommendations**

1. That this report be received for information.

**10     MUNICIPAL ACCOMMODATION TAX (MAT) – A FORWARD PLAN FOR THE CITY OF VAUGHAN**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Corporate Initiatives and Intergovernmental Relations and Chief Financial Officer and City Treasurer, dated June 6, 2018:**

**Recommendations**

1. THAT, Council approve a Municipal Accommodation Tax (MAT) Consultation Program, as substantially presented in this report, including: market and fiscal assessment, industry engagement, governance options and corporate municipal implications; and
2. THAT, upon completion of the Municipal Accommodation Tax (MAT) Consultation Program staff be authorized to incorporate the findings of the Consultation Program, and proposed recommendations into the 2019 Budget Process.

**11     GRANT FUNDING PROCESS UPDATE**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of**

**REPORT NO. 6 OF THE FINANCE, ADMINISTRATION  
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**the Chief Corporate Initiatives and Intergovernmental Relations,  
dated June 6, 2018:**

**Recommendations**

1. THAT Council approve the updated Grant Funding Policy as presented, including giving Staff the authority to apply for grant funding that supports and aligns to the strategic initiatives and priorities of the City; and
2. THAT Council approve the amendments to by-law 78-2010.

**12 REGULATORY POLICY: ASSET MANAGEMENT**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated June 6, 2018:**

**Recommendations**

1. That this report be received for information purposes.

**13 RECRUITMENT POLICY REVIEW TASK FORCE – FINDINGS REPORT**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the City Clerk, dated June 6, 2018:**

**Recommendations**

The City Clerk provides the following recommendation on behalf of the Recruitment Policy Review Task Force:

1. That the current Recruitment Policy (as approved in 2015) be maintained without changes, as reflected in the contents and references in Item 1 of the Recruitment Policy Review Task for meeting of May 22, 2018 (Attachment 1), which are consistent with the Ontario Municipal Act and all other applicable legislation.

**14 AMENDMENT TO CITY OF VAUGHAN BY-LAW 72-2003 TO  
DELEGATE AUTHORITY RELATING TO PROPERTY ASSESSMENT  
AND TAXATION APPEALS**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated June 6, 2018:**

**Recommendations**

That subsection 8 of the City's Delegation By-law No. 72-2003 be amended to reflect the Manager of Property Tax & Assessment and/or the Supervisor of Assessment and/or the Assessment Review Officer

**REPORT NO. 6 OF THE FINANCE, ADMINISTRATION  
AND AUDIT COMMITTEE  
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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**15     FISCAL HEALTH REPORT – FOR THE QUARTER ENDING MARCH 31, 2018**

The Finance, Administration and Audit Committee recommends:

- 1)     That the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated June 6, 2018, be approved;
- 2)     That the following be approved in accordance with Communication C3, memorandum from the Chief Financial Officer and City Treasurer, dated June 6, 2018:
  1.     That this Communication and the Attachment 1 - Financial Summary to the Fiscal Health Report- For the Quarter Ending March 31, 2018 be received; and
- 3)     That the following be approved in accordance with Communication C4, memorandum from the Chief Financial Officer and City Treasurer, the Deputy City Manager, Public Works, the Director of Financial Services/Deputy City Treasurer and the Director of Environmental Services dated June 6, 2018:
  1.     That the approved budget for Capital Project EV-2122-18 Stormwater Climate Change Mitigation Measures be increased by \$299,900, funded from the MCIP; and
  2.     That inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget as identified above be deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002, as amended.

**Recommendations**

1.     That the Fiscal Health Report for the Quarter Ending March 31, 2018 be received.

**16     2017 DEVELOPMENT CHARGES RESERVE FUND AND SPECIAL FUNDS STATEMENT**

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated June 6, 2018:

**Recommendations**

1.     That the 2017 Development Charges Reserve Fund and Special Fund Statement be received for information purposes.
2.     That the 2017 Development Charges Reserve Fund and Special Fund Statement be made available to the public and that a copy be

**REPORT NO. 6 OF THE FINANCE, ADMINISTRATION  
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forwarded to the Ministry of Municipal Affairs and Housing on request.

**17      CONCORD GO CENTRE SECONDARY PLAN COMPREHENSIVE  
TRANSPORTATION STUDY – TRANSPORTATION MASTER PLAN –  
REQUEST FOR BUDGET CONSOLIDATION AND AMENDMENT TO  
EXPAND SCOPE OF WORK**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated June 6, 2018:**

**Recommendations**

1.      THAT Capital Projects DE-7158-15 – Concord Go Secondary Plan Feasibility Study and DE-7185-17 Concord Go Station Business Case Development be consolidated to DE-7169-16 Concord GO Centre Secondary Plan Comprehensive Transportation Study - Transportation Master Plan;
2.      THAT Council approve a budget amendment to Capital Project DE-7169-16 - Concord GO Comprehensive Transportation Study- Transportation Master Plan inclusive of administration recovery and applicable taxes in the amount of \$325,000, with funding from City-wide Development Charges - Engineering to include an expanded project scope to provide for the completion of a Schedule C road project in accordance with the Municipal Engineers Association Municipal Class Environmental Assessment (MCEA); and
3.      THAT the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as “Concord GO Centre Secondary Plan Comprehensive Transportation Study – Transportation Master Plan – Request for Budget Consolidation and Amendment to Expand Scope of Work” is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002.

**18      LED STREET LIGHT RETROFIT PROJECT – UPDATE AND BUDGET  
AMENDMENT**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated June 6, 2018:**

**Recommendations**

1.      That Staff proceed with a competitive procurement for the installation of LED street lights and adaptive controls, as part of the City-wide LED street light retrofit project, financed internally by the City;

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2. That a capital budget amendment to Capital Project RP-2058-15 LED Streetlight Conversion in the amount of \$9.98 million, inclusive of applicable taxes and administration recovery, be approved with internal financing from the City; and
3. That the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the Capital Budget identified as “LED Street Light Retrofit Project – Update and Budget Amendment” be deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002, as amended.

**19     ONTARIO’S MAIN STREET REVITALIZATION INITIATIVE - ENABLING BY-LAW FOR MUNICIPAL FUNDING AGREEMENT**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Corporate Initiatives and Intergovernmental Relations, dated June 6, 2018:**

**Recommendations**

1. That the Mayor, City Clerk and/or City Treasurer be authorized to execute the Municipal Funding Agreement for the transfer of Main Street Revitalization Initiative funds between the Association of Municipalities of Ontario and the City of Vaughan, as per Attachment 1;
2. That a segregated obligatory interest-bearing reserve fund be established for the purpose of Main Street Revitalization Initiative funding;
3. That the City commit to implementing projects and spending Main Street Revitalization Initiative funding in accordance with provisions specified in the Municipal Funding Agreement; and
4. That Council enact a by-law, substantially in the form set out in Attachment 4, to satisfy the requirements of the Association of Municipalities of Ontario.

**20     PROCUREMENT ACTIVITY REPORT – Q1 ENDING MARCH 31, 2018**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated June 6, 2018:**

**Recommendations**

1. The Q1 2018 Procurement Activity Report be received.

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**21     CAPITAL BUDGET AMENDMENT - WASTEWATER SEWER  
CROSSING HIGHWAY 427 EXPANSION PROJECT VAUGHAN WEST  
EMPLOYMENT AREA - BLOCK 59**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and Deputy City Manager, Public Works, dated June 6, 2018:**

**Recommendations**

1.     That a new 2018 capital project be created in the amount of \$450,000 inclusive of applicable taxes and administration recovery for the design and construction of a steel casing pipe crossing under the Highway 427 Expansion, funded from a contribution from the Block 59 West Landowners Group;
2.     That a By-law be enacted authorizing the Mayor and Clerk to execute a Financial Agreement with the Block 59 West Landowners Group to secure the necessary funds for the design and construction of a steel casing pipe crossing the Highway 427 Expansion within Block 59;
3.     That a By-law be enacted authorizing the Mayor and Clerk to execute the necessary Agreement (s) with the Ministry of Transportation of Ontario to include the installation of the steel casing pipe crossing in conjunction with the construction of the Highway 427 Expansion; and
4.     That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the Capital Budget identified as "Capital Budget Amendment- Wastewater Sewer Crossing Highway 427 Expansion Project Vaughan West Employment Area -Block 59" is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-200, as amended.

**22     YORK UNIVERSITY HEALTH SCIENCE CENTRE**

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following resolution of Mayor Maurizio Bevilacqua, dated June 6, 2018:**

**Member's Resolution**

**Submitted by Mayor Maurizio Bevilacqua**

**Whereas**, the Office of the Mayor has been in discussion with the President of York University to identify opportunities for the university to expand its Faculty of Health Services.

**REPORT NO. 6 OF THE FINANCE, ADMINISTRATION  
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**Whereas**, the Office of the Mayor has received a letter from York University, Ms. Rhonda L. Lenton PhD, President and Vice-Chancellor dated May 30, 2018. (Attachment)

**Whereas**, the letter identifies that Health Sciences is one of the University's most rapidly growing fields of study and that the advancement of a Health Sciences Centre in Vaughan will allow York University to offer state-of-the-art training programs from undergraduate to graduate to continuing education.

**Whereas**, a York University Health Sciences Centre within the Vaughan Healthcare Centre precinct would bring education opportunities directly to the hospital complex and provide an outstanding world class venue for the integrated training of healthcare professionals and for collaborative, timely and impactful world class research, aimed at improving the lives of residents of Vaughan and York Region.

**Whereas**, post-secondary education is fundamental to safeguarding and elevating the quality of life for residents and people of all ages.

**Whereas**, Council and administration have dedicated ongoing efforts to attract, secure and bring a university campus to the City of Vaughan, which would be a first for our growing city.

**Whereas**, investing in education is fundamental to city-building and combating social challenges.

**Whereas**, access to education is essential to planning a more promising future for the City of Vaughan.

**Whereas**, a well-educated workforce is necessary to have a strong, dynamic and competitive local economy and essential to attract and retain job-creating investments to our community.

**Whereas**, The City of Vaughan Official Plan 2010 supports the creation of a significant medical health cluster and the development of a new hospital in the northwest quadrant of Jane Street and Major Mackenzie Drive. (Section 5.2.4).

**Whereas**, The City of Vaughan acquired an 82-acre parcel located in the northwest quadrant of Major Mackenzie Drive and Jane Street to create an urban healthcare Precinct anchored by a new healthcare hospital, the Mackenzie Vaughan Hospital.

**Whereas**, in November 2013 City of Vaughan adopted the Vaughan Healthcare Centre Precinct Plan

**Whereas**, The Precinct Plan intends to accommodate a range of healthcare and related uses in addition to the principle use of the Mackenzie Vaughan Hospital.



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**Whereas**, permitted uses include: Education, training, meeting or conference facilities related to healthcare;

**It is therefore recommended:**

1. That Council support the formation of a partnership between the City of Vaughan, York University, and Mackenzie Health to advance the opportunity to locate York University's world-class health science centre at the Vaughan Healthcare Precinct;
2. That Council direct the City Manager to form a Staff team to work with York University and Mackenzie Health to prepare a tri-party Memorandum of Understanding (MOU) which outlines the guiding principles that could advance the proposal;
3. That Staff report to Council with next steps and a MOU at the earliest possible date.

**23 OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**23.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS**

The Finance, Administration and Audit Committee recommends:

That the following Ad Hoc Committee report be received:

1. Recruitment Policy Review Task Force meeting of May 22, 2018 (Report No. 3).
- 

The meeting adjourned at 12:37 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair

**CITY OF VAUGHAN  
REPORT NO. 23 OF THE  
COMMITTEE OF THE WHOLE (WORKING SESSION)**

***For consideration by the Council  
of the City of Vaughan  
on June 19, 2018***

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The Committee of the Whole (Working Session) met at 1:13 p.m. on June 6, 2018.

Present: Councillor Sandra Yeung Racco, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Mario Ferri  
Regional Councillor Gino Rosati  
Regional Councillor Sunder Singh  
Councillor Marilyn Iafrate  
Councillor Tony Carella  
Councillor Rosanna DeFrancesca  
Councillor Alan Shefman

The following items were dealt with:

**1      CORPORATE POLICY DEVELOPMENT AND MODERNIZATION –  
APPROVAL AUTHORITIES AND PRIORITIZATION**

**The Committee of the Whole (Working Session) recommends:**

- 1)      That the recommendation contained in the following report of the City Clerk, dated June 6, 2018, be approved;**
- 2)      That the following be approved in accordance with Communication C1, memorandum from the City Clerk, dated June 6, 2018:**

- 1.      That Attachment No. 1 "Recommended Approval Authorities" in the above noted report be replaced with the following revised wording:**

<b>Policy:</b>	<b>Waste Collection Design Standards Policy</b>
<b>Policy No.:</b>	<b>ES-002</b>
<b>Last Revised:</b>	<b>5/7/2007</b>
<b>Recommended Approval Authority:</b>	<b>Recommended for Repeal</b>

**REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE  
(WORKING SESSION)  
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2019**

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2. That in consideration of identifying this policy for repeal, that the "Waste Collection Design Standards" policy be amended to be included in Attachment No. 2 "Policies Recommended for Repeal" and that Attachment No. 2 be amended to include the following information:

<b>Policy:</b>	<b>Waste Collection Design Standards Policy</b>
<b>Rationale:</b>	<b>Policy contents are included in the by-law to "establish and maintain a system for the collection of Collectible Waste in the City of Vaughan, and to repeal and replace by-law 217-2010" (135-2017); and</b>

- 3) That the presentation and Communication C11, presentation material entitled, "Corporate Policy Development and Modernization Update", be received.

**Recommendations**

1. That Committee approve the assigned approval-authorities outlined in Attachment 1 of this report; and,
2. That Committee approve the policies identified for repeal as outlined in Attachment 2 of this report.

**2     MENTANA GROUP PROPOSAL: SPORTS VILLAGE BERKELEY ACADEMY AND ENTERTAINMENT CENTRE**

**The Committee of the Whole (Working Session) recommends:**

- 1) That the recommendation contained in the following report of the Chief Corporate Initiatives and Intergovernmental Relations, the Chief Financial Officer and City Treasurer and the Deputy City Manager, Community Services, dated June 6, 2018, be approved;
- 2) That a consultation meeting be held by staff with the applicant and area residents, at the applicant's expense, to receive comments and concerns that require consideration prior to an update report coming back to Council;
- 3) That the presentation and Communication C10, presentation material entitled, "Mentana Group Proposal: Sports Village Berkeley Academy and Entertainment Centre", be received;
- 4) That the following deputations and Communications be received:

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1. Mr. Gerry Sciara, Hollybush Drive, Maple and Communication C2, dated June 4, 2018;
  2. Mr. Renzo Ranalli, Hollybush Drive Maple and Communications C4, dated June 4, 2018 and C12, dated June 6, 2018;
  3. Ms. Massoma Haidry, Hollybush Drive, Maple;
  4. Mr. Mario Marmora, Hollybush Drive, Maple and Communication C8, dated June 5, 2018;
  5. Mr. Lorenzo Schiavone, Hollybush Drive, Maple;
  6. Mr. Lucian Baiu, Hollybush Drive, Maple;
  7. Mr. Babak Jamali, Hollybush Drive, Maple and Communication C5, dated June 5, 2018;
  8. Mr. Paul Marner, Sir Francesco Street, Maple;
  9. Mr. Mario Daniel Sconza, Remax Remier Mario Daniel Sconza & Partners, Columbus Avenue, Vaughan;
  10. Ms. Rita Aspro, Hollybush Drive, Maple;
  11. Mr. Stephen Aspro, Hollybush Drive, Maple;
  12. Mr. Renzo Tanel, Rutherford Road, Vaughan;
  13. Mr. Barry Harte, City of Vaughan Hockey Association, Rutherford Road, Maple;
  14. Mr. Chris Barnett, DLA Piper (Canada) LLP, King Street West, Toronto, on behalf of Mentana Group;
  15. Mr. Paul Stevens;
  16. Mr. Oleg Radov, Hollybush Drive, Maple;
  17. Mr. Tony Furiato, Mentana Group, Rutherford Road, Maple; and
  18. Mr. Antonio Longo, Hollybush Drive, Maple and Communication C3, dated June 4, 2018; and
- 5) That the following Communications be received:
- C6. Eduard, Hollybush Drive, Maple, dated June 5, 2018;
  - C7. Andrej Selickij & Alexandra Nikiforova, Hollybush Drive, Maple, dated June 5, 2018; and
  - C9. Confidential memorandum from the City Solicitor and the Chief Financial Officer and City Treasurer, dated June 6, 2018.

**Recommendations**

1. That based on the results of the due diligence to date, Staff provide a future update as set out in this report.

**REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE  
(WORKING SESSION)  
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2019**

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**3 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
JUNE 6, 2018**

The following resolution was passed to enable Committee of the Whole (Closed Session) to resolve into closed session for the purpose of discussing the following:

- 1) **PROPERTY MATTER  
INFRASTRUCTURE ONTARIO LANDS  
VICINITY OF MARTIN GROVE ROAD AND HIGHWAY 407  
WARD 2**  
(acquisition or disposition of land)
- 2) **PROPERTY MATTER  
SALE OF VARIOUS CITY LANDS AND TEMPORARY  
EASEMENTS  
METROLINX REGIONAL EXPRESS RAIL PROJECT  
ADJACENT TO RAIL CORRIDOR BETWEEN MAJOR  
MACKENZIE DRIVE AND RUTHERFORD ROAD  
WARDS 1 AND 4**  
(acquisition or disposition of land)
- 3) **PROPERTY MATTER  
PROPOSED ACQUISITION OR LAND  
PORTAGE ROAD EXTENSION  
EAST OF JANE STREET  
7941 JANE STREET  
WARD 4**  
(acquisition or disposition of land)
- 4) **LOCAL PLANNING APPEAL TRIBUNAL  
VALLEY MAJOR DEVELOPMENTS LTD.  
4433, 4455 & 4477 MAJOR MACKENZIE DRIVE WEST  
OFFICIAL PLAN AMENDMENT FILE OP.17.005  
ZONING BY-LAW AMENDMENT FILE Z.17.013  
WARD 3**  
(litigation or potential litigation)
- 5) **LOCAL PLANNING APPEAL TRIBUNAL  
VAUGHAN MILLS CENTRE SECONDARY PLAN  
OFFICIAL PLAN AMENDMENT 2  
WARDS 3 & 4**  
(litigation or potential litigation)

**REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE  
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- 6) **LOCAL PLANNING APPEAL TRIBUNAL  
VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN  
ROYAL 7 DEVELOPMENTS LTD.  
WARD 4**  
(litigation or potential litigation)
- 7) **RECRUITMENT UPDATE – CHIEF FINANCIAL OFFICER AND  
CITY TREASURER**  
(Addendum 1)  
(personal matter about an identifiable individual)
- 

The meeting adjourned at 3:32 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair

**CITY OF VAUGHAN  
REPORT NO. 24 OF THE  
COMMITTEE OF THE WHOLE (CLOSED SESSION)**

***For consideration by the Council  
of the City of Vaughan  
on June 19, 2018***

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The Committee of the Whole (Closed Session) convened in Open Session at 2:05 p.m., on June 8, 2018.

Present: Councillor Sandra Yeung Racco, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Mario Ferri  
Regional Councillor Sunder Singh  
Councillor Marilyn Iafrate  
Councillor Tony Carella  
Councillor Rosanna DeFrancesca  
Councillor Alan Shefman

The Committee of the Whole (Closed Session) recommended that the following items be added to the Agenda:

7     RECRUITMENT UPDATE – CHIEF FINANCIAL OFFICER AND CITY TREASURER

Verbal report of the Chief Human Resources Officer with respect to the above.

8     PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL EMPLOYEE MATTER

Request for verbal report by Councillor Iafrate with respect to this matter.

The Committee of the Whole (Closed Session) recessed and reconvened at 2:10 p.m. on June 8, 2018, in Closed Session with the following members present:

Councillor Sandra Yeung Racco, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Mario Ferri  
Regional Councillor Gino Rosati (2:30 p.m.)  
Regional Councillor Sunder Singh  
Councillor Marilyn Iafrate  
Councillor Tony Carella  
Councillor Rosanna DeFrancesca  
Councillor Alan Shefman

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
(CLOSED SESSION)  
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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The following items were dealt with:

- 1      PROPERTY MATTER INFRASTRUCTURE ONTARIO LANDS VICINITY OF MARTIN GROVE ROAD AND HIGHWAY 407 WARD 2**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.
- 2      PROPERTY MATTER SALE OF VARIOUS CITY LANDS AND TEMPORARY EASEMENTS METROLINX REGIONAL EXPRESS RAIL PROJECT ADJACENT TO RAIL CORRIDOR BETWEEN MAJOR MACKENZIE DRIVE AND RUTHERFORD ROAD WARDS 1 AND 4**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.
- 3      PROPERTY MATTER PROPOSED ACQUISITION OR LAND PORTAGE ROAD EXTENSION EAST OF JANE STREET 7941 JANE STREET WARD 4**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.
- 4      LOCAL PLANNING APPEAL TRIBUNAL VALLEY MAJOR DEVELOPMENTS LTD. 4433, 4455 & 4477 MAJOR MACKENZIE DRIVE WEST OFFICIAL PLAN AMENDMENT FILE OP.17.005 ZONING BY-LAW AMENDMENT FILE Z.17.013 WARD 3**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.
- 5      LOCAL PLANNING APPEAL TRIBUNAL VAUGHAN MILLS CENTRE SECONDARY PLAN OFFICIAL PLAN AMENDMENT 2 WARDS 3 & 4**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.
- 6      LOCAL PLANNING APPEAL TRIBUNAL VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN ROYAL 7 DEVELOPMENTS LTD. WARD 4**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.



**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
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**7      RECRUITMENT UPDATE – CHIEF FINANCIAL OFFICER AND CITY  
TREASURER**

**The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.**

**8      PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL  
EMPLOYEE MATTER**

**The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.**

Prior to discussion with respect to this matter Councillor Carella made a statement and declared that the said statement precluded him from undertaking and participating in further discussion. Councillor Carella departed after making his statement and did not take part in the discussion or vote on the matter.

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The meeting adjourned at 3:44 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair

**CITY OF VAUGHAN  
REPORT NO. 25 OF THE  
SPECIAL COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on June 19, 2018*

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The Special Committee of the Whole scheduled to meet at 11:00 a.m., on June 19, 2018, prior to the Council meeting at 1:00 p.m.

Present: Information not yet available.

The following items to be dealt with:

**1     INTEGRITY COMMISSIONER CODE OF CONDUCT COMPLAINT  
INVESTIGATION REPORT #052818(F) IN RESPECT OF COUNCILLOR  
TONY CARELLA**

Consideration and adoption of recommendations from the Special Committee of the Whole meeting of June 19, 2018, Report No. 25.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 099-2018**

**A By-law to enable a Municipal Funding Agreement regarding Ontario's 'Mainstreet Revitalization Initiative'**

**WHEREAS** the Municipality wishes to enter into the above-mentioned Funding Agreement with the Association of Municipalities of Ontario in order to participate in Ontario's 'Main Streets Revitalization Initiative';

**AND WHEREAS** the Municipality acknowledges that Funds received through the Agreement must be invested in an interest-bearing reserve account until the earliest of expenditure or March 31, 2020.

**Now THEREFORE**, the Council of the City of Vaughan ENACTS AS FOLLOWS:

1. That the Mayor and the City Clerk, or designate, are hereby authorized to execute the Municipal Funding Agreement attached as Schedule A to this By-law to effect the transfer of Ontario's 'Main Streets Revitalization Initiatives' funds between the Association of Municipalities of Ontario and The Corporation of the City of Vaughan.
2. Schedule A shall form part of this By-law.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 19 of Report No. 6  
of the Finance, Administration and Audit Committee  
Adopted by Vaughan City Council on  
June 19, 2018.

**MUNICIPAL FUNDING AGREEMENT**

**ONTARIO'S MAIN STREET REVITALIZATION INITIATIVE**

This Agreement made as of 1st day of April, 2018.

**BETWEEN:**

**THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO**

(referred to herein as "AMO")

**AND:**

**THE CORPORATION OF THE CITY OF VAUGHAN**

(a municipal corporation pursuant to the Municipal Act, 2001, referred to herein as the "Recipient")

**WHEREAS** the Province of Ontario is making \$26 million available for allocation for the purposes of supporting municipal Main Street Revitalization Initiatives in Ontario;

**WHEREAS** the Province of Ontario, Ontario municipalities as represented by AMO are signatories to Ontario's Main Street Revitalization Initiative Transfer Payment Agreement on March 12, 2018 (the "OMAFRA-AMO Agreement"), whereby AMO agreed to administer Main Street Revitalization funds made available to all Ontario municipalities, excluding Toronto;

**WHEREAS** the OMAFRA-AMO Transfer Payment Agreement contains a framework for the transfer of provincial funds to Ontario lower-tier and single-tier municipalities represented by AMO;

**WHEREAS** the Recipient wishes to enter into this Agreement in order to participate in Ontario's Main Street Revitalization Initiative;

**WHEREAS** AMO is carrying out the fund administration in accordance with its obligations set out in the OMAFRA-AMO Agreement and it will accordingly undertake certain activities and require Recipients to undertake activities as set out in this Agreement.

**THEREFORE** the Parties agree as follows:

**1. DEFINITIONS AND INTERPRETATION**

- 1.1 Definitions.** When used in this Agreement (including the cover and execution pages and all of the schedules), the following terms shall have the meanings ascribed to them below unless the subject matter or context is inconsistent therewith:

**"Agreement"** means this Agreement, including the cover and execution pages and all of the schedules hereto, and all amendments made hereto in accordance with the provisions hereof.

**"Annual Report"** means the duly completed report to be prepared and delivered to AMO as described in Section 7.2 and Section 2 of Schedule D.

**"Association of Municipalities of Ontario (AMO)"** means a legally incorporated entity under the Corporations Act, 1990 R.S.O. 1990, Chapter c.38.

**"Communication Report"** means the duly completed report to be prepared and delivered to AMO as described in Section 7.1 and Section 1 of Schedule D.

**"Community Improvement Plan"** has the meaning as defined under section 28(1) of the Planning Act, R.S.O. 1990, c. P.13.

**"Contract"** means an agreement between the Recipient and a Third Party whereby the latter agrees to supply a product or service to an Eligible Project in return for financial consideration.

**"Effective Date"** is April 1, 2018.

**"Eligible Costs"** means those expenditures described as eligible in Schedule C.

**"Eligible Projects"** means projects as described in Schedule B.

**"Eligible Recipient"** means a

- a. Municipality or its agent (including its wholly owned corporation); and
- b. Non-municipal entity, including for profit, non-governmental and not-for profit organizations, on the condition that the Municipality(ies) has (have) indicated support for the Eligible Project through a formal grant agreement between the Municipality and the non-municipal entity.

**"Event of Default"** has the meaning given to it in Section 11.1 of this Agreement.

**"Funds"** mean the Funds made available to the Recipient through the Main Street Revitalization Initiative, a program established by the Government of Ontario. Funds are made available pursuant to this Agreement and includes any interest earned on the said Funds. For greater certainty: (i) Funds transferred to another Municipality in accordance with Section 6.2 of this Agreement, other than as set out in Sections 7.1(a), (c) and (f), are to be treated as Funds by the Municipality to which the Funds are transferred and are not to be treated as Funds by the Recipient; and (ii) any Funds transferred to a non-municipal entity in accordance with Section 6.3 of this Agreement shall remain as Funds under this Agreement for all purposes and the Recipient shall continue to be bound by all provisions of this Agreement with respect to such transferred Funds.

**"Ineligible Costs"** means those expenditures described as ineligible in Schedule C.

**"Lower-tier Municipality"** means a Municipality that forms part of an Upper-tier Municipality for municipal purposes, as defined under the Municipal Act, 2001 S.O. 2001, c.25.

**"Municipal Fiscal Year"** means the period beginning January 1st of a year and ending December 31st of the same year.

**"Municipality" and "Municipalities"** means every municipality as defined under the Municipal Act, 2001 S.O. 2001 c.25.

**"Municipal Physical Infrastructure"** means municipal or regional, publicly or privately owned, tangible capital assets primarily for public use or benefit in Ontario.

**"Ontario"** means Her Majesty in Right of Ontario, as represented by the Minister of Agriculture, Food and Rural Affairs.

**"Parties"** means AMO and the Recipient.

**"Project Completion Date"** means the Recipient must complete its Project under this Agreement by March 31, 2020.

**"Recipient"** has the meaning given to it on the first page of this Agreement.

**"Results Report"** means the report prepared and delivered to AMO by the Recipient by which reports on how Funds are supporting progress towards achieving the program objective, more specifically described in Section 3 of Schedule D.

**"Single-tier Municipality"** means a municipality, other than an upper-tier municipality, that does not form part of an upper-tier municipality for municipal purposes as defined under the Municipal Act, 2001, S.O. 2001 c. 25.

**"Third Party"** means any person or legal entity, other than the Parties to this Agreement who participates in the implementation of an Eligible Project by means of a Contract.

**"Transfer By-law"** means a by-law passed by Council of the Recipient pursuant to Section 6.2 and delivered to AMO in accordance with that section.

**"Unspent Funds"** means the amount reported as unspent by the Recipient as of December 31, as submitted in the Recipient's Annual Report.

## 1.2 Interpretations:

**Herein, etc.** The words "herein", "hereof" and "hereunder" and other words of similar import refer to this Agreement as a whole and not any particular schedule, article, section, paragraph or other subdivision of this Agreement.

**Currency.** Any reference to currency is to Canadian currency and any amount advanced, paid or calculated is to be advanced, paid or calculated in Canadian currency.

**Statutes.** Any reference to a federal or provincial statute is to such statute and to the regulations made pursuant to such statute as such statute and regulations may at any time be amended or modified and in effect and to any statute or regulations that may be passed that have the effect of supplementing or superseding such statute or regulations.

**Gender, singular, etc.** Words importing the masculine gender include the feminine or neuter gender and words in the singular include the plural, and vice versa.

## **2. TERM OF AGREEMENT**

- 2.1 **Term.** Subject to any extension or termination of this Agreement or the survival of any of the provisions of this Agreement pursuant to the provisions contained herein, this Agreement shall be in effect from the date set out on the first page of this Agreement, up to and including March 31, 2020.
- 2.2 **Amendment.** This Agreement may be amended at any time in writing as agreed to by AMO and the Recipient.
- 2.3 **Notice.** Any of the Parties may terminate this Agreement on written notice.

## **3. RECIPIENT REQUIREMENTS**

- 3.1 **Communications.** The Recipient will comply with all requirements outlined, including providing upfront project information on an annual basis, or until all Funds are expended for communications purposes in the form described in Section 7.1 and Section 1 of Schedule D.
- a) Unless otherwise directed by Ontario, the Recipient will acknowledge the support of Ontario for Eligible Projects in the following manner: "The Project is funded [if it is partly funded the Recipient should use "in part"] by the Ontario Ministry of Agriculture, Food and Rural Affairs."
  - b) The Recipient shall notify Ontario within five (5) business days of planned media events or announcements related to the Project, organized by the Recipient to facilitate the attendance of Ontario. Media events and announcements include, but are not limited to, news conferences, public announcements, official events or ceremonies, and news releases.
- 3.2 **Contracts.** The Recipient will award and manage all Contracts in accordance with its relevant policies and procedures and, if applicable, in accordance with the Canadian Free Trade Agreement and applicable international trade agreements, and all other applicable laws.
- a) The Recipient will ensure any of its Contracts for the supply of services or materials to implement its responsibilities under this Agreement will be

awarded in a way that is transparent, competitive, consistent with value for money principles and pursuant to its adopted procurement policy.

#### 4. ELIGIBLE PROJECTS

- 4.1 **Eligible Projects.** Costs directly and reasonably incurred by the Recipient for construction, renewal, renovation or redevelopment or material enhancement activities funded under existing Community Improvement Plan financial incentive programs or activities funded under the Municipal Physical Infrastructure category, including projects in downtown or main street areas, as defined through an existing Community Improvement Plan or other municipal land use planning policy that will support the role of small businesses in main street areas as more specifically described in Schedule B and Schedule C
- 4.2 **Recipient Fully Responsible.** The Recipient is fully responsible for the completion of each Eligible Project in accordance with Schedule B and Schedule C.

#### 5. ELIGIBLE COSTS

- 5.1 **Eligible Costs.** Schedule C sets out specific requirements for Eligible and Ineligible Costs.
- 5.2 **Discretion of Ontario.** Subject to Section 5.1, the eligibility of any items not listed in Schedule B and/or Schedule C to this Agreement is solely at the discretion of Ontario.
- 5.3 **Unspent Funds.** Any Unspent Funds, and any interest earned thereon, will be subject to the terms and conditions of this Agreement.
- 5.4 **Reasonable Access.** The Recipient shall allow AMO and Ontario reasonable and timely access to all documentation, records and accounts and those of their respective agents or Third Parties related to the receipt, deposit and use of Funds and Unspent Funds, and any interest earned thereon, and all other relevant information and documentation requested by AMO or Ontario or their respective designated representatives for the purposes of audit, evaluation, and ensuring compliance with this Agreement.
- 5.5 **Retention of Receipts.** The Recipient will keep proper and accurate accounts and records of all Eligible Projects including invoices and receipts for Eligible Expenditures in accordance with the Recipient's municipal records retention by-law and, upon reasonable notice, make them available to AMO and Ontario.

#### 6. FUNDS

- 6.1 **Allocation of Funds.** AMO will allocate and transfer Funds on the basis of the formula determined by Ontario.
- 6.2 **Transfer of Funds to a Municipality.** Where a Recipient decides to allocate and transfer Funds to another Municipality (the "Transferee Municipality"):



- a) The allocation and transfer shall be authorized by by-law (a "Transfer By-law"). The Transfer By-law shall be passed by the Recipient's council and submitted to AMO as soon thereafter as practicable. The Transfer By-law shall identify the Transferee Municipality and the amount of Funds the Transferee Municipality is to receive for the Municipal Fiscal Year specified in the Transfer By-law.
  - b) The Recipient is still required to submit an Annual Report in accordance with Sections 7.1 (a), (c) and (f) hereof with respect to the Funds transferred.
  - c) No transfer of Funds pursuant to this Section 6.2 shall be effected unless and until the Transferee Municipality has either (i) entered into an agreement with AMO on substantially the same terms as this Agreement, or (ii) has executed and delivered to AMO a written undertaking to assume all of the Recipient's obligations under this Agreement with respect to the Funds transferred; in a form satisfactory to AMO.
- 6.3 **Transfer of Funds to a non-municipal entity.** Where a Recipient decides to support an Eligible Project undertaken by an Eligible Recipient that is not a Municipality:
- a) The provision of such support shall be authorized by a grant agreement between the Municipality and the Eligible Recipient in support of a Community Improvement Plan. The grant agreement shall identify the Eligible Recipient, and the amount of Funds the Eligible Recipient is to receive for that Eligible Project.
  - b) The Recipient shall continue to be bound by all of the provisions of this Agreement notwithstanding any such transfer including the submission of an Annual Report in accordance with Section 7.2.
  - c) No transfer of Funds pursuant to this Section 6.3 shall be effected unless and until the non-municipal entity receiving the Funds has executed and delivered to the Municipality the grant agreement.
- 6.4 **Use of Funds.** The Recipient acknowledges and agrees the Funds are intended for and shall be used only for Eligible Expenditures in respect of Eligible Projects.
- 6.5 **Payout of Funds.** The Recipient agrees that all Funds will be transferred by AMO to the Recipient upon full execution of this Agreement.
- 6.6 **Use of Funds.** The Recipient will deposit the Funds in a dedicated reserve fund or other separate distinct interest bearing account and shall retain the Funds in such reserve fund, or account until the Funds are expended or transferred in accordance with this Agreement. The Recipient shall ensure that:
- a) any investment of unexpended Funds will be in accordance with Ontario law and the Recipient's investment policy; and,

- b) any interest earned on Funds will only be applied to Eligible Costs for Eligible Projects, more specifically on the basis set out in Schedule B and Schedule C.
- 6.7 **Funds advanced.** Funds transferred by AMO to the Recipient shall be expended by the Recipient in respect of Eligible Costs. AMO reserves the right to declare that Unspent Funds after March 31, 2020 become a debt to Ontario which the Recipient will reimburse forthwith on demand to AMO for transmission to Ontario.
- 6.8 **Expenditure of Funds.** The Recipient shall expend all Funds by March 31, 2020.
- 6.9 **GST & HST.** The use of Funds is based on the net amount of goods and services tax or harmonized sales tax to be paid by the Recipient net of any applicable tax rebates.
- 6.10 **Limit on Ontario's Financial Commitments.** The Recipient may use Funds to pay up to one hundred percent (100%) of Eligible Expenditures of an Eligible Project.
- 6.11 **Stacking.** If the Recipient is receiving funds under other programs in respect of an Eligible Project to which the Recipient wishes to apply Funds, the maximum contribution limitation set out in any other program agreement made in respect of that Eligible Project shall continue to apply.
- 6.12 **Insufficient funds provided by Ontario.** If Ontario does not provide sufficient funds to AMO for this Agreement, AMO may terminate this Agreement.

## **7. REPORTING REQUIREMENTS**

- 7.1 **Communication Report.** Immediately upon execution of this Agreement the Recipient shall report to AMO any Eligible Project being undertaken in the current Municipal Fiscal Year in the form described in Schedule D.
- 7.2 **Annual Report.** The Recipient shall report in the form in Schedule D due by May 15th following the Municipal Fiscal Year on:
  - a) the amounts received from AMO under this Agreement;
  - b) the amounts received from another Eligible Recipient;
  - c) the amounts transferred to another Eligible Recipient;
  - d) amounts paid by the Recipient in aggregate for Eligible Projects;
  - e) amounts held at year end by the Recipient in aggregate, including interest, to pay for Eligible Projects;
  - f) indicate in a narrative the progress that the Recipient has made in meeting its commitments and contributions; and,

- g) a listing of all Eligible Projects that have been funded, indicating the Eligible Project category, project description, amount of Funds, total project cost, start date, end date and completion status.

7.3 **Results Report.** The Recipient shall account in writing for results achieved by the Funds through a Results Report to be submitted to AMO. Specifically the Results Report shall document performance measures achieved through the investments in Eligible Projects in the form described in Section 3 of Schedule D.

## 8. RECORDS AND AUDIT

8.1 **Accounting Principles.** All accounting terms not otherwise defined herein have the meanings assigned to them; all calculations will be made and all financial data to be submitted will be prepared in accordance with generally accepted accounting principles (GAAP) in effect in Ontario. GAAP will include, without limitation, those principles approved or recommended for local governments from time to time by the Public Sector Accounting Board or the Canadian Institute of Chartered Accountants or any successor institute, applied on a consistent basis.

8.2 **Separate Records.** The Recipient shall maintain separate records and documentation for the Funds and keep all records including invoices, statements, receipts and vouchers in respect of Funds expended on Eligible Projects in accordance with the Recipient's municipal records retention by-law. Upon reasonable notice, the Recipient shall submit all records and documentation relating to the Funds to AMO and Ontario for inspection or audit.

8.3 **External Auditor.** AMO and/or Ontario may request, upon written notification, an audit of Eligible Project or an Annual Report. AMO shall retain an external auditor to carry out an audit of the material referred to in Sections 5.4 and 5.5 of this Agreement. AMO shall ensure that any auditor who conducts an audit pursuant to this Section of this Agreement or otherwise, provides a copy of the audit report to the Recipient and Ontario at the same time that the audit report is given to AMO.

## 9. INSURANCE AND INDEMNITY

9.1 **Insurance.** The Recipient shall put in effect and maintain in full force and effect or cause to be put into effect and maintained for the term of this Agreement all the necessary insurance with respect to each Eligible Project, including any Eligible Projects with respect to which the Recipient has transferred Funds pursuant to Section 6 of this Agreement, that would be considered appropriate for a prudent Municipality undertaking Eligible Projects, including, where appropriate and without limitation, property, construction and liability insurance, which insurance coverage shall identify Ontario and AMO as additional insureds for the purposes of the Eligible Projects.

9.2 **Certificates of Insurance.** Throughout the term of this Agreement, the Recipient shall provide AMO with a valid certificate of insurance that confirms compliance with the requirements of Section 9.1. No Funds shall be expended

or transferred pursuant to this Agreement until such certificate has been delivered to AMO.

9.3 **AMO not liable.** In no event shall Ontario or AMO be liable for:

- (a) any bodily injury, death or property damages to the Recipient, its employees, agents or consultants or for any claim, demand or action by any Third Party against the Recipient, its employees, agents or consultants, arising out of or in any way related to this Agreement; or
- (b) any incidental, indirect, special or consequential damages, or any loss of use, revenue or profit to the Recipient, its employees, agents or consultants arising out of any or in any way related to this Agreement.

9.4 **Recipient to Compensate Ontario.** The Recipient will ensure that it will not, at any time, hold Ontario, its officers, servants, employees or agents responsible for any claims or losses of any kind that the Recipient, Third Parties or any other person or entity may suffer in relation to any matter related to the Funds or an Eligible Project and that the Recipient will, at all times, compensate Ontario, its officers, servants, employees and agents for any claims or losses of any kind that any of them may suffer in relation to any matter related to the Funds or an Eligible Project. The Recipient's obligation to compensate as set out in this section does not apply to the extent to which such claims or losses relate to the negligence of an officer, servant, employee, or agent of Ontario in the performance of his or her duties.

9.5 **Recipient to Indemnify AMO.** The Recipient hereby agrees to indemnify and hold harmless AMO, its officers, servants, employees or agents (each of which is called an "Indemnatee"), from and against all claims, losses, damages, liabilities and related expenses including the fees, charges and disbursements of any counsel for any Indemnatee incurred by any Indemnatee or asserted against any Indemnatee by whomsoever brought or prosecuted in any manner based upon, or occasioned by, any injury to persons, damage to or loss or destruction of property, economic loss or infringement of rights caused by or arising directly or indirectly from:

- (a) the Funds;
- (b) the Recipient's Eligible Projects, including the design, construction, operation, maintenance and repair of any part or all of the Eligible Projects;
- (c) the performance of this Agreement or the breach of any term or condition of this Agreement by the Recipient, its officers, servants, employees and agents, or by a Third Party, its officers, servants, employees, or agents; and
- (d) any omission or other wilful or negligent act of the Recipient or Third Party and their respective officers, servants, employees or agents.

## 10. DISPOSAL

10.1 **Disposal.** The Recipient will not, without Ontario's prior written consent, sell, lease or otherwise dispose of any asset purchased or created with the Funds or

for which Funds were provided, the cost of which exceed \$50,000 at the time of sale, lease or disposal prior to March 31, 2021.

## **11. DEFAULT AND TERMINATION**

- 11.1 **Event of Default.** AMO may declare in writing that an event of default has occurred when the Recipient has not complied with any condition, undertaking or term in this Agreement. AMO will not declare in writing that an event of default has occurred unless it has first consulted with the Recipient. Each and every one of the following events is an "Event of Default":
- (a) failure by the Recipient to deliver in a timely manner an Annual Report or Results Report.
  - (b) delivery of an Annual Report that discloses non-compliance with any condition, undertaking or material term in this Agreement.
  - (c) failure by the Recipient to co-operate in an external audit undertaken by AMO or its agents.
  - (d) delivery of an external audit report that discloses non-compliance with any condition, undertaking or term in this Agreement.
  - (e) failure by the Recipient to expend Funds in accordance with Sections 4.1 and 6.8.
- 11.2 **Waiver.** AMO may withdraw its notice of an Event of Default if the Recipient, within thirty (30) calendar days of receipt of the notice, either corrects the default or demonstrates, to the satisfaction of AMO in its sole discretion that it has taken such steps as are necessary to correct the default.
- 11.3 **Remedies on default.** If AMO declares that an Event of Default has occurred under Section 11.1, after thirty (30) calendar days from the Recipient's receipt of the notice of an Event of Default, it may immediately terminate this Agreement.
- 11.4 **Repayment of Funds.** If AMO declares that an Event of Default has not been cured to its satisfaction, AMO reserves the right to declare that prior payments of Funds become a debt to Ontario which the Recipient will reimburse forthwith on demand to AMO for transmission to Ontario.

## **12. CONFLICT OF INTEREST**

- 12.1 **No conflict of interest.** The Recipient will ensure that no current member of the AMO Board of Directors and no current or former public servant or office holder to whom any post-employment, ethics and conflict of interest legislation, guidelines, codes or policies of Ontario applies will derive direct benefit from the Funds, the Unspent Funds, and interest earned thereon, unless the provision of receipt of such benefits is in compliance with such legislation, guidelines, policies or codes.

## **13. NOTICE**

13.1 **Notice.** Any notice, information or document provided for under this Agreement will be effectively given if in writing and if delivered by hand, or overnight courier, mailed, postage or other charges prepaid, or sent by facsimile or email to the addresses, the facsimile numbers or email addresses set out in Section 13.3. Any notice that is sent by hand or overnight courier service shall be deemed to have been given when received; any notice mailed shall be deemed to have been received on the eighth (8) calendar day following the day on which it was mailed; any notice sent by facsimile shall be deemed to have been given when sent; any notice sent by email shall be deemed to have been received on the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return email or other written acknowledgment), provided that in the case of a notice sent by facsimile or email, if it is not given on a business day before 4:30 p.m. Eastern Standard Time, it shall be deemed to have been given at 8:30 a.m. on the next business day for the recipient.

13.2 **Representatives.** The individuals identified in Section 13.3 of this Agreement, in the first instance, act as AMO's or the Recipient's, as the case may be, representative for the purpose of implementing this Agreement.

13.3 **Addresses for Notice.** Further to Section 13.1 of this Agreement, notice can be given at the following addresses:

a) If to AMO:

Executive Director  
Main Streets Agreement  
Association of Municipalities of Ontario 200 University Avenue, Suite 801  
Toronto, ON M5H 3C6

Telephone: 416-971-9856  
Email: [mainstreets@amo.on.ca](mailto:mainstreets@amo.on.ca)

b) If to the Recipient:

City Clerk  
Todd Coles  
CITY OF VAUGHAN  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1  
(905) 832-2281  
[todd.coles@vaughan.ca](mailto:todd.coles@vaughan.ca)

#### 14. MISCELLANEOUS

14.1 **Counterpart Signature.** This Agreement may be signed in counterpart, and the signed copies will, when attached, constitute an original Agreement.

14.2 **Severability.** If for any reason a provision of this Agreement that is not a fundamental term is found to be or becomes invalid or unenforceable, in whole or in part, it will be deemed to be severable and will be deleted from this

Agreement, but all the other terms and conditions of this Agreement will continue to be valid and enforceable.

- 14.3 **Waiver.** AMO may waive any right in this Agreement only in writing, and any tolerance or indulgence demonstrated by AMO will not constitute waiver of rights in this Agreement. Unless a waiver is executed in writing, AMO will be entitled to seek any remedy that it may have under this Agreement or under the law.
- 14.4 **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.
- 14.5 **Survival.** The Recipient agrees that the following sections and provisions of this Agreement shall extend for seven (7) years beyond the expiration or termination of this Agreement: Sections 5, 6.7, 6.8, 7, 9.4, 9.5, 11.4 and 14.8.
- 14.6 **AMO, Ontario and Recipient independent.** The Recipient will ensure its actions do not establish or will not be deemed to establish a partnership, joint venture, principal-agent relationship or employer-employee relationship in any way or for any purpose whatsoever between Ontario and the Recipient, between AMO and the Recipient, between Ontario and a Third Party or between AMO and a Third Party.
- 14.7 **No Authority to Represent.** The Recipient will ensure that it does not represent itself, including in any agreement with a Third Party, as a partner, employee or agent of Ontario or AMO.
- 14.8 **Debts Due to AMO.** Any amount owed under this Agreement will constitute a debt due to AMO, which the Recipient will reimburse forthwith, on demand, to AMO.
- 14.9 **Priority.** In the event of a conflict, the part of this Agreement that precedes the signature of the Parties will take precedence over the Schedules.

## 15. SCHEDULES

- 15.1 This Agreement, including:

Schedule A    Municipal Allocation  
Schedule B    Eligible Projects  
Schedule C    Eligible and Ineligible Costs  
Schedule D    Reporting

constitute the entire agreement between the Parties with respect to the subject matter contained in this Agreement and supersedes all prior oral or written representations and agreements.

**16. SIGNATURES**

**IN WITNESS WHEREOF**, AMO and the Recipient have respectively executed, sealed and delivered this Agreement on the date set out on the front page.

**RECIPIENT'S NAME:**

**THE CORPORATION OF THE CITY OF  
VAUGHAN**

\_\_\_\_\_  
Mayor Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Clerk Name

\_\_\_\_\_  
Signature

**THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO**

\_\_\_\_\_  
By Title

\_\_\_\_\_  
Signature

In the presence of:

\_\_\_\_\_  
Witness Title

\_\_\_\_\_  
Signature



**SCHEDULE A  
MUNICIPAL ALLOCATION**

**RECIPIENT'S NAME:**     **CITY OF VAUGHAN**

**ALLOCATION:**             **\$300498.5528**

The Recipient acknowledges this is a one time payment for Eligible Projects with Eligible Costs.

## **SCHEDULE B ELIGIBLE PROJECTS**

Funding is to be directed to Eligible Projects to support revitalization activities within main street areas, as defined through an existing Community Improvement Plan or any other municipal land use planning policy. Funding can be used in one or both of the following categories:

- 1. Community Improvement Plan** – construction, renewal, renovation or redevelopment or material enhancement activities that implement priority financial incentives in existing Community Improvement Plans such as:
  - a. Commercial building façade improvements
  - b. Preservation and adaptive reuse of heritage and industrial buildings
  - c. Provision of affordable housing
  - d. Space conversion for residential and commercial uses
  - e. Structural improvements to buildings (e.g. Building Code upgrades)
  - f. Improvement of community energy efficiency
  - g. Accessibility enhancements
- 2. Other Municipal Land Use Planning Policy** – construction, renewal or material enhancement activities to fund strategic Municipal Physical Infrastructure and promotional projects such as:
  - a. Signage – wayfinding/directional, and gateway.
  - b. Streetscaping and landscape improvements – lighting, banners, murals, street furniture, interpretive elements, public art, urban forestation, accessibility, telecommunications/broadband equipment, parking, active transportation infrastructure (e.g. bike racks/storage, cycling lanes and paths) and pedestrian walkways/trails.
  - c. Marketing plan implementation – business attraction and promotion activities, special events.

**SCHEDULE C**  
**ELIGIBLE AND INELIGIBLE COSTS**

**1. Eligible Costs include:**

- a. Costs directly and reasonably incurred on or after April 1, 2018 up to and including the Project Completion Date by the Recipient for construction, renewal, renovation or redevelopment or material enhancement activities funded under existing Community Improvement Plan financial incentive programs.
- b. Costs directly and reasonably incurred on or after April 1, 2018 up to and including the Project Completion Date by the Recipient for construction, renewal or material enhancement activities funded under the Municipal Physical Infrastructure category including projects in downtown or main street areas, as defined through an existing Community Improvement Plan or other municipal land use planning policy that will support the success of small businesses in main street areas.

**2. Ineligible Costs include:**

- a. Costs incurred prior to Effective Date or after the Project Completion Date;
- b. Any costs associated with providing the Annual and Results Reports to AMO;
- c. Any costs associated with lobbying Ontario, including other Ministries, agencies and organizations of the Government of Ontario;
- d. Costs associated with construction, renewal, renovation or redevelopment or material enhancement of all things in the following categories: highways, short-sea shipping, short-line rail, regional or local airports, and brownfield redevelopment;
- e. Costs of infrastructure construction, renewal, renovation or redevelopment or material enhancement that do not improve energy efficiency, accessibility, aesthetics or marketability of small businesses within an Recipient's main street areas; or that do not encourage strategic public investments in municipal and other public infrastructure within main street areas that will benefit small businesses; or that otherwise will likely fail to contribute to the success of main street businesses;
- f. Costs of infrastructure construction, renewal, renovation or redevelopment or material enhancement outside of the Recipient's main street areas, as defined through an existing Community Improvement Plan or other municipal land use planning policy;
- g. The cost of leasing of equipment by the Recipient, any overhead costs, including salaries and other employment benefits of any employees of the Recipient, its direct or indirect operating or administrative costs of Recipients, and more specifically its costs related to planning, engineering, architecture, supervision, management and other activities normally carried out by its staff, except in accordance with Eligible Costs above;
- h. Taxes, to which the Recipient is eligible for a tax rebate;
- i. Purchase of land or any interest therein, and related costs; and,
- j. Routine repair and maintenance Municipal Physical Infrastructure.

## SCHEDULE D REPORTING

### 1. Communication Report

Immediately following the Municipality executing this Agreement the Recipient will provide AMO a Communication Report in an electronic format deemed acceptable to AMO, consisting of the following:

Project Title	Project Description	Eligible Project Category (CIP/ Municipal Physical Infrastructure	Total Project Cost	Estimate of Funds (Main Street) Spent

### 2. Annual Report

The Recipient will provide to AMO an Annual Report in an electronic format deemed acceptable to AMO, consisting of the following:

- a. Financial Reporting Table: The financial report table will be submitted in accordance with the following template:

Annual Report Financial Table	Annual	Cumulative
	20xx	2018 - 2020
Opening Balance	\$xxx	
Received from AMO	\$xxx	\$xxx
Interest Earned	\$xxx	\$xxx
Received from An Eligible Recipient	\$xxx	\$xxx
Transferred to an Eligible Recipient	(\$xxx)	(\$xxx)
Spent on Eligible Projects (for each Eligible Project category)	(\$xxx)	(\$xxx)
Closing Balance of Unspent Funds	\$xxx	

- b. Project List: The Recipient will provide to AMO a project list submitted in accordance with the following template:

Recipient	Project Title	Project Description	Eligible Project Category	Total Project Cost	Main Street Funds Used	Start & End Date	Completed?
							Yes/No/ Ongoing

### 3. Project Results.

The Results Report shall outline, in a manner to be provided by AMO, the degree to which investments in each project are supporting progress towards achieving revitalization within main street areas:

- a. Community Improvement Plan Eligible Projects
- Number of small businesses supported;
  - Total value of physical improvements;
  - Total Main Street Funds provided;
  - Total Municipal investment; and,
  - Total private investment.
- b. Municipal Physical Infrastructure Eligible Projects
- Total value of physical improvements;
  - Total Main Street Funds provided; and
  - Total municipal investment.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 100-2018**

**A By-law to adopt Amendment Number 24 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 24 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Appendix “1” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

**AMENDMENT NUMBER 24**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text constitutes Amendment Number 24 to the Official Plan of the Vaughan Planning Area.  
Also attached hereto but not constituting part of the Amendment is Appendix "I"

Authorized by Item No. 14 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to amend the provisions of Volume 1 and the Vaughan Metropolitan Centre Secondary Plan (VMCSP) (Section 11.12 – Volume 2) to include references to the approved Vaughan City-Wide Public Art Program and the Vaughan Metropolitan Centre Culture and Public Art Framework.

## II LOCATION

This Amendment applies throughout the City of Vaughan and specific amendments applicable to the Vaughan Metropolitan Centre.

## III BASIS

The decision to amend the City of Vaughan Official Plan 2010 Volume 1 and the Vaughan Metropolitan Centre Secondary Plan (Section 11.12) is based on the following considerations:

1. The Provincial Policy Statement 2017 supports the long-term economic prosperity by enhancing the vitality and viability of downtowns and main streets and encouraging a sense of place, by promoting well-designed built form and cultural planning. Public Art contributes to economic development by boosting cultural tourism, stimulating commerce, and increasing real estate value. Public art is widely recognized for its ability to boost economic development and tourism by creating destinations for visitors and residents.
2. The Provincial Growth Plan for the Greater Golden Horseshoe 2017 Vision states that “Urban centres will be vibrant and characterized by more compact development patterns that support climate change mitigation and adaptation, and provide a diversity of opportunities for living, working and enjoying culture.” Public Art animates the public realm and helps to encourage active transportation and social interaction, both of which contribute to healthy communities. Public Art plays a key role in city building and urban planning. Involving artists in the city building process can result in the creation of unique open spaces, parks and streetscapes that add dynamism and variety to Vaughan’s urban fabric.
3. The York Region Official Plan 2010 (YROP) include policies to encourage public art in all significant private developments and to require public art in all major public development. The proposed Official Plan amendment supports these objectives.
4. The Vaughan City-Wide Public Art Program (“Program”) was approved by Council on June 7, 2016. The purpose of the program is to provide a guiding framework, public art policies, and



establish a public art process that will maximize opportunities for public art. The Program sets the stage for art that will enrich and animate the Vaughan experience for existing and new residents and visitors alike.

5. The Vaughan Metropolitan Centre Culture and Public Art Framework (“Framework”) was approved by Council on June 7, 2016. The purpose of the plan was to set out the context for the investment and provision of cultural features, amenities and public art early in the development of the Vaughan Metropolitan Centre, the City’s new downtown. The Framework provides strategic directions, objectives, actions and priorities to guide the development of a wide range of cultural resources, activities and a variety of forms of public art.
6. VOP 2010 Volume 1 and the VMC SP include a variety of policies and references to public art. These policies were prepared prior to the finalization of the Vaughan Public Art Program and the VMC Public Art Framework. Amendments are required to VOP 2010 Volume 1 and the VMC SP to update the applicable policies to reference the two public art documents and amend the applicable policies to align with these two documents.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

- A. The Vaughan Official Plan 2010 Volume 1 is hereby amended by:

1. Amending Policy 5.2.6.6 by deleting the words crossed-out and adding the words underlined as outlined below:

5.2.6.6 To recognize the **Vaughan Metropolitan Centre** as a cultural and creative hub for the City by:

- a. planning for cultural spaces, facilities and activities in its design;
- b. directing new city-wide facilities, including a large performing arts theatre or visual arts centre, to locate in the **Vaughan Metropolitan Centre**;
- c. showcasing examples of cultural expression in public spaces within the **Vaughan Metropolitan Centre**; ~~and~~
- d. promoting lands with the **Vaughan Metropolitan Centre** for creative cultural industry clusters; and
- e. requiring the implementation of the Vaughan Metropolitan Centre Culture and Public Art Framework

2. Add the following new Policy 5.2.6.10 as outlined below:

5.2.6.10 To enrich and animate the Vaughan experience for existing and new residents and visitors alike by requiring the implementation of the Vaughan City-Wide Public Art Program.

3. Amending Policy 7.2.1.1 by deleting the words crossed-out and adding the words underlined as outlined below:

7.2.1.1 To support new and renovated community services and recreation facilities that are appropriately designed, and:

- a. conveniently accessible by transit, bicycle and on foot;
- b. centrally located in the area in which they provide service;
- c. designed to incorporate green building standards, as set out in subsection 9.1.3 of this Plan; ~~and~~
- d. designed to support universal accessibility; and
- e. designed to include public art where appropriate

4. Amending Policy 7.2.4.3 by deleting the words crossed-out and adding the words underlined as outlined below:

7.2.4.3 To ensure that new and renovated libraries are appropriately designed, and that these facilities shall be:

- a. conveniently accessible by transit, bicycle and on foot;
- b. centrally located in the community which they service;
- c. designed to incorporate green building standards as set out in subsection 9.1.3 of this Plan; ~~and~~
- d. designed to support universal accessibility; and
- e. designed to include public art where appropriate

5. Amending Policy 9.1.1.9 by deleting the words crossed-out and adding the words underlined as outlined below:

9.1.1.9 To support the *development* of public art throughout the public realm ~~by establishing a Public Art Program that will:~~ by supporting the following goals of the Vaughan City-Wide Public Art Program:

- a. ~~identify key sites and opportunities for public art throughout Vaughan;~~
- b. ~~require the inclusion of public art in all new public sector developments;~~
- c. ~~establish partnerships with utility providers to integrate public art with utility infrastructure;~~
- d. ~~establish partnerships with local schools, institutions and community groups to initiate neighbourhood-based public art projects;~~
- e. ~~establish a public art contribution from private development; and~~
- f. ~~establish a public art review panel to review and evaluate public art proposal and make recommendations respecting location, scale, purpose~~

- a. require the inclusion of public art in all new major public-sector developments;
- b. encourage a public art contribution from private development;
- c. identify key sites and opportunities for investment in public art throughout Vaughan;
- d. encourage partnerships to integrate public art with infrastructure;
- e. encourage partnerships with local institutions and community groups to initiate neighbourhood-based public art projects; and
- f. establish a Public Art Review and/or Selection Panel to review and evaluate public art proposals and make recommendations respecting locations, scale and purposes.

- B. The Vaughan Metropolitan Centre Secondary Plan (Section 11.12) is hereby amended by:

1. Amending Policy 4.4.8 by deleting the words crossed-out and adding the words underlined as outlined below:

4.4.8 Public art will be an important element of the VMC's public realm, adding culture, beauty and interest to streetscapes as well as parks, other open spaces and buildings. Several streetscape elements present opportunities for the integration of art, including building canopies, storefronts, furnishings, lighting, paving, fencing, tree guards,

information displays and utility elements such as manhole covers. The installation of public art projects within streetscapes generally shall be encouraged, ~~and the City shall incorporate streetscape elements in a public art plan for the VMC. The Vaughan Metropolitan Centre Culture and Public Art Framework provides the guidance to maximize opportunities for public art.~~

2. Amending Policy 7.4.1 by deleting the words crossed-out and adding the words underlined as outlined below:

- 7.4.1 The City shall undertake a Cultural Arts Centre Feasibility Study ~~Cultural Facilities and Public Art Plan for the VMC to:~~
- identify appropriate and feasible cultural facilities for the VMC; and
  - develop an implementation strategy for Council-approved priority cultural facilities.
  - ~~• identify site for major public art installations in the VMC;~~
  - ~~• inform the develop of a city-wide Public Art Program~~

3. Amending Policy 7.4.4. by deleting the words crossed-out as outlined below:

- 7.4.4. As set out in Policy 5.4.6(k) of the Regional Official Plan, the inclusion of public art in all significant private developments shall be encouraged and 1% of the capital budget of all major Regional and City buildings or other facilities shall be dedicated to public art. ~~In addition, the Public Art Program called for in Policy 9.1.1.9 of Volume 1 of the Official Plan shall give special consideration to public art opportunities in the VMC. Any amendments to the Official Plan regarding public art stemming from the Public Art Program shall supersede this policy.~~

4. Adding the following new policy 7.4.6 as outlined below:

- 7.4.6 The following objectives of the Vaughan Metropolitan Centre Culture and Public Art Framework shall be implemented through the recommendations of the plan.
- enable art and cultural investments with supportive municipal policy structures;
  - establish rich cultural resources;
  - leverage creativity and culture to attract and retain people as key drivers of innovation and economic growth;
  - enable collaboration, training and mentoring with supportive cultural networks;
  - animate the urban environment with a variety of art/cultural programs and activities;
  - identify sites and opportunities for public art that enhances sense of place; and
  - implement a recognizable cultural identity for the VMC that communicates an innovative, transformative and authentic experience.

5. Amending Policy 10.1.4 by deleting the words crossed-out and adding the words underlined as outlined below:

- 10.1.4 ~~As an initial step to establishing the VMC as a civic destination, the City shall complete a Cultural Facilities and Public Art Plan for the VMC, as described in section 7.4~~
- To establish the VMC as a civic destination, the recommendations of the Vaughan Metropolitan Centre Culture and Public Art Framework shall be implemented.

## V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area shall be implemented through future public and private development initiatives.

## VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

## **APPENDIX I**

This Amendment applies to lands within the corporate boundaries of the City of Vaughan, being a general amendment to the Official Plan of the Vaughan Plan Area and specific amendments to the Vaughan Metropolitan Centre. On June 5, 2018, Vaughan Committee of the Whole considered a report with the following recommendations from the Deputy City Manager Planning and Growth Management to consider City initiated amendments to Vaughan Official Plan 2010 Volume 1 and the Vaughan Metropolitan Centre Secondary Plan (11.12), which was ratified by Vaughan Council at its meeting on DATE.

On June 19, 2018, Vaughan Council adopted the June 5, 2018, Committee of the Whole recommendation to approve Draft Official Plan Amendment, File #26.15 Vaughan Council approved the following recommendation.

That the Official Plan Amendment, appended as Attachment 1, BE APPROVED, to amend the policies of Vaughan Official Plan 2010 Volume 1 and the Vaughan Metropolitan Centre Secondary Plan Section 11.12 contained in Vaughan Official Plan 2010 Volume 2 to include references to the approved Vaughan City-Wide Public Art Program and the Vaughan Metropolitan Centre Culture and Public Art Framework.

At the June 19, 2018, Council Meeting Council approved the Final OPA.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 101-2018**

**A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board.**

The Council of The Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. THAT the Amendment to City of Vaughan By-law 1-88, as effected by the Ontario Municipal Board Order Issue, dated the 30<sup>th</sup> of April 2018 (OMB File No. PL150864), attached hereto as Schedule “1”, is hereby designated as By-law Number 10-2018.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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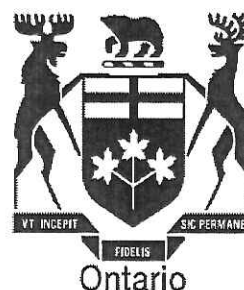
Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 21 of Report No. 19  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
May 14, 2013.

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** April 30, 2018

**CASE NO(S):** PL150822 PL150870  
PL150866 PL150872  
PL150868 **PL150684**

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	2097500 Ontario Limited
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	Agricultural Zone A
Proposed Zoning:	Residential Detached Zone RD1, Residential Detached Zone RD3, Open Space Conservation Zone OS1 and Open Space Park Zone OS2
Purpose:	To permit the development of a plan of subdivision consisting of 83.5 dwelling units, parkland/open space and maintenance of valley lands
Property Address/Description:	4077 Teston Road
Municipality:	City of Vaughan
Municipal File No.:	Z.07.002
OMB Case No.:	PL150822
OMB File No.:	PL150822
OMB Case Name:	2097500 Ontario Limited v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	2097500 Ontario Limited
Subject:	Proposed Plan of Subdivision
Property Address/ Description:	4077 Teston Road
Municipality:	City of Vaughan
Municipal File No.:	19T-07V01
OMB Case No.:	PL150822
OMB File No.:	PL150823

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Liliana Damiani
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	Agricultural Zone A
Proposed Zoning:	Residential Detached Zone RD1, Residential Detached Zone RD2, Residential Detached Zone RD3, Agricultural Zone A, Open Space Conservation Zone OS1 and Open Space Park Zone OS2
Purpose:	To permit the development of a plan of subdivision consisting of 94 lots for detached dwellings, 14 residential blocks, as well as to maintain 1 existing residential building and to provide open space/buffer blocks
Property Address/Description:	4801 Teston Road
Municipality:	City of Vaughan
Municipal File No.:	Z.14.010
OMB Case No.:	PL150866
OMB File No.:	PL150866
OMB Case Name:	Damiani v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Liliana Damiani
Subject:	Proposed Plan of Subdivision
Property Address/ Description:	4801 Teston Road
Municipality:	City of Vaughan
Municipal File No.:	19T-14V004



OMB Case No.: PL150866  
 OMB File No.: PL150867

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.  
 Subject: Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision  
 Existing Zoning: Agricultural Zone A and Open Space Conservation Zone OS1  
 Proposed Zoning: Residential Detached Zone RD1, Residential Detached Zone RD2, Residential Detached Zone RD3, Residential Townhouse Zone RT1, Neighbourhood Commercial Zone C4, Open Space Conservation Zone OS1 and Open Space Park Zone OS2  
 Purpose: To permit the development of a plan of subdivision consisting of 536.5 dwelling units, a commercial block, parkland/open space, a stormwater management pond and maintenance of the valley lands  
 Property Address/Description: 4333 Teston Road, 10601, 10699 and 10733 Pine Valley Drive  
 Municipality: City of Vaughan  
 Municipal File No.: Z.03.024  
 OMB Case No.: PL150868  
 OMB File No.: PL150868  
 OMB Case Name: Gold Park Homes Inc. v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.  
 Subject: Proposed Plan of Subdivision  
 Property Address/ Description: 4333 Teston Road, 10601, 10699 and 10733 Pine Valley Drive  
 Municipality: City of Vaughan  
 Municipal File No.: 19T-03V05  
 OMB Case No.: PL150868  
 OMB File No.: PL150869

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Mosaik Pinewest Inc.
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	Agricultural Zone A and Open Space Conservation Zone OS1
Proposed Zoning:	Residential Detached Zone RD2, Residential Detached Zone RD3 and Open Space Conservation Zone OS1
Purpose:	To permit the development of a plan of subdivision consisting of 43 residential detached lots and 8 residential blocks (4 lots), open space buffer blocks and a stormwater management pond
Property Address/Description:	10355 Pine Valley Drive
Municipality:	City of Vaughan
Municipal File No.:	Z.06.058
OMB Case No.:	PL150870
OMB File No.:	PL150870
OMB Case Name:	Mosaik Pinewest Inc. v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Mosaik Pinewest Inc.
Subject:	Proposed Plan of Subdivision
Property Address/ Description:	10355 Pine Valley Drive
Municipality:	City of Vaughan
Municipal File No.:	19T-06V10
OMB Case No.:	PL150870
OMB File No.:	PL150871

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (pine valley RB) Limited
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision

Existing Zoning:	Agricultural Zone A
Proposed Zoning:	Residential Detached Zone RD1, Residential Detached Zone RD2, Residential Detached Zone RD3, Residential Townhouse Zone RT1, Open Space Conservation Zone OS1 and Open Space Park Zone OS2
Purpose:	To permit the development of a plan of subdivision consisting of 418 dwelling units, an elementary school block, parkland/open space, a stormwater management pond and maintenance of the valley lands
Property Address/Description:	10460 and 10640 Pine Valley Drive
Municipality:	City of Vaughan
Municipal File No.:	Z.03.107
OMB Case No.:	PL150872
OMB File No.:	PL150872
OMB Case Name:	Linvest Properties (Pine Valley) Limited v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (pine valley RB) Limited
Subject:	Proposed Plan of Subdivision
Property Address/ Description:	10460 and 10640 Pine Valley Drive
Municipality:	City of Vaughan
Municipal File No.:	19T-03V25
OMB Case No.:	PL150872
OMB File No.:	PL150873

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Country Wide Homes (Pine Valley Estates) Inc.
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	"A Agricultural Zone"
Proposed Zoning:	"RD1 Residential Detached Zone One", "RD2 Residential Detached Zone Two", "RD3 Residential Detached Zone Three", "RT1 Residential Townhouse Zone", "OS1 Open Space Conservation Zone" and "OS2 Open

Space Park Zone"

Purpose: To permit the development of a residential plan of subdivision consisting of 162 detached dwellings, 34 townhouse dwellings contained within six (6) blocks, a neighbourhood park (approximately 1.3 hectares [3.2 acres] in size), valley land (approximately 10.7 hectares [26.4 acres] in size) as well as valley and landscape buffers, a road widening and a block for future development

Property Address/Description: 10390 Pine Valley Drive/ Part of Lots 23 & 24, Concession 7, City of Vaughan

Municipality: City of Vaughan

Municipal File No.: Z.06.064

OMB Case No.: PL150684

OMB File No.: PL150684

OMB Case Name: Country Wide Homes (Pine Valley Estates) Inc. v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Country Wide Homes (Pine Valley Estates) Inc.

Subject: Proposed Plan of Subdivision - Failure of the City of Vaughan to make a decision

Purpose: To permit the development of a residential plan of subdivision consisting of 162 detached dwellings, 34 townhouse dwellings contained within six (6) blocks, a neighbourhood park (approximately 1.3 hectares [3.2 acres] in size), valley land (approximately 10.7 hectares [26.4 acres] in size) as well as valley and landscape buffers, a road widening and a block for future development

Property Address/Description: 10390 Pine Valley Drive/ Part of Lots 23 & 24, Concession 7, City of Vaughan

Municipality: City of Vaughan

Municipal File No.: 19T-06V12

OMB Case No.: PL150684

OMB File No.: PL150685

**Heard:** Written Submissions, filed February 21, 2018

**APPEARANCES:**

<u>Parties</u>	<u>Counsel</u>
Country Wide Homes (Teston Road) Inc.	N. J. Pepino M. Barrett
Country Wide Homes (Pine Valley Estates) Inc.	N. J. Pepino M. Barrett
City of Vaughan	C. Storto C. Facciolo
Toronto and Region Conservation Authority	J. Wigley

**DECISION DELIVERED BY SUSAN de AVELLAR SCHILLER AND ORDER OF THE TRIBUNAL**

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[1] On April 6, 2016, the Ontario Municipal Board (“Board”) issued its decision on several site-specific zoning by-law amendments and associated draft plans of subdivision, with conditions, for lands within blocks 40 and 47 in the City of Vaughan (“City”). The lands that are the subject of these planning instruments are all within the geographic area of, and governed by, City Official Plan Amendment 744 (“OPA 744”). The reader is referred to the April 6, 2016 decision for additional background.

[2] These cases had been administratively grouped to be heard together but were not consolidated. In the April 6, 2016 decision, the Board dealt with each of these cases and ordered:

that the appeals of the proposed zoning by-law amendments to the City of Vaughan Zoning By-law No. 1-88 are allowed. The appeals of the applications for draft plans of subdivision approval are allowed. Zoning By-law No. 1-88 is amended and the draft plans of subdivision are approved, subject to conditions...

[3] In addition, the Board stated in its decision that:

The Board withholds its final order on each of these zoning by-law amendments in each of these cases until the Board is advised that the

Master Environmental Servicing Plan is completed and that revisions to the particular zoning by-law amendment, if any, are agreed upon to the satisfaction of the City of Vaughan and the Toronto and Region Conservation Authority.

[4] This work having been completed, written submissions with revised zoning by-law amendments have now come to the Tribunal. The proposed changes arise from discussions between the proponents, the City and the Toronto and Region Conservation Authority ("TRCA") that resulted from the further work on environmental servicing, natural heritage considerations, and consideration of the Growth Plan for the Greater Golden Horseshoe 2017 ("GGH 2017") and the Greenbelt Plan 2017 ("GBP 2017").

[5] The matters before the Tribunal in this decision now come to the Tribunal with the consent of the City and with the consent or no objection from the TRCA.

[6] Section 2.1 of the *Planning Act*, R.S.O. 1990 c. P.13, as amended ("Act") requires the Tribunal to have regard to any decision made by the municipal council on the same matter that is before the Tribunal and, similarly, to have regard to any information and material that the municipal council considered when making its decision.

[7] The Tribunal has considered the fact that all matters before the Tribunal in these proceedings have come on the consent of the City. Additionally, the Tribunal has considered the reports and materials before City Council, where they have been set out in an affidavit filed in these proceedings.

[8] This decision deals with case PL150864 for County Wide Homes (Pine Valley Estates) Inc. ("Country Wide PV") and case PL150866 for Country Wide Homes (Teston Road) Inc. ("Country Wide Teston").

[9] The appeal in case PL150866 was filed by Liliana Damiani. Country Wide Teston acquired the Country Wide Teston lands from Ms. Damiani. As the registered owner of

the lands, Country Wide Teston has assumed and continued the appeal filed by Ms. Damiani.

[10] For this written hearing, the Tribunal had before an Affidavit of Mark Yarranton for Country Wide PV and a second Affidavit of Mr. Yarranton for Country Wide Teston. Mr. Yarranton is a full Member of the Canadian Institute of Planners and a Registered Professional Planner in Ontario. In addition to his *curriculum vitae*, the Tribunal had a signed copy of the Acknowledgement of Expert's Duty form. Mr. Yarranton was qualified to provide independent expert opinion evidence in land use planning matters in the oral hearing that resulted in the April 6, 2016 decision. The Tribunal is satisfied that Mr. Yarranton continues to be qualified to provide independent expert opinion evidence in land use planning.

[11] There are no proposed modifications to OPA 744 and no proposed revisions to the draft plans of subdivision or the conditions of draft plan approval for either the Country Wide PV or the Country Wide Teston matters.

[12] For Country Wide PV there are some minor changes to the proposed zoning by-law amendment that are primarily stylistic. There is also a slight increase in the permitted height for Street Townhouses to respond to the City's Urban Design Guidelines and Architectural Control Guidelines. Finally, the zoning on Block 201 is changed from an open space park zone to a residential zone. This includes a holding provision that allows only a park on this Block prior to the removal of the holding provision. The removal of the holding provision requires, among other matters, that satisfactory arrangements are made for the conveyance of a park and that the owner enters into a parks agreement with the City, all of which is to be to the satisfaction of the City.

[13] For Country Wide Teston the revised proposed zoning by-law amendment has been changed only for stylistic and formatting purposes sought by the City.

[14] For each of these two revised proposed zoning by-law amendments, on the

applicable affidavit of Mr. Yarranton, the Tribunal finds that these revised proposed zoning by-law amendments:

1. have had regard for, and appropriately implement, matters of provincial interest as set out in s. 2 of the Act;
2. are consistent with the Provincial Policy Statement 2014 ("PPS");
3. conform to the GGH 2017;
4. conform to the GBP 2017;
5. conform to the Region of York Official Plan ("ROP"); and
6. conform to the City Official Plan Amendment 600, as modified by OPA 744.

#### ORDER

[15] Pursuant to s. 34(11.0.2) of the *Planning Act*, the Tribunal orders that City of Vaughan Zoning By-law No. 1-88, as amended, is further amended in accordance with Exhibit D to the Affidavit of Mark Yarranton, as filed in these proceedings on behalf of Country Wide Homes (Pine Valley Estates) Inc.

[16] Pursuant to s. 34(11.0.2) of the *Planning Act*, the Tribunal orders that City of Vaughan Zoning By-law No. 1-88, as amended, is further amended in accordance with Exhibit D to the Affidavit of Mark Yarranton, as filed in these proceedings on behalf of Country Wide Homes (Teston Road) Inc.

*"Susan de Avellar Schiller"*

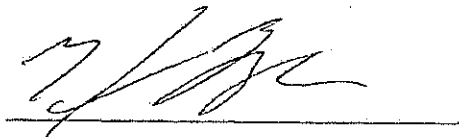
SUSAN de AVELLAR SCHILLER  
VICE-CHAIR



If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Local Planning Appeal Tribunal**  
A constituent tribunal of Environment and Land Tribunals Ontario  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**THIS IS EXHIBIT "D" REFERRED TO IN THE AFFIDAVIT OF  
MARK D. YARRANTON  
SWORN BEFORE ME THIS 16<sup>TH</sup> DAY OF FEBRUARY 2018**

A handwritten signature in black ink, appearing to read 'K. MacKinnon', written over a horizontal line.

**A Commissioner for Taking Affidavits**

**Keith Andrew Kenneth MacKinnon,  
a Commissioner, etc., Province of Ontario  
for KLM Planning Partners Inc.  
Expires January 22, 2020.**

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 101-2018

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE The Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:

- a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto, from A Agricultural Zone and OS1 Open Space Conservation Zone to, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", in the manner shown on the said Schedule "1".

b) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

"(H3) A. The following provisions shall apply to the lands with the Holding Symbol "(H)" as shown on Schedule "E-1590

a) Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of this By-law, or a Park. The Holding Symbol shall not be removed, in whole or in part, until such time as:

- i. the approval of a revised draft plan of subdivision for residential lots on these lands;
- ii. satisfactory arrangements are made for the conveyance of parkland within the area identified as Phase 1 and/or Phase 2 on Schedule "E-1590", and;
- iii. the owner entering into a parks agreement with the City of Vaughan addressing parklands dedication, all to the satisfaction of the City of Vaughan.

B. Notwithstanding the provisions of:

- a. Subsections 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in an RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and RT1 Residential Townhouse Zone;
- b. Subsections 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in an RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and RT1 Residential Townhouse Zone;
- c. Subsections 4.22.2 and 4.22.3 respecting Encroachment of an Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;

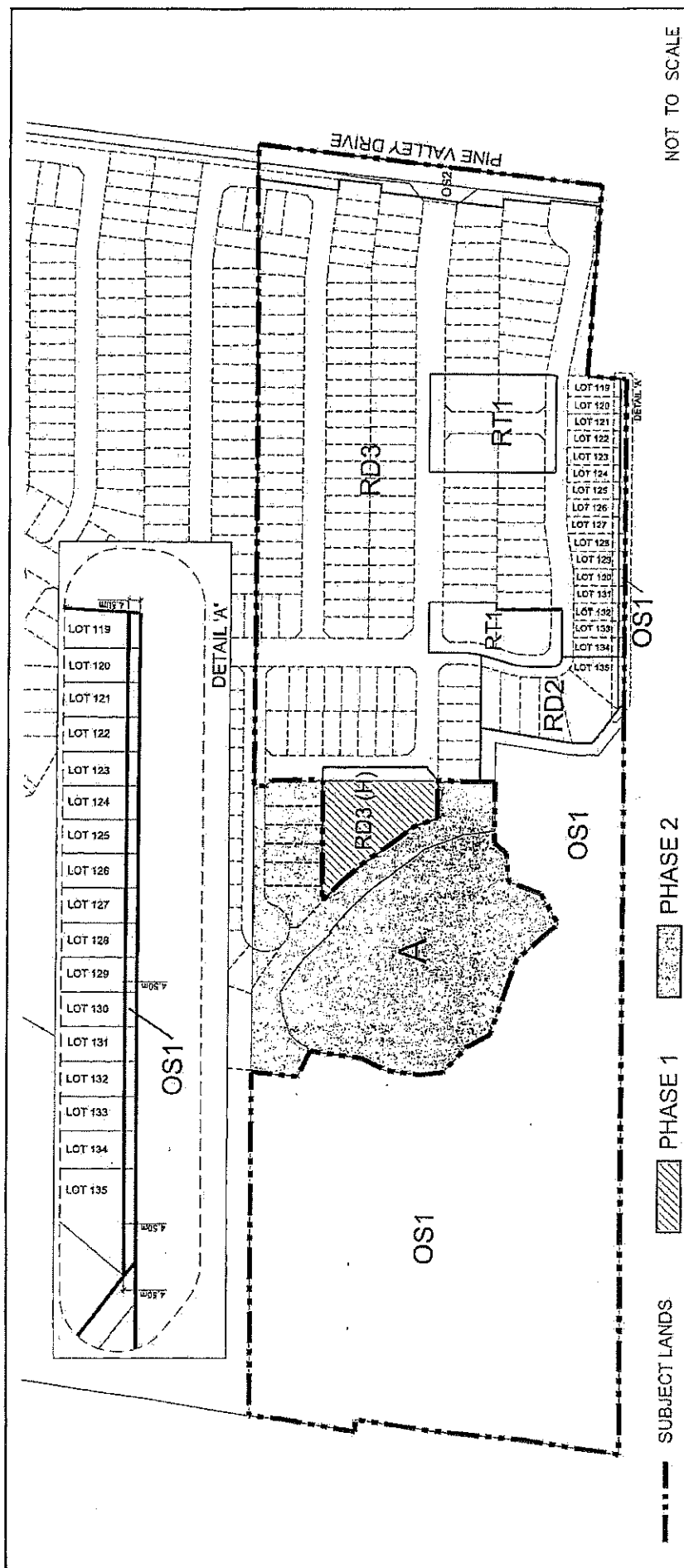
- d. Subsection 4.22.3 and Schedule "A3" respecting Maximum Building Height in an RT1 Residential Townhouse Zone;
- e. Subsection 4.22.3 and Note 3. I) on Schedule "A3", respecting Minimum Interior Side Yard Abutting a non-residential use;
- f. Subsection 4.22.3 and Note 5. on Schedule "A3", respecting the Minimum Exterior Side Yard Abutting a Sight Triangle; and
- g. Subsections 7.1.2 and 7.2.1 respecting Uses Permitted and Structures Within the in the OS1 Zone on Lots 119 to 135 on Schedule 1;

The following provision shall apply to the lands shown as "Subject Lands" on Schedule "E-

150.0



- ai. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- bi. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 1.8 metres. In addition a bay or box window or similar window projection constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres;
- ci. The following provisions shall apply: In addition to the requirements of Subsection 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:
  - i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
  - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;
  - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade;

- di. The maximum permitted Building Height shall be 12 metres;
  - ei. The minimum interior side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;
  - fi. the minimum exterior side yard: (i) shall be 3.0m abutting a public lane; (ii) shall be 1.5m abutting a sight triangle; (iii) shall be 1.5m for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond; and
  - gi. on Lots 119 to 135 as shown on Schedule "E-1590" only soft landscaping shall be permitted within 4.5m of the rear lot line and buildings or structures including swimming pools, pool cabanas, gazebos, sheds or accessory buildings of any kind, and the storage of machinery or materials are not permitted."
  - c) Adding Schedule "E-1590" attached hereto as Schedule "1".
  - d) Deleting Key Map 6E and substituting therefore the Key Map 6E attached hereto as Schedule "2"
2. Schedules "1" and "2" shall be and hereby form part of this By-law.



THIS IS SCHEDULE 'E-1590  
TO BY-LAW 1-88  
SECTION 9(1460)

SUBJECT LANDS

PHASE 1	PHASE 2
	

THIS IS SCHEDULE '1'  
TO BY-LAW 101 -2018  
PASSED THE 19<sup>th</sup> DAY OF JUNE, 2018

SIGNING OFFICERS

12086A

MAYOR

BOARD 2018

CLERK

FILE# 12.038  
RELATED FILE: 19T-06V12  
LOCATION: PART OF LOTS 23 AND 24, CONCESSION 7  
APPLICANT: COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC.  
CITY OF VAUGHAN



KEY MAP 7E  
BY-LAW 1-88

NOT TO SCALE

**THIS IS SCHEDULE '2'**  
**TO BY-LAW 101 -2018**  
**PASSED THE 19<sup>th</sup> DAY OF JUNE, 2018**

FILE: Z.12.038  
RELATED FILE: 19T-00V12  
LOCATION: PART OF LOTS 23 AND 24, CONCESSION 7  
APPLICANT: COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC.  
CITY OF VAUGHAN

SIGNATURE \_\_\_\_\_  
**BOARD ORDER: PL150864**  
April 30, 2018  
MAYOR \_\_\_\_\_  
CLERK \_\_\_\_\_

**SUMMARY TO BY-LAW 101 -2018**

The lands subject to this By-law are located on the west side of Pine Valley Drive and south of Teston Road, being in Part of Lots 23 and 24, Concession 7, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and RD3 Residential Detached Zone Three with the Holding Symbol "(H)" to facilitate 192 dwelling units comprised of 158 detached dwelling units and 34 street townhouse units, of which 2 are to develop with the adjacent lands, a temporary park, open space buffers and road widenings, and to maintain the existing valleylands in the 25.71 ha Plan of Subdivision 19T-06V12.

The by-law also provides exceptions to the permitted yard encroachments, permitted uses in the OS1 Zone, minimum yard requirements and maximum height for street townhouse dwellings.





NOT TO SCALE

# LOCATION MAP

## TO BY-LAW 101 -2018

FILE: Z.12.038  
 RELATED FILE: 19T-06V12  
 LOCATION: PART OF LOTS 23 AND 24, CONCESSION 7  
 APPLICANT: COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC.  
 CITY OF VAUGHAN

SUBJECT LANDS



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 102-2018**

**A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board.**

The Council of The Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. THAT the Amendment to City of Vaughan By-law 1-88, as effected by the Ontario Municipal Board Order Issue, dated the 30<sup>th</sup> of April 2018 (OMB File No. PL150866), attached hereto as Schedule “1”, is hereby designated as By-law Number 102-2018.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

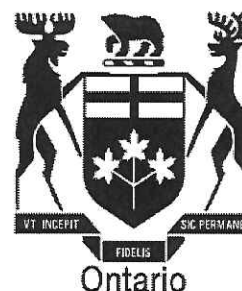
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Hon. Maurizio Bevilacqua, Mayor

---

Todd Coles, City Clerk

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** April 30, 2018

**CASE NO(S):** PL150822 PL150870  
PL150866 PL150872  
PL150868 PL150684

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	2097500 Ontario Limited
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	Agricultural Zone A
Proposed Zoning:	Residential Detached Zone RD1, Residential Detached Zone RD3, Open Space Conservation Zone OS1 and Open Space Park Zone OS2
Purpose:	To permit the development of a plan of subdivision consisting of 83.5 dwelling units, parkland/open space and maintenance of valley lands
Property Address/Description:	4077 Teston Road
Municipality:	City of Vaughan
Municipal File No.:	Z.07.002
OMB Case No.:	PL150822
OMB File No.:	PL150822
OMB Case Name:	2097500 Ontario Limited v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	2097500 Ontario Limited
Subject:	Proposed Plan of Subdivision
Property Address/ Description:	4077 Teston Road
Municipality:	City of Vaughan
Municipal File No.:	19T-07V01
OMB Case No.:	PL150822
OMB File No.:	PL150823

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Liliana Damiani
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	Agricultural Zone A
Proposed Zoning:	Residential Detached Zone RD1, Residential Detached Zone RD2, Residential Detached Zone RD3, Agricultural Zone A, Open Space Conservation Zone OS1 and Open Space Park Zone OS2
Purpose:	To permit the development of a plan of subdivision consisting of 94 lots for detached dwellings, 14 residential blocks, as well as to maintain 1 existing residential building and to provide open space/buffer blocks
Property Address/Description:	4801 Teston Road
Municipality:	City of Vaughan
Municipal File No.:	Z.14.010
OMB Case No.:	PL150866
OMB File No.:	PL150866
OMB Case Name:	Damiani v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Liliana Damiani
Subject:	Proposed Plan of Subdivision
Property Address/ Description:	4801 Teston Road
Municipality:	City of Vaughan
Municipal File No.:	19T-14V004

OMB Case No.: PL150866  
 OMB File No.: PL150867

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.  
 Subject: Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision  
 Existing Zoning: Agricultural Zone A and Open Space Conservation Zone OS1  
 Proposed Zoning: Residential Detached Zone RD1, Residential Detached Zone RD2, Residential Detached Zone RD3, Residential Townhouse Zone RT1, Neighbourhood Commercial Zone C4, Open Space Conservation Zone OS1 and Open Space Park Zone OS2  
 Purpose: To permit the development of a plan of subdivision consisting of 536.5 dwelling units, a commercial block, parkland/open space, a stormwater management pond and maintenance of the valley lands  
 Property Address/Description: 4333 Teston Road, 10601, 10699 and 10733 Pine Valley Drive  
 Municipality: City of Vaughan  
 Municipal File No.: Z.03.024  
 OMB Case No.: PL150868  
 OMB File No.: PL150868  
 OMB Case Name: Gold Park Homes Inc. v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.  
 Subject: Proposed Plan of Subdivision  
 Property Address/ Description: 4333 Teston Road, 10601, 10699 and 10733 Pine Valley Drive  
 Municipality: City of Vaughan  
 Municipal File No.: 19T-03V05  
 OMB Case No.: PL150868  
 OMB File No.: PL150869

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Mosaik Pinewest Inc.
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	Agricultural Zone A and Open Space Conservation Zone OS1
Proposed Zoning:	Residential Detached Zone RD2, Residential Detached Zone RD3 and Open Space Conservation Zone OS1
Purpose:	To permit the development of a plan of subdivision consisting of 43 residential detached lots and 8 residential blocks (4 lots), open space buffer blocks and a stormwater management pond
Property Address/Description:	10355 Pine Valley Drive
Municipality:	City of Vaughan
Municipal File No.:	Z.06.058
OMB Case No.:	PL150870
OMB File No.:	PL150870
OMB Case Name:	Mosaik Pinewest Inc. v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Mosaik Pinewest Inc.
Subject:	Proposed Plan of Subdivision
Property Address/ Description:	10355 Pine Valley Drive
Municipality:	City of Vaughan
Municipal File No.:	19T-06V10
OMB Case No.:	PL150870
OMB File No.:	PL150871

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (pine valley RB) Limited
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision

Existing Zoning: Agricultural Zone A  
 Proposed Zoning: Residential Detached Zone RD1, Residential Detached Zone RD2, Residential Detached Zone RD3, Residential Townhouse Zone RT1, Open Space Conservation Zone OS1 and Open Space Park Zone OS2

Purpose: To permit the development of a plan of subdivision consisting of 418 dwelling units, an elementary school block, parkland/open space, a stormwater management pond and maintenance of the valley lands

Property Address/Description: 10460 and 10640 Pine Valley Drive  
 Municipality: City of Vaughan  
 Municipal File No.: Z.03.107  
 OMB Case No.: PL150872  
 OMB File No.: PL150872  
 OMB Case Name: Lindvest Properties (Pine Valley) Limited v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: 1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (pine valley RB) Limited

Subject: Proposed Plan of Subdivision  
 Property Address/ Description: 10460 and 10640 Pine Valley Drive  
 Municipality: City of Vaughan  
 Municipal File No.: 19T-03V25  
 OMB Case No.: PL150872  
 OMB File No.: PL150873

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Country Wide Homes (Pine Valley Estates) Inc.  
 Subject: Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision

Existing Zoning: "A Agricultural Zone"  
 Proposed Zoning: "RD1 Residential Detached Zone One", "RD2 Residential Detached Zone Two", "RD3 Residential Detached Zone Three", "RT1 Residential Townhouse Zone", "OS1 Open Space Conservation Zone" and "OS2 Open

Space Park Zone”

Purpose: To permit the development of a residential plan of subdivision consisting of 162 detached dwellings, 34 townhouse dwellings contained within six (6) blocks, a neighbourhood park (approximately 1.3 hectares [3.2 acres] in size), valley land (approximately 10.7 hectares [26.4 acres] in size) as well as valley and landscape buffers, a road widening and a block for future development

Property Address/Description: 10390 Pine Valley Drive/ Part of Lots 23 & 24, Concession 7, City of Vaughan

Municipality: City of Vaughan

Municipal File No.: Z.06.064

OMB Case No.: PL150684

OMB File No.: PL150684

OMB Case Name: Country Wide Homes (Pine Valley Estates) Inc. v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Country Wide Homes (Pine Valley Estates) Inc.

Subject: Proposed Plan of Subdivision - Failure of the City of Vaughan to make a decision

Purpose: To permit the development of a residential plan of subdivision consisting of 162 detached dwellings, 34 townhouse dwellings contained within six (6) blocks, a neighbourhood park (approximately 1.3 hectares [3.2 acres] in size), valley land (approximately 10.7 hectares [26.4 acres] in size) as well as valley and landscape buffers, a road widening and a block for future development

Property Address/Description: 10390 Pine Valley Drive/ Part of Lots 23 & 24, Concession 7, City of Vaughan

Municipality: City of Vaughan

Municipal File No.: 19T-06V12

OMB Case No.: PL150684

OMB File No.: PL150685

**Heard:** Written Submissions, filed February 21, 2018



**APPEARANCES:**

<b><u>Parties</u></b>	<b><u>Counsel</u></b>
Country Wide Homes (Teston Road) Inc.	N. J. Pepino M. Barrett
Country Wide Homes (Pine Valley Estates) Inc.	N. J. Pepino M. Barrett
City of Vaughan	C. Storto C. Facciolo
Toronto and Region Conservation Authority	J. Wigley

**DECISION DELIVERED BY SUSAN de AVELLAR SCHILLER AND ORDER OF THE TRIBUNAL**

---

[1] On April 6, 2016, the Ontario Municipal Board ("Board") issued its decision on several site-specific zoning by-law amendments and associated draft plans of subdivision, with conditions, for lands within blocks 40 and 47 in the City of Vaughan ("City"). The lands that are the subject of these planning instruments are all within the geographic area of, and governed by, City Official Plan Amendment 744 ("OPA 744"). The reader is referred to the April 6, 2016 decision for additional background.

[2] These cases had been administratively grouped to be heard together but were not consolidated. In the April 6, 2016 decision, the Board dealt with each of these cases and ordered:

that the appeals of the proposed zoning by-law amendments to the City of Vaughan Zoning By-law No. 1-88 are allowed. The appeals of the applications for draft plans of subdivision approval are allowed. Zoning By-law No. 1-88 is amended and the draft plans of subdivision are approved, subject to conditions...

[3] In addition, the Board stated in its decision that:

The Board withholds its final order on each of these zoning by-law amendments in each of these cases until the Board is advised that the

Master Environmental Servicing Plan is completed and that revisions to the particular zoning by-law amendment, if any, are agreed upon to the satisfaction of the City of Vaughan and the Toronto and Region Conservation Authority.

[4] This work having been completed, written submissions with revised zoning by-law amendments have now come to the Tribunal. The proposed changes arise from discussions between the proponents, the City and the Toronto and Region Conservation Authority ("TRCA") that resulted from the further work on environmental servicing, natural heritage considerations, and consideration of the Growth Plan for the Greater Golden Horseshoe 2017 ("GGH 2017") and the Greenbelt Plan 2017 ("GBP 2017").

[5] The matters before the Tribunal in this decision now come to the Tribunal with the consent of the City and with the consent or no objection from the TRCA.

[6] Section 2.1 of the *Planning Act*, R.S.O. 1990 c. P.13, as amended ("Act") requires the Tribunal to have regard to any decision made by the municipal council on the same matter that is before the Tribunal and, similarly, to have regard to any information and material that the municipal council considered when making its decision.

[7] The Tribunal has considered the fact that all matters before the Tribunal in these proceedings have come on the consent of the City. Additionally, the Tribunal has considered the reports and materials before City Council, where they have been set out in an affidavit filed in these proceedings.

[8] This decision deals with case PL150864 for County Wide Homes (Pine Valley Estates) Inc. ("Country Wide PV") and case PL150866 for Country Wide Homes (Teston Road) Inc. ("Country Wide Teston").

[9] The appeal in case PL150866 was filed by Liliana Damiani. Country Wide Teston acquired the Country Wide Teston lands from Ms. Damiani. As the registered owner of

the lands, Country Wide Teston has assumed and continued the appeal filed by Ms. Damiani.

[10] For this written hearing, the Tribunal had before an Affidavit of Mark Yarranton for Country Wide PV and a second Affidavit of Mr. Yarranton for Country Wide Teston. Mr. Yarranton is a full Member of the Canadian Institute of Planners and a Registered Professional Planner in Ontario. In addition to his *curriculum vitae*, the Tribunal had a signed copy of the Acknowledgement of Expert's Duty form. Mr. Yarranton was qualified to provide independent expert opinion evidence in land use planning matters in the oral hearing that resulted in the April 6, 2016 decision. The Tribunal is satisfied that Mr. Yarranton continues to be qualified to provide independent expert opinion evidence in land use planning.

[11] There are no proposed modifications to OPA 744 and no proposed revisions to the draft plans of subdivision or the conditions of draft plan approval for either the Country Wide PV or the Country Wide Teston matters.

[12] For Country Wide PV there are some minor changes to the proposed zoning by-law amendment that are primarily stylistic. There is also a slight increase in the permitted height for Street Townhouses to respond to the City's Urban Design Guidelines and Architectural Control Guidelines. Finally, the zoning on Block 201 is changed from an open space park zone to a residential zone. This includes a holding provision that allows only a park on this Block prior to the removal of the holding provision. The removal of the holding provision requires, among other matters, that satisfactory arrangements are made for the conveyance of a park and that the owner enters into a parks agreement with the City, all of which is to be to the satisfaction of the City.

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[14] For each of these two revised proposed zoning by-law amendments, on the

applicable affidavit of Mr. Yarranton, the Tribunal finds that these revised proposed zoning by-law amendments:

1. have had regard for, and appropriately implement, matters of provincial interest as set out in s. 2 of the Act;
2. are consistent with the Provincial Policy Statement 2014 ("PPS");
3. conform to the GGH 2017;
4. conform to the GBP 2017;
5. conform to the Region of York Official Plan ("ROP"); and
6. conform to the City Official Plan Amendment 600, as modified by OPA 744.

#### **ORDER**

[15] Pursuant to s. 34(11.0.2) of the *Planning Act*, the Tribunal orders that City of Vaughan Zoning By-law No. 1-88, as amended, is further amended in accordance with Exhibit D to the Affidavit of Mark Yarranton, as filed in these proceedings on behalf of Country Wide Homes (Pine Valley Estates) Inc.

[16] Pursuant to s. 34(11.0.2) of the *Planning Act*, the Tribunal orders that City of Vaughan Zoning By-law No. 1-88, as amended, is further amended in accordance with Exhibit D to the Affidavit of Mark Yarranton, as filed in these proceedings on behalf of Country Wide Homes (Teston Road) Inc.

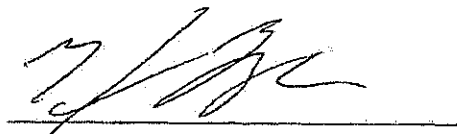
*"Susan de Avellar Schiller"*

SUSAN de AVELLAR SCHILLER  
VICE-CHAIR

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Local Planning Appeal Tribunal**  
A constituent tribunal of Environment and Land Tribunals Ontario  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**THIS IS EXHIBIT "D" REFERRED TO IN THE AFFIDAVIT OF  
MARK D. YARRANTON  
SWORN BEFORE ME THIS 16<sup>TH</sup> DAY OF FEBRUARY 2018**

A handwritten signature in black ink, appearing to read 'K. MacKinnon', is written over a horizontal line.

**A Commissioner for Taking Affidavits**

**Keith Andrew Kenneth MacKinnon,  
a Commissioner, etc., Province of Ontario  
for KLM Planning Partners Inc.  
Expires January 22, 2020.**

# THE CITY OF VAUGHAN

# BY-LAW

BY-LAW NUMBER ~~102-2011~~ 8

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE The Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:

- a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto, from A Agricultural Zone to RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol (H), RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol (H), OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, and OS2(H) Open Space Park Zone with the Holding Symbol (H), in the manner shown on the said Schedule "1".

b) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

~~(14.6)~~ A. The following provisions shall apply to the lands with the Holding Symbol "(H)" as shown on Schedule "E-1591"

- a) Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of this By-law, or the production of field crops. The Holding Symbol "(H)" shall not be removed until such time as:
- i) the Ministry of Tourism, Culture and Sport has approved all outstanding archaeological reports to the satisfaction of the City of Vaughan.

B. Notwithstanding the provisions of:

- a. Section 8.1 and Schedule "A" respecting minimum lot area for a residential use only in an A Agricultural Zone;
- b. Subsections 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in the RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three;
- c. Subsections 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in the RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three;
- d. Subsections 4.22.2 and 4.22.3 respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
- e. Subsection 4.22.3 and Note 3. i) on Schedule "A3", respecting Minimum Interior Side Yard Abutting a non-residential use;

May 1, 2017

- f. Subsection 4.22.3 and Note 5, on Schedule "A3", respecting the Minimum Exterior Side Yard Abutting a Sight Triangle;

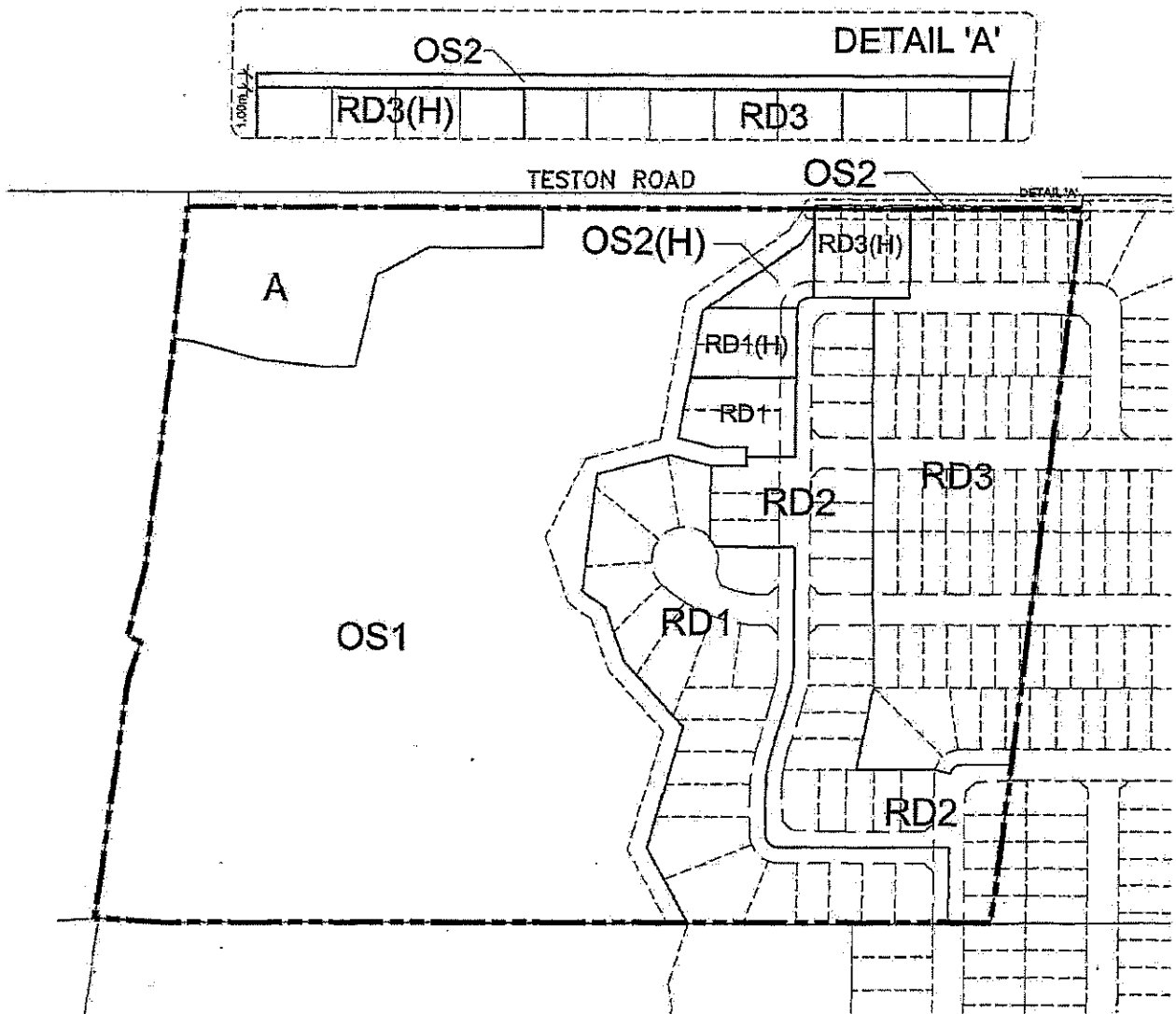
The following provision shall apply to the lands shown as "Subject Lands" on Schedule "E-1591":

- a. The minimum required lot area for a residential use on the lands zoned A, Agricultural Zone shall be 1.0 hectare;
- b. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- c. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 1.8 metres. In addition a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum 0.6 metres;
- d. The following provisions shall apply: In addition to the requirements of Subsection 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:
  - i) An unenclosed porch (covered or uncovered) to a maximum of 2.5 metres; and eaves, gutters and steps may encroach an additional 0.5 metres;
  - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a sight triangle;
  - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.
- e. The minimum side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;



May 1, 2017

- fi. The minimum exterior side yard: (i) shall be 3.0m abutting a public lane; (ii) shall be 1.5m abutting a sight triangle; (iii) shall be 1.5m for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond."
- c) Adding Schedule "E-1591" attached hereto as Schedule "1".
- d) Deleting Key Map 7E and substituting therefore the Key Map 7E attached hereto as Schedule "2".
2. Schedules "1" and "2" shall be and hereby form part of this By-law.



THIS IS SCHEDULE 'E-1591'  
TO BY-LAW 1-88  
SECTION 9(1461)

----- SUBJECT LANDS

NOT TO SCALE

THIS IS SCHEDULE '1'  
TO BY-LAW 102 -2018  
PASSED THE 19<sup>th</sup> DAY OF JUNE, 2018

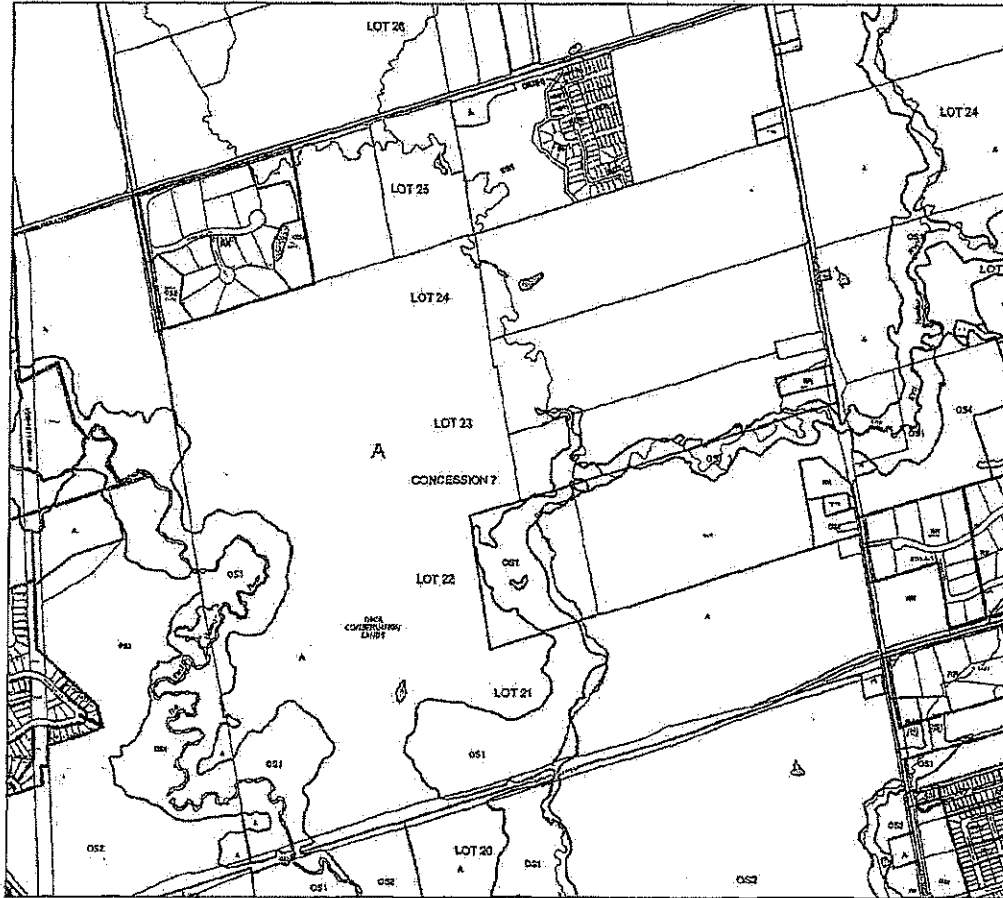
FILE: Z.14.010  
RELATED FILE: 19T-14V004  
LOCATION: PART OF LOT 25, CONCESSION 7  
APPLICANT: COUNTRY WIDE HOMES (TESTON ROAD) INC.  
CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER: PL150866  
April 30, 2018

MAYOR

CLERK



KEY MAP 7E  
BY-LAW 1-88

NOT TO SCALE

THIS IS SCHEDULE '2'  
TO BY-LAW 102 -2018  
PASSED THE 10<sup>th</sup> DAY OF JUNE ,2018

FILE: Z.14.010  
RELATED FILE: 19T-14V004  
LOCATION: PART OF LOT 25, CONCESSION 7  
APPLICANT: COUNTRY WIDE HOMES (TESTON ROAD) INC.  
CITY OF VAUGHAN

SIGNATURE  
BOARD ORDER: PL150866  
April 30, 2018  
MAYOR  
CLERK

May 1, 2017

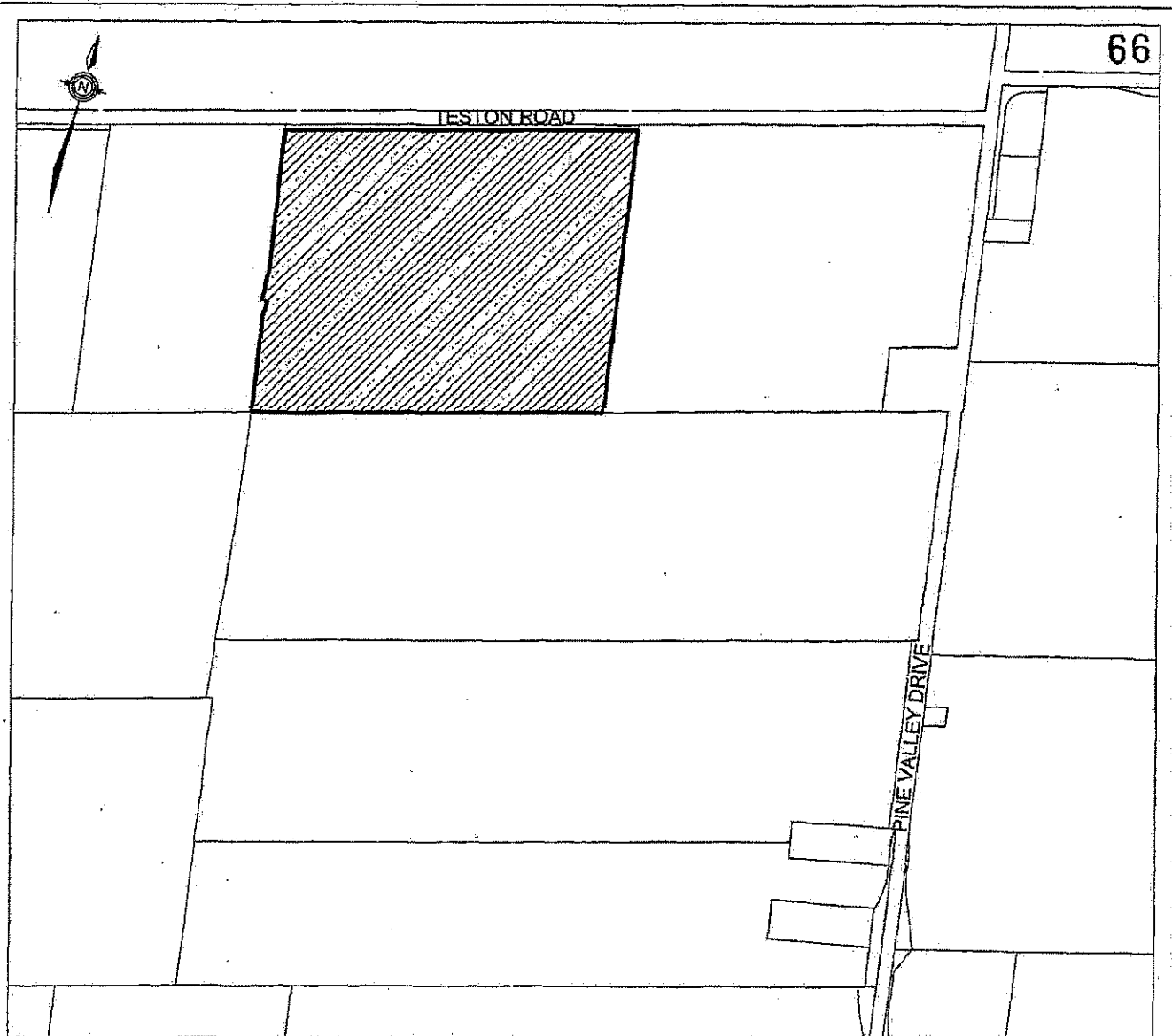
65

SUMMARY TO BY-LAW 102-2017

The lands subject to this By-law are located on the south side of Teston Road approximately 500 metres west of Pine Valley Drive, being in Part of Lot 25, Concession 6, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol "(H)", RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS2(H) Open Space Park Zone with the Holding Symbol "(H)" to facilitate 101 detached dwelling units, of which 7 are to develop with the adjacent lands, a vista block, open space buffers and road widenings, and to maintain the existing valleylands in the 20.23 ha Plan of Subdivision 19T-14V004.

The By-law further provides exceptions to the permitted yard encroachments, minimum interior side yard and minimum exterior side yard and a lot area reduction for lands zoned A Agricultural.



NOT TO SCALE

# LOCATION MAP TO BY-LAW 102 -20178

FILE: Z.14.010  
 RELATED FILE: 19T-14V004  
 LOCATION: PART OF LOT 25, CONCESSION 7  
 APPLICANT: COUNTRY WIDE HOMES (TESTON ROAD) INC.  
 CITY OF VAUGHAN

SUBJECT LANDS



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 103-2018**

**A By-law authorizing the Mayor and Clerk to execute the necessary multi-party agreements on behalf of the City of Vaughan with respect to municipal servicing from the City of Toronto.**

**WHEREAS** section 23.1(1) of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, authorizes a municipality to delegate its powers and duties to a person or body subject to certain restrictions;

**AND WHEREAS** section 9 of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act*, 2001, or any other Act;

**NOW THEREFORE**, the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the Mayor and Clerk be and they are hereby authorized on behalf of The Corporation of the City of Vaughan, to execute a Multi-Party Water and Wastewater Servicing Agreement between The Corporation of the City of Vaughan, Regional Municipality of York, City of Toronto and Smith Farm Property Holdings Inc., based on the principles and terms set out in the Multi-Party Water and Wastewater Servicing Agreement, to the satisfaction of the City Solicitor.
2. THAT the Mayor and Clerk be and they are hereby authorized on behalf of The Corporation of the City of Vaughan, to execute a Multi-Party Water and Wastewater Servicing Agreement between The Corporation of the City of Vaughan, Regional Municipality of York, City of Toronto and Woodbridge Park Limited, based on the principles and terms set out in the Multi-Party Water and Wastewater Servicing Agreement, to the satisfaction of the City Solicitor.
3. THAT the Mayor and Clerk be and they are hereby authorized on behalf of The Corporation of the City of Vaughan, to execute a Multi-Party Water and Wastewater Servicing Agreement between The Corporation of the City of Vaughan, Regional Municipality of York, City of Toronto and 407 ETR Concession Company Limited, based on the principles and terms set out in the Multi-Party Water and Wastewater Servicing Agreement, to the satisfaction of the City Solicitor.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 34 of Report No. 26  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 27, 2017.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 104-2018**

**A By-law to amend By-law 076-2016 to change the definition of “Eligible Resident” to exclude residents who are receiving grants or rebates for home dialysis from other government agencies.**

**WHEREAS** the Corporation of the City of Vaughan (the “**City**”) recognizes the financial burden of home dialysis treatment on residents;

**AND WHEREAS** the City aims to ensure residents undergoing home dialysis have access to financial relief from the City in the absence of receiving financial relief from a home dialysis grant program administered through the Ontario Renal Network or any other government agency;

**AND WHEREAS** the Definition for “Eligible Resident” in by-law 076-2016 must be amended to reflect changes resulting from a new grant program administered by the Ontario Renal Network;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

### **1. DEFINITION**

- (1) “**Eligible Resident**” means a person who,
- (i) Requires dialysis as part of his or her treatment regimen;
  - (ii) Receives the necessary dialysis treatment at his or her place of residence;
  - (iii) Completes and submits the required form as outlined in Section 4;
  - (iv) Receives written notification of approval from the City authorizing the application of a rebate for his or her account; and
  - (v) Does not receive a grant or rebate for home dialysis treatment from any other government body or agency, including, but not limited to, the Ontario Renal Network.



Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No.10 of Report No. 5  
of the Finance, Administration & Audit Committee  
Adopted by Vaughan City Council on  
May 23, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 105-2018**

**A By-law to adopt property tax rates, tax ratios and to provide for the general local municipality levy and collection of levies required by the Corporation of the City of Vaughan (the “City”) for the year 2018 and to provide for the issuance of tax bills requiring payment of taxes for the year 2018.**

WHEREAS subsection 312(2) of the *Municipal Act, 2001*, S.O. 2001, c.25, (the “*Municipal Act*”) provides that a local municipality shall, each year, pass a by-law levying a separate tax rate on the assessment in each property class in the local municipality rateable for local municipality purposes;

AND WHEREAS the Regional Municipality of York (“York Region”) has approved tax ratios for the taxation year 2018, with such ratios to be applied in determining tax rates for the City and for York Region purposes;

AND WHEREAS the *Municipal Act* mandates the capping of tax increases on Commercial, Industrial and Multi-Residential property classes;

AND WHEREAS estimates have been prepared showing the sum required to be raised for the lawful purpose of the City for the year 2018, which estimates are made up as follows:

<b>No</b>	<b>Taxation Category</b>	<b>2018 Amount</b>
1	York Region Purposes	\$ 335,776,141
2	City General Purposes	198,738,935
3	Education Purposes	305,640,875
4	Local Improvements	27,482
5	Utility Right-of-Ways	2,028,557
	<b>TOTAL</b>	<b>\$ 842,211,990</b>

NOW THEREFORE THE COUNCIL OF THE CITY ENACTS AS FOLLOWS:

1. The following property tax class ratios shall be applied in determining tax rates for taxation in 2018:

Property Class	Tax Ratios
Residential and Farm	1.000000
Multi Residential	1.000000
New Multi Residential	1.000000
Commercial	1.232300
Industrial	1.497300
Pipeline	0.919000
Farmland	0.250000
Managed Forests	0.250000

2. The following is a statement of the property assessment by class, railway right-of-ways and hydro corridor as provided by the Municipal Property Assessment Corporation, followed by a summary statement for each levying purpose for property taxation in 2018.

CURRENT VALUE ASSESSMENT CLASS CATEGORY	ASSESSMENT
Residential	\$71,682,569,963
Multi Residential	288,927,333
Commercial Properties	
Full Occupied	13,191,969,574
Excess Lands	321,434,094
Vacant Land	419,061,953
Farmland Awaiting Development – Phase 1	25,830,837
Shared PIL/Taxable (CH)	9,026,050
Industrial Properties	
Full Occupied	4,078,315,253
Excess Lands	494,903,561
Vacant Land	27,659,188
Farmland Awaiting Development – Phase 1	29,503,200
Shared PIL/Taxable (IH)	45,335,550
Vacant Land (IK, IJ)	32,558,800
Pipeline	127,685,500
Farmland	185,208,990
Managed Forests	1,360,708
<b>TOTAL 183</b>	<b>\$ 90,961,350,554</b>

RAILWAY RIGHT-OF-WAYS & HYDRO CORRIDOR			
	Railway Right-of-Ways		461.74 Acres
	Go Transit		98.83 Acres
	Utility Transmission		635.78 Acres
1	York Region Purposes		90,961,350,554
2	City General Purposes		90,961,350,554
3	Education Support Purposes		90,961,350,554
4	Utility Transmission		635.78 Acres
5	Railway Right-of-Ways		461.74 Acres
6	Go Transit		98.83 Acres

3. For the purposes of this By-law, York Region has established tax rate reductions for prescribed property sub classes under York Region By-law 2018-35.
4. The sum of \$335,776,141 shall be levied and collected for the City's share of the 2018 York Region budget, adopted under York Region By-law 2018-36 such amount to be provided by applying the property tax rates as summarized in Schedule "A" attached hereto and forming a part of this By-law to the taxable assessments and by applying the rates set out in the applicable Ontario regulations to the acreage of the railway right-of-ways and hydro corridor.
5. The total sum of \$198,738,935 shall be levied and collected for City general purposes, such amount to be provided by applying the property tax rates as summarized in Schedule "A" attached hereto to the taxable assessments. The above amount includes \$7,088,883 which is to be collected to support the Vaughan Hospital Precinct Development Plan.
6. The sum of \$305,640,875 shall be levied and collected for Ontario education support purposes, such amount to be provided by applying the property tax rates as summarized in Schedule "A" attached to the taxable assessments. The education rates are established by the applicable Ontario regulations.
7. For properties subject to payments in lieu of taxes and so assessed, payments in lieu of taxes shall be calculated by applying the tax rates on Schedule "A" attached hereto that would be applicable to the property as if it were subject to tax.

8. The taxes due to the City of Vaughan for railway rights-of-way assessments and utility transmission and distribution corridor assessments shall be calculated in accordance with the rates established by the relevant Ontario regulations.
9. For the purpose of paying the debentures issued pursuant to the following by-laws, the following sums shall be levied and collected from the owners of properties liable therefore:

Local Number	Expiry Year	Location	By-law Number	Amount \$
78	N/A	National Estates Entrance Feature Maintenance	337-1998, as amended	6,901
108-OY	2021	Old Yonge Street	108-2011	11,691
108-M	2021	Mill Street	108-2011	8,890
<b>TOTAL</b>				<b>\$27,482</b>

10. The treasurer for the City (the “Treasurer”) shall cause to be sent to every taxpayer, a tax bill, in the form and with the content specified in the *Municipal Act*, at least 21 days before any taxes shown on the bill are due and payable, at the taxpayer’s residence or place of business or to the premises in respect of which the taxes are payable unless directed in writing by the taxpayer to send the tax bill to another address.
11. The Interim Tax Levy authorized pursuant to City By-law 003-2018 shall be shown as a reduction in the Final Tax Levy.
12. The amount of real property taxes for all property classes levied by this By-law shall be divided into three amounts. One amount shall be known as the first instalment, and shall become due and payable on or before the date specified on the tax bill. The next amount shall be known as the second instalment and shall become due and payable on or before the date specified on the tax bill. The other amount shall be known as the third instalment and shall become due and payable on or before the date specified on the tax bill. Any bill of \$200.00 or less shall become due and payable in full on the first scheduled instalment date specified on the tax bill.
13. Notwithstanding section 12, where the total final levy to be imposed on a property would be less than ten (10) dollars, the amount of the actual taxes payable shall be zero.

14. In the event of a default of payment of any instalment of taxes or any part of any instalment, the remaining instalment or instalments shall forthwith become due and payable.
15. The Treasurer shall add to the tax roll, any amount, arrears of charges, fees, costs or other expenses given priority lien status pursuant to the authority contained in any act of the Legislature of the Province of Ontario. The amount may be added to the tax roll against the property in respect of which the amount was imposed or against any other property in respect of which the amount is authorized to be added under the *Municipal Act*, or any other act.
16. As provided by the *Municipal Act*, and pursuant to City By-law No 328-2004, in the event that the taxes are not paid by the due date, late payment charges will be imposed, consisting of a percentage charge of one and one-quarter percent (1.25%) on the first day of default and on the first day of each calendar month thereafter in which default continues.
17. Unless otherwise approved by the Treasurer, any payment received on account of taxes shall first be applied against late payment charges, with charges imposed earlier being discharged before charges imposed later, and then against taxes owing, with taxes imposed earlier being discharged before taxes imposed later.
18. In the event of any defect, error or omission in the form or substance of a tax bill, proceedings for the recovery of taxes shall be governed by subsection 343(10) of the *Municipal Act*.
19. All taxes are payable at the Municipal Office for the City, except that, with payment of any applicable fee, taxes may be paid at most financial institutions that accept tax payments. Payments must be received by the City on or before each applicable due date. If received by the City after the applicable due date, late payment charges as provided by the *Municipal Act* and applicable City by-laws shall be applied.
20. Taxes may further be payable through the optional pre-authorized payment plan (the "PAP"). Upon application, any taxpayer meeting the requirements of the PAP may be enrolled in the PAP with two choices, the instalment due date payment plan for interim and final billing or the eleven month instalment plan. Thereafter the City shall be authorized to withdraw property taxes from the bank account of the said taxpayer on the instalment due date of each interim and final billing or the City shall be authorized to withdraw property taxes from the bank account of the said taxpayer on the first banking day of each month from January to November inclusive, in the amount set out in the notice forwarded to the taxpayer by the Treasurer. Administrative charges and late payment charges as provided by the *Municipal Act* and applicable City by-laws shall be applied if the taxpayer's financial institution indicates insufficient funds for any payment.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 7 of Report No. 6  
of the Finance, Administration and Audit Committee  
Adopted by Vaughan City Council on  
June 19, 2018.

# C I T Y     O F     V A U G H A N

## 2018 TAX RATES

ASSESSMENT CATEGORY	TAX CODES	T A X   R A T E S					
		Municipal GENERAL	Municipal HOSPITAL	Municipal TOTAL	Regional	Education	TOTAL
<b><u>Residential</u></b> Taxable Full Taxable: Shared Payment-In-Lieu	<b>RT</b> <b>RH</b>	0.00200114 0.00200114	0.00007402 0.00007402	0.00207516 0.00207516	0.00350606 0.00350606	0.00170000 0.00170000	<b>0.00728122</b> <b>0.00728122</b>
<b><u>Multi Residential</u></b> Taxable Full <b><u>New Multi Residential</u></b> Taxable Full	<b>MT</b> <b>NT</b>	0.00200114 0.00200114	0.00007402 0.00007402	0.00207516 0.00207516	0.00350606 0.00350606	0.00170000 0.00170000	<b>0.00728122</b> <b>0.00728122</b>
<b><u>Commercial</u></b> Commercial Taxable Full Commercial: Taxable Shared Payment-In-Lieu Commercial: Taxable Excess Land Commercial: Taxable Vacant Land Commercial: Taxable Farmland I Commercial New Construction: Taxable Full Commercial New Construction: Taxable Excess Land Office Building New Construction: Taxable Full Office Building New Construction: Taxable Excess Land Shopping Centre New Construction: Taxable Full Shopping Centre New Construction: Taxable Excess Land Parking Lot: Taxable Full	<b>CT,DT,ST</b> <b>CH</b> <b>CU,DU,SU</b> <b>CX</b> <b>C1</b> <b>XT</b> <b>XU</b> <b>YT</b> <b>YU</b> <b>ZT</b> <b>ZU</b> <b>GT</b>	0.00246600 0.00246600 0.00172621 0.00172621 0.00050029 0.00246600 0.00172621 0.00246600 0.00172621 0.00246600 0.00172621 0.00246600 0.00172621 0.00246600	0.00009122 0.00009122 0.00006384 0.00006384 0.00001851 0.00009122 0.00006384 0.00009122 0.00006384 0.00009122 0.00006384 0.00009122 0.00006384 0.00009122	0.00255722 0.00255722 0.00179005 0.00179005 0.00051879 0.00255722 0.00179005 0.00255722 0.00179005 0.00255722 0.00179005 0.00255722 0.00179005 0.00255722	0.00432052 0.00432052 0.00302436 0.00302436 0.00087651 0.00432052 0.00302436 0.00432052 0.00302436 0.00432052 0.00302436 0.00432052 0.00302436 0.00432052	0.00966480 0.00966480 0.00676536 0.00676536 0.00042500 0.00966480 0.00676536 0.00966480 0.00676536 0.00966480 0.00676536 0.00966480 0.00676536 0.00966480	<b>0.01654254</b> <b>0.01654254</b> <b>0.01157977</b> <b>0.01157977</b> <b>0.00182030</b> <b>0.01654254</b> <b>0.01157977</b> <b>0.01654254</b> <b>0.01157977</b> <b>0.01654254</b> <b>0.01157977</b> <b>0.01654254</b> <b>0.01157977</b> <b>0.01654254</b>
<b><u>Industrial</u></b> Industrial: Taxable Full Industrial: Taxable Shared Payment-In-Lieu Industrial: Taxable Excess Land Industrial: Taxable Excess Land Shared Payment-In-Lieu Industrial: Taxable Vacant Land Industrial: Taxable Farmland I Industrial New Construction: Taxable Full Industrial New Construction: Taxable Excess Land Industrial New Construction: Taxable Vacant Land Large Industrial New Construction: Taxable Full	<b>IT,LT</b> <b>IH</b> <b>IU,LU</b> <b>IK/IJ</b> <b>IX</b> <b>I1</b> <b>JT</b> <b>JU</b> <b>JX</b> <b>KT</b>	0.00299631 0.00299631 0.00194759 0.00194759 0.00194759 0.00050029 0.00299631 0.00194759 0.00194759 0.00299631	0.00011083 0.00011083 0.00007205 0.00007205 0.00007205 0.00001851 0.00011083 0.00007205 0.00007205 0.00011083	0.00310714 0.00310714 0.00201964 0.00201964 0.00201964 0.00051879 0.00310714 0.00201964 0.00201964 0.00310714	0.00524962 0.00524962 0.00341225 0.00341225 0.00341225 0.00087651 0.00524962 0.00341225 0.00341225 0.00524962	0.01090000 0.01090000 0.00708500 0.00708500 0.00708500 0.00042500 0.01090000 0.00708500 0.00708500 0.01090000	<b>0.01925676</b> <b>0.01925676</b> <b>0.01251689</b> <b>0.01251689</b> <b>0.01251689</b> <b>0.00182030</b> <b>0.01925676</b> <b>0.01251689</b> <b>0.01251689</b> <b>0.01925676</b>
<b><u>Pipeline</u></b> Taxable Full	<b>PT</b>	0.00183905	0.00006802	0.00190707	0.00322207	0.01340000	<b>0.018529140</b>
<b><u>Farm</u></b> Taxable Full	<b>FT</b>	0.00050029	0.00001851	0.00051879	0.00087651	0.00042500	<b>0.00182030</b>
<b><u>Managed Forest</u></b> Taxable Full	<b>TT</b>	0.00050029	0.00001851	0.00051879	0.00087651	0.00042500	<b>0.00182030</b>



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 106-2018**

**A By-law to amend By-law 72-2003 to delegate authority relating to assessment and taxation appeal matters to staff.**

WHEREAS Sections 40(1) and 39.1(8) of the *Assessment Act* allow a municipality to appeal to the Assessment Review Board (ARB) regarding the assessment value of a property;

AND WHEREAS Section 227 of the Municipal Act, 2001 states that it is the role of the officers and employees of the municipality to carry out duties required under any applicable legislation and other duties assigned by the municipality;

AND WHEREAS the Council of the Corporation of the City of Vaughan has reviewed the provision of assessment and taxation appeals and considers it desirable for the purposes of efficient management and service delivery to delegate to staff the authority relating to assessment and taxation appeals, including commencing and filing notices of appeal, attending mandatory meetings and/or mediation and/or settlement conferences, appearing before the ARB on behalf of the City, executing settlement agreements or withdrawing any appeal filed by the City; .

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That on behalf of the City of Vaughan the authority to commence and file notices of Reconsideration with the Municipal Property Assessment Corporation (MPAC) and/or file appeals with the Assessment Review Board, for properties where the assessment is considered to be too high, too low, wrongly assessed or for properties that have been omitted from the assessment roll, is delegated to the City Treasurer or his/her designate.
2. And that on behalf of the City of Vaughan, the authority to attend mandatory meetings, mediation and/or settlement conferences and/or to appear before the Assessment Review Board on all assessment or taxation matters either filed by the City of Vaughan or by another person, entity or agent, is delegated to the City Treasurer or his/her designate.

3. And that on behalf of the City of Vaughan, the authority to execute settlement agreements reached in the course of an assessment or taxation appeal is delegated to the City Treasurer or his/her designate.
4. And that on behalf of the City of Vaughan, the authority to withdraw any appeal filed by the City of Vaughan, should it be determined that it is not in the City's best interest to proceed, be delegated to the City Treasurer or his/her designate.
5. And that the authority granted herein be in effect for actions with respect to assessment or taxation appeals filed for 2018 and subsequent years, and appeals filed in previous years, which are not yet completed.
6. And that notwithstanding any provision of this By-law, the Treasurer or his/her designate may refer any matter referred to in this By-law to Council for consideration.
7. And that for the purposes of all the authorities delegated by this By-law, the Treasurer's designate shall be the Manager of Property Tax & Assessment.
8. And that for the purposes of the authority delegated by this By-law to attend mandatory meetings, mediation and/or settlement conferences, as well as appearing before the Assessment Review Board, the Treasurer's designate shall be the Manager of Property Tax & Assessment and/or the Supervisor of Assessment and/or the Assessment Review Officer.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 6  
of the Finance, Administration & Audit Committee  
Adopted by Vaughan City Council on  
June 19, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 107-2018**

**A By-law to amend the Consolidated Traffic By-law 284-94 as amended, to govern and control traffic in the City of Vaughan.**

The Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT City of Vaughan By-law 284-94 as amended, be and is hereby further amended by adding the following provision to Schedule “E”, Part 3:

<b><u>SPEED LIMIT</u></b>	<b><u>STREET</u></b>	<b><u>DESCRIPTION</u></b>
60 km/h	Huntington Road	South limit of Kirby Road to the north limit of Langstaff Road

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2016.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by item No. 10 of Report No. 14  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
April 11, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 108-2016**

**A By-law to amend By-law 1-96 as amended, to govern and control the parking of vehicles in the City of Vaughan.**

The Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT City of Vaughan By-law 1-96 as amended, be and is hereby further amended by adding the following provision to Schedule "A", Part 3:

<b><u>HIGHWAY</u></b>	<b><u>SIDE</u></b>	<b><u>FROM AND TO</u></b>	<b><u>PROHIBITED TIME OF DAY</u></b>
Via Campanile	East	From the north limit of Pierre Berton Public School to the north limit of Cappella Drive / Corso Garibaldi Drive	8:00am to 9:00am Monday to Friday September 1 <sup>st</sup> to June 30 <sup>th</sup>

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by item No. 15 of Report No. 21  
of the Committee of Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 109-2017**

**A By-law to amend the Consolidated Traffic By-law 284-94 as amended, to govern and control traffic in the City of Vaughan.**

The Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT City of Vaughan By-law 284-94, be and it is hereby further amended by adding the following provisions to schedule "F", Part 2:

<b><u>HIGHWAY / INTERSECTION</u></b>	<b><u>DIRECTION TURN</u></b>	<b><u>PROHIBITED</u></b>	<b><u>TIME / DAY</u></b>	<b><u>EXCEPTION</u></b>
Via Campanile from the north limit of Pierre Berton Public School to the north limit of Cappella Drive / Corso Garibaldi Road	Northbound/ Southbound	U	Anytime	None

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by item No. 15 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 110-2018**

**A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan.**

The Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT City of Vaughan By-law 284-94 as amended, be and is hereby further amended by adding the following provision to Schedule “B”, Part 2:

### **INTERSECTION**

Barons Street and Secord Avenue / Danby Street

### **STOP STREETS**

Barons Street north of Secord Avenue / Danby Street  
Barons Street south of Secord Avenue / Danby Street  
Danby Street east of Barons Street  
Secord Avenue west of Barons Street

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 44 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER 111-2018**

**A By-law to exempt parts of Plan 65M-4557 from the provisions of Part Lot Control.**

**WHEREAS** the Council of the Corporation of The City of Vaughan deems it appropriate to enact a By-law pursuant to Subsection 50(7) of the Planning Act to exempt the lands hereinafter described from the Part Lot Control provisions in Subsection 50(5) of the said Act;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. Subsection 50(5) of the Planning Act shall not apply to the following lands:

<u>Plan</u>	<u>Description</u>
65M-4557	Blocks 169 to 173 inclusive

2. This By-law shall take effect upon registration in the appropriate Land Registry Office.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

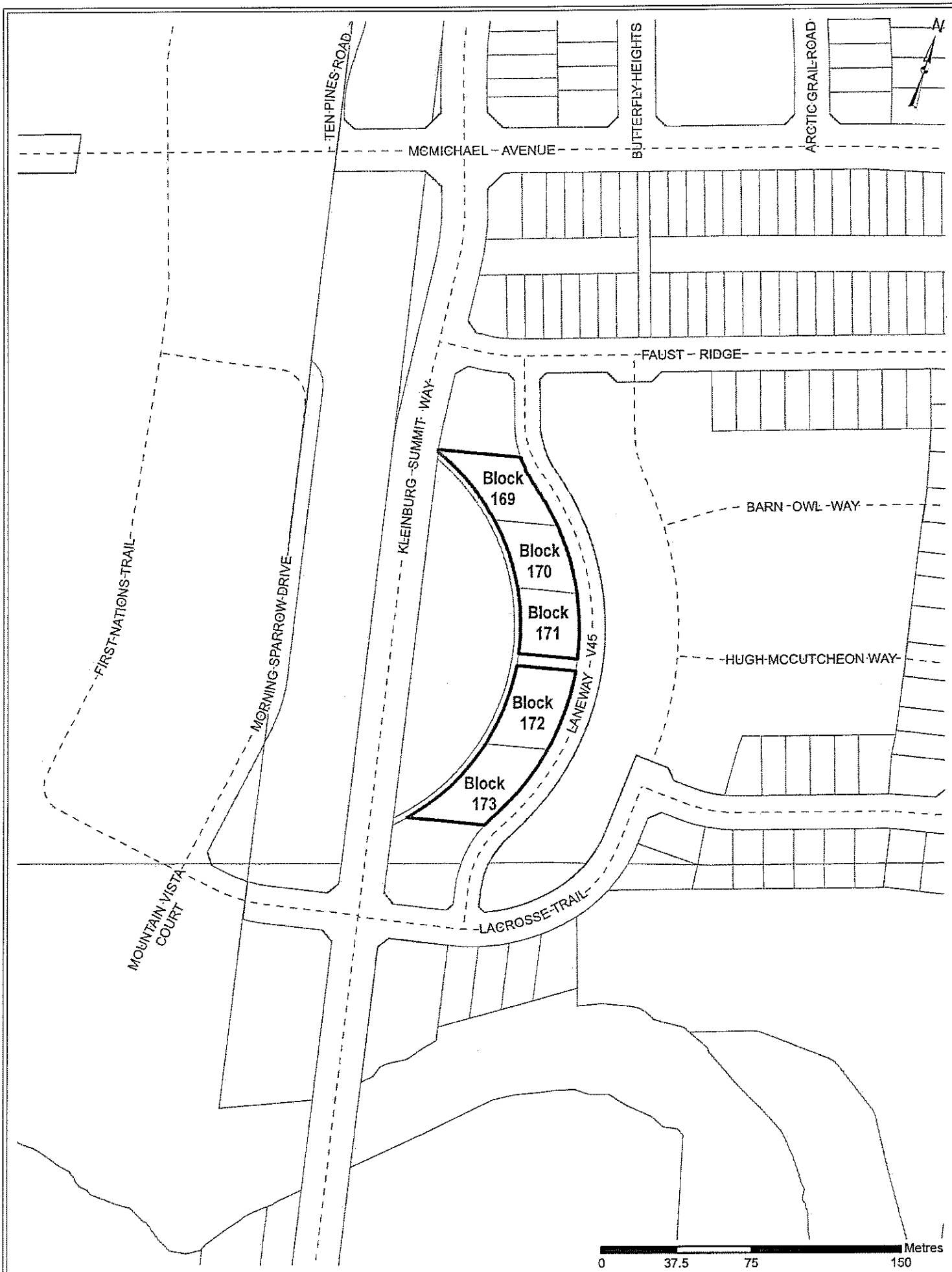
Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on January 30, 2018.

### **SUMMARY TO BY-LAW 111-2018**

The lands subject to this By-law are located on the west side of Kipling Avenue, south of Kirby Road, being Blocks 169 to 173 inclusive, on Registered Plan 65M-4557, in Part of Lots 28 and 29, Concession 8, City of Vaughan.


The purpose of this By-law is to exempt the above-noted lands from the Part Lot Control provisions of the Planning Act for the purpose of creating 27 residential townhouse lots and associated maintenance easements.





# LOCATION MAP TO BY-LAW           -2018

FILE: PLC.18.009  
 RELATED FILE: 19T-13V009, OP.08.008, Z.13.042, DA.16.072  
 LOCATION: PART OF LOTS 28, CONCESSION 8  
 APPLICANT: MONARCH CASTLEPOINT KIPLING NORTH  
 DEVELOPMENT LIMITED  
 CITY OF VAUGHAN

  
 SUBJECT LANDS  
  
 PLAN 65M-4557

*THE CITY OF VAUGHAN*

*BY-LAW*

**BY-LAW NUMBER 112-2018**

**A By-law to exempt parts of Plan 65M-4578 from the provisions of Part Lot Control.**

**WHEREAS** the Council of the Corporation of The City of Vaughan deems it appropriate to enact a By-law pursuant to Subsection 50(7) of the Planning Act to exempt the lands hereinafter described from the Part Lot Control provisions in Subsection 50(5) of the said Act;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. Subsection 50(5) of the Planning Act shall not apply to the following lands:

<u>Plan</u>	<u>Description</u>
65M-4578	Blocks 3, 4, 8 and 9

2. This By-law shall take effect upon registration in the appropriate Land Registry Office.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

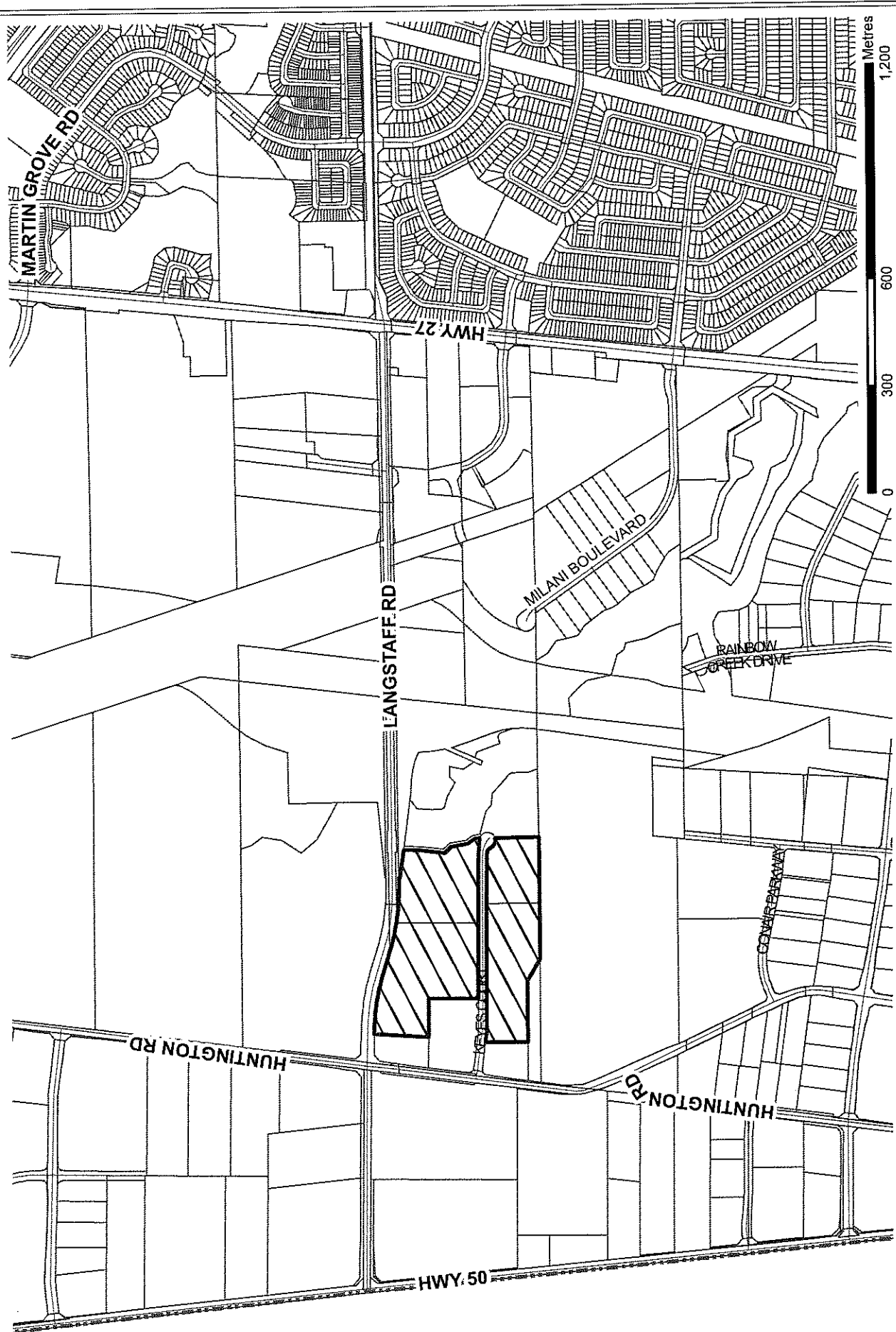
Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on January 30, 2018

### **SUMMARY TO BY-LAW 112-2018**

The lands subject to this By-law are located on the south side of Langstaff Road, east of Huntington Road, being Blocks 3, 4, 8 and 9, on Registered Plan 65M-4578, in Part of Lots 10 and 11, Concession 9, City of Vaughan.

The purpose of this By-law is to exempt the above-noted lands from the Part Lot Control provisions of the *Planning Act* for the purpose of facilitating lot line adjustments between Blocks 3 and 4, and Blocks 8 and 9.

A portion of land comprising of 9,820.5 m<sup>2</sup> in area is to be conveyed from Block 4 to Block 3. A portion of land comprising of 7,425 m<sup>2</sup> in area is to be conveyed from Block 8 to Block 9.



CITY OF  
BRAMPTON

FILE: PLC.18.011


RELATED FILES: 19T-06V01

LOCATION: PART OF LOT 10 & 11, CONCESSION 9

APPLICANT: SQUIRE RIDGE INVESTMENTS LTD.

CITY OF VAUGHAN

## LOCATION MAP TO BY-LAW 112 -2018

 SUBJECT LANDS  
PLAN 65M-4578

***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER 113-2018**

**A By-law to exempt parts of Plan 65M-4491 from the provisions of Part Lot Control.**

**WHEREAS** the Council of the Corporation of The City of Vaughan deems it appropriate to enact a By-law pursuant to Subsection 50(7) of the Planning Act to exempt the lands hereinafter described from the Part Lot Control provisions in Subsection 50(5) of the said Act;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. Subsection 50(5) of the Planning Act shall not apply to the following lands:

<u>Plan</u>	<u>Description</u>
65M-4491	Block 276

2. This By-law shall take effect upon registration in the appropriate Land Registry Office.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

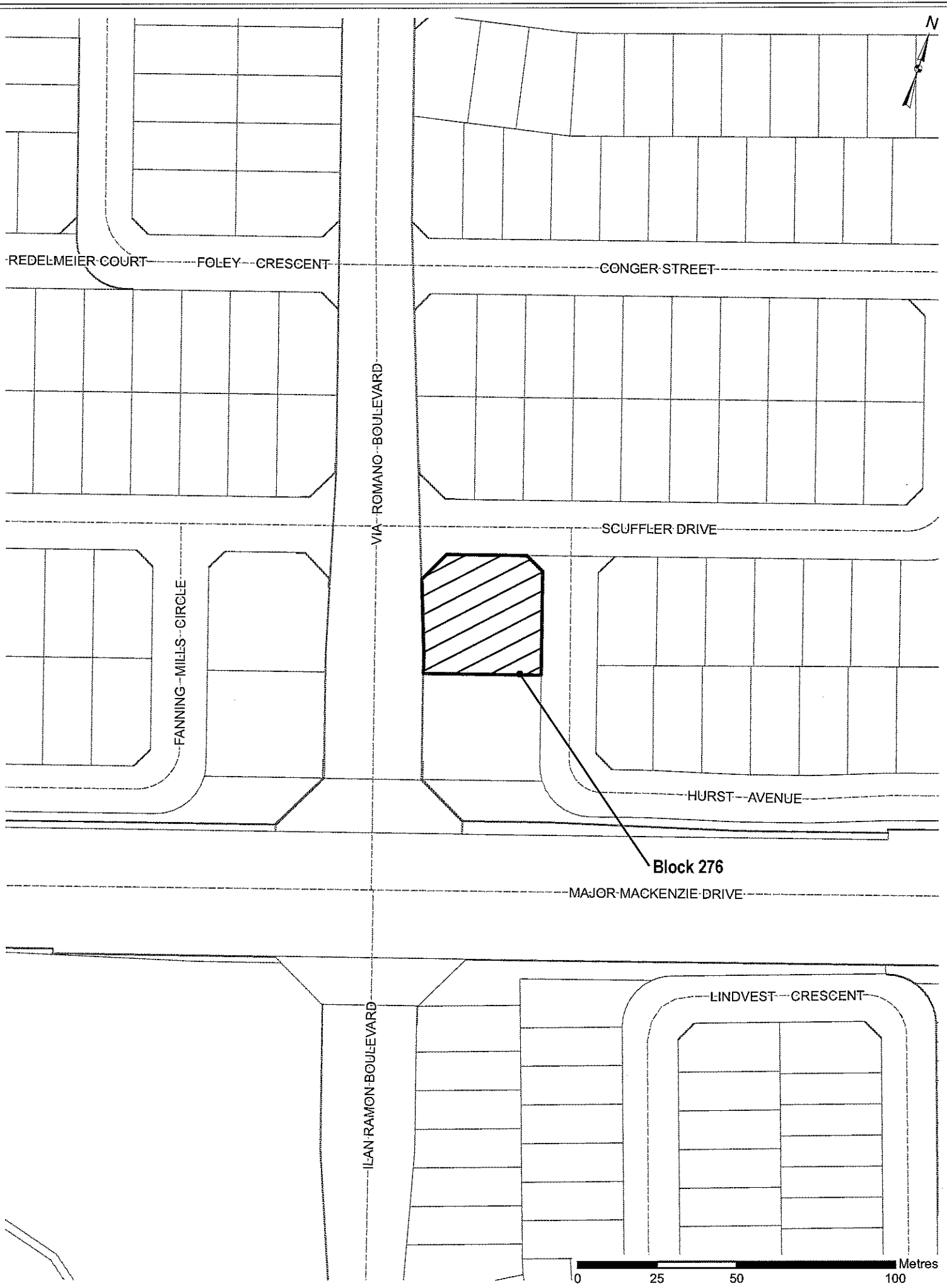
\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on January 30, 2018.

**SUMMARY TO BY-LAW 113-2018**

The lands subject to this By-law are located north of Major Mackenzie Drive and east of Via Romano Blvd. being Block 276 on Registered Plan 65M-4491, in Part of Lot 21, Concession 2, City of Vaughan.

The purpose of this by-law is to exempt the above-noted lands from the Part Lot Control provisions of the Planning Act for the purpose of facilitating maintenance easements and for the creation of lots for 4 townhouse dwelling units.



LOCATION MAP  
TO BY-LAW 113 -2018

FILE: PLC.18.012  
LOCATION: PART OF LOT 21, CONCESSION 2  
APPLICANT: MAJOR RIDGE (ARH) HOMES LTD.  
CITY OF VAUGHAN

  
SUBJECT LANDS  
  
PLAN 65M-4491

***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER 114-2018**

**A By-law to exempt parts of Plan 65M-4491 from the provisions of Part Lot Control.**

**WHEREAS** the Council of the Corporation of The City of Vaughan deems it appropriate to enact a By-law pursuant to Subsection 50(7) of the Planning Act to exempt the lands hereinafter described from the Part Lot Control provisions in Subsection 50(5) of the said Act;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. Subsection 50(5) of the Planning Act shall not apply to the following lands:

<u>Plan</u>	<u>Description</u>
65M-4491	Block 277

2. This By-law shall take effect upon registration in the appropriate Land Registry Office.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

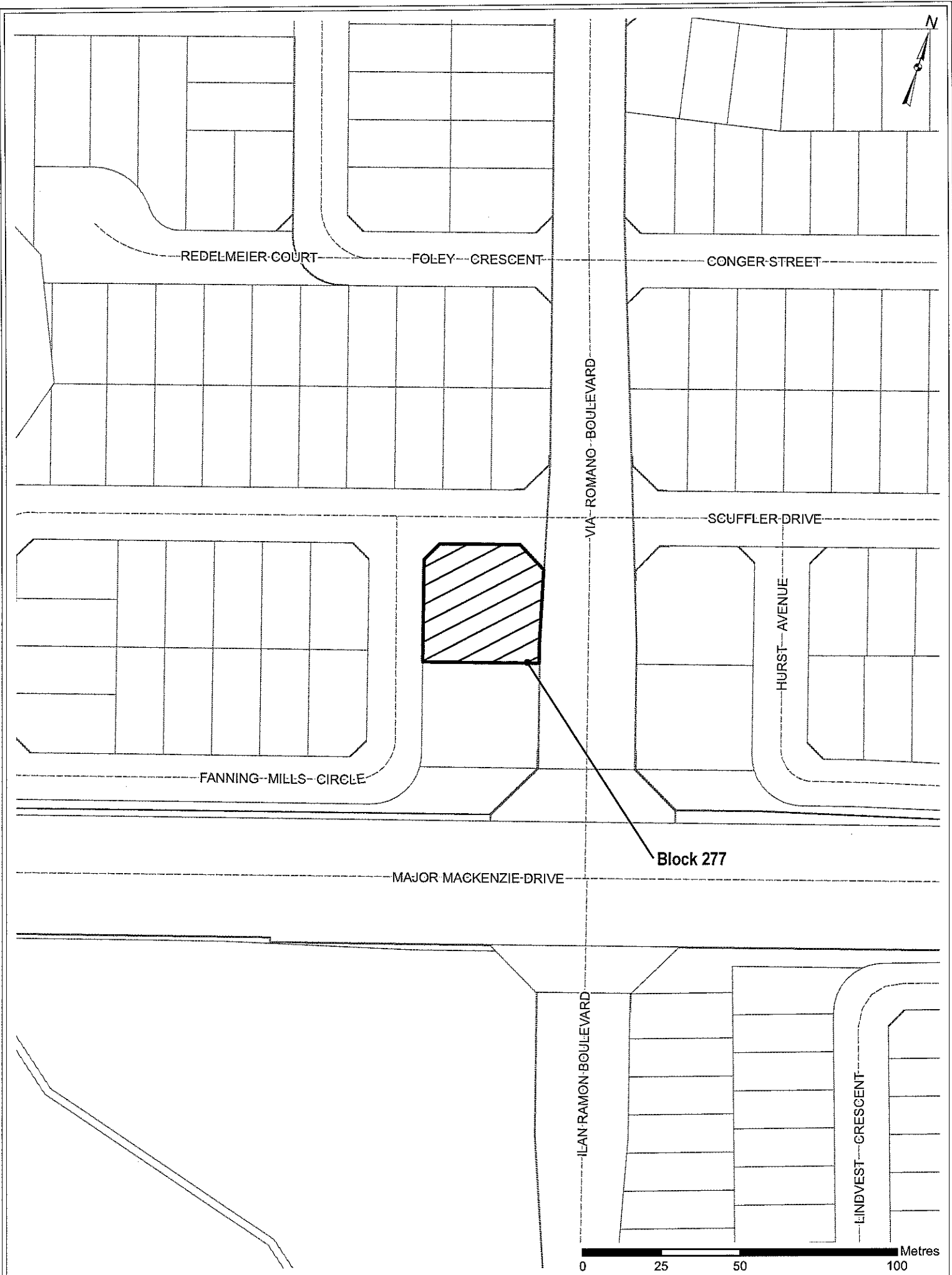
Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on January 30, 2015.



### **SUMMARY TO BY-LAW 114-2018**

The lands subject to this By-law are located north of Major Mackenzie Drive, on the west side of Via Romano Boulevard being Block 277 on Registered Plan 65M-4491, in Part of Lot 21, Concession 2, City of Vaughan.

The purpose of this by-law is to exempt the above-noted lands from the Part Lot Control provisions of the Planning Act for the purpose of facilitating maintenance easements and for the creation of lots for 4 townhouse dwelling units.



LOCATION MAP  
TO BY-LAW 114 -2018

FILE: PLC.18.013  
LOCATION: PART OF LOT 21, CONCESSION 2  
APPLICANT: BARN YARD HOMES INC.  
CITY OF VAUGHAN

  
SUBJECT LANDS  
  
PLAN 65M-4491

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 115-2018**

**A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 017-2016.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

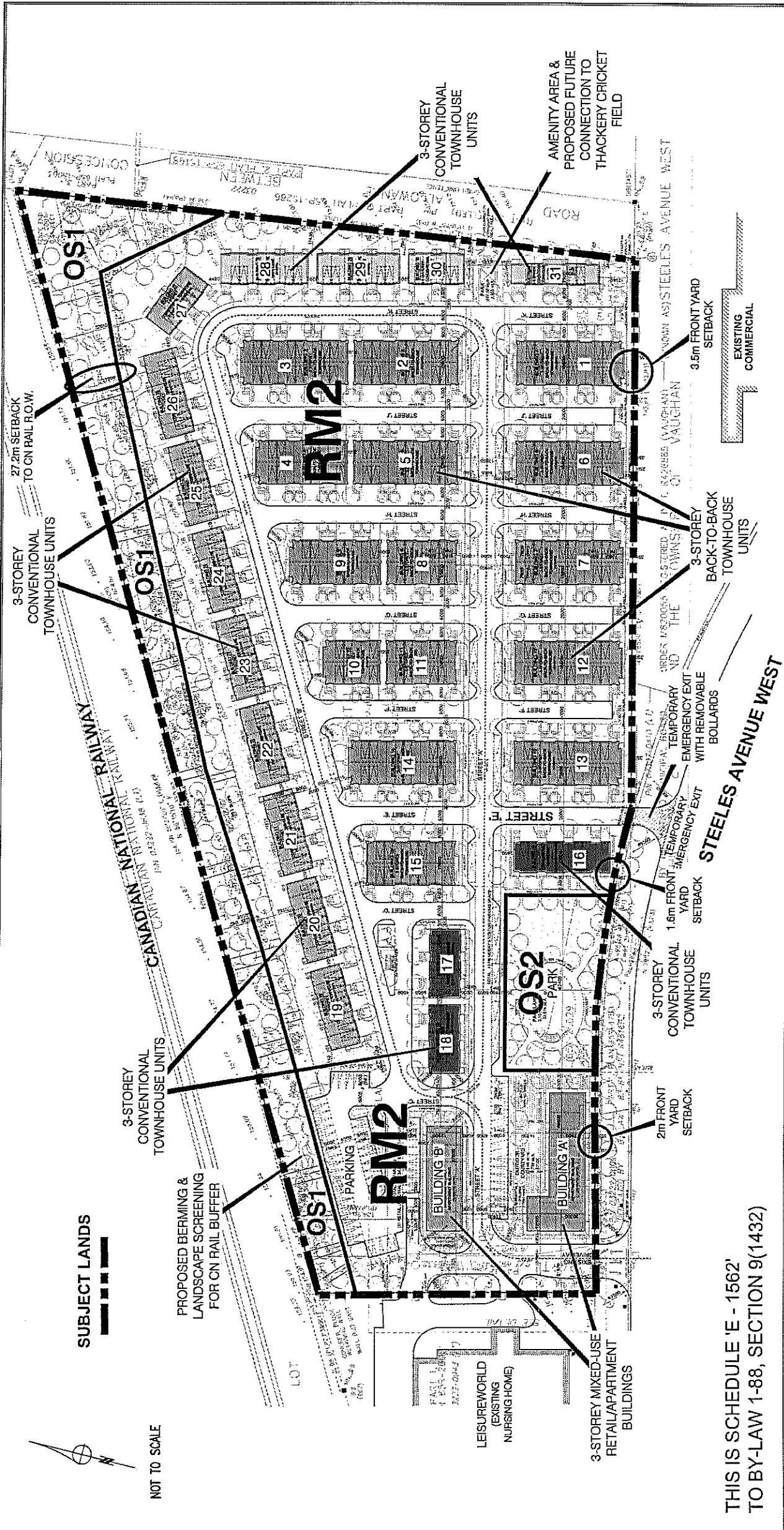
1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting Schedule "E-1562" and substituting therefore Schedule "E-1562" attached hereto as Schedule "1", thereby deleting the Holding Symbol "(H)".
  - b) Deleting Key Map 8A and substituting therefore the Key Map 8A attached hereto as Schedule "2", thereby removing the Holding Symbol "(H)" on the lands shown as "Subject Lands" on Schedule "E-1562"; and effectively zoning the subject lands RM2 Multiple Residential Zone.
  - c) Deleting Part "A" to Exception 9(1432), thereby deleting all reference to the Holding Symbol "(H)" in the said Exception 9(1432).
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 36  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
October 19, 2016.



THIS IS SCHEDULE 'E - 1562'  
TO BY-LAW 1-88, SECTION 9(1432)

FILE: Z.17.023  
RELATED FILES: OP.14.003, Z.14.024, DA.16.044, 19T-16V005  
LOCATION: Part of Lot 1, Concession 8  
APPLICANT: WOODBRIDGE PARK LIMITED  
CITY OF VAUGHAN  
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THIS IS SCHEDULE '1'

TO BY-LAW 115 - 2018

PASSED THE 19<sup>th</sup> DAY OF June, 2018

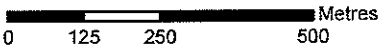
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 8A  
BY-LAW NO. 1-88



THIS IS SCHEDULE '2'  
TO BY-LAW 115 -2018  
PASSED THE 19<sup>th</sup> DAY OF JUNE, 2018

FILE: Z.17.023  
RELATED FILES: OP.14.023, Z.14.024,  
DA.16.044, 19T-16V005  
LOCATION: PART OF LOT 1, CONCESSION 8  
APPLICANT: WOODBRIDGE PARK LIMITED  
CITY OF VAUGHAN

SIGNING OFFICERS  
  
MAYOR  
  
CLERK

### **SUMMARY TO BY-LAW 115-2018**

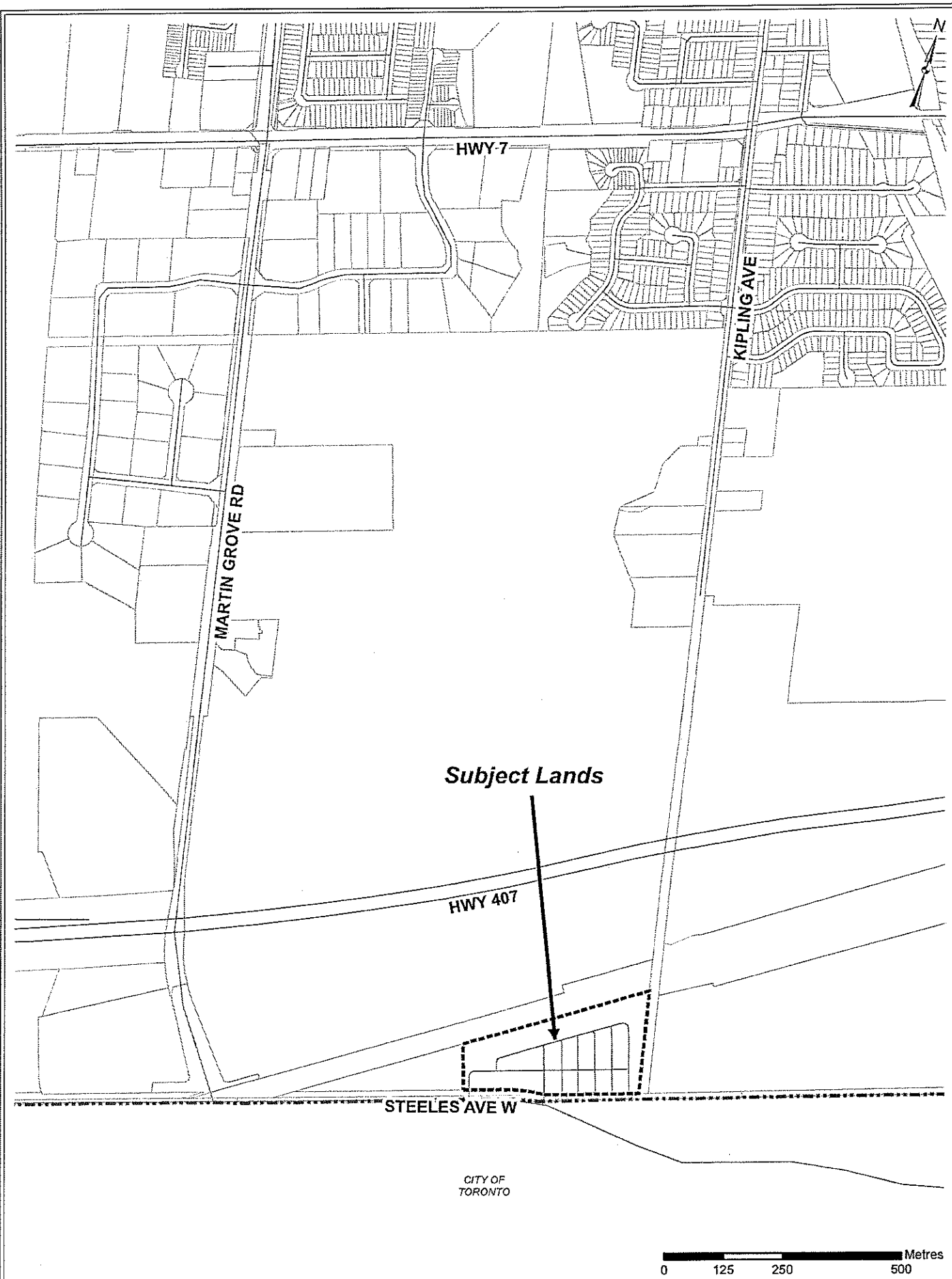
The lands subject to this By-law are located on the north side of Steeles Avenue West, east of Martin Grove Road, being Part of Lot 1, Concession 8, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol "(H)" from the portion of the subject lands, which are zoned RM2(H) Multiple Residential Zone with the Holding Symbol "(H)", to facilitate the development of 249 townhouse units and 2 residential/mixed-use apartment buildings with a combined 26 apartment units and ground floor commercial.

The subject lands were originally zoned with the Holding Symbol "(H)" by By-law 017-2016, until such a time that the Vaughan Development Engineering Department is in receipt of a Record of Site Condition (RSC) filed with the Ministry of Environment and Climate Change (MOECC) Environmental Site Registry, and that related Site Development Application DA.16.044 be approved by Council.

On December 13, 2016, the City of Vaughan Council approved Site Development Application DA.16.044. The Vaughan Development Engineering Department is in receipt of a letter dated May 3, 2018 from the MOECC indicating that the RSC has been filed to the satisfaction of the MOECC.

Therefore, the Holding Symbol "(H)" can be removed.



LOCATION MAP  
TO BY-LAW 115 -2018

FILE: Z.17.023  
RELATED FILES: OP.14.023, Z.14.024, DA.16.044, 19T-16V005  
LOCATION: PART OF LOT 1, CONCESSION 8  
APPLICANT: WOODBRIDGE PARK LIMITED  
CITY OF VAUGHAN

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 116-2018**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88 be and it is hereby further amended by:
  - a) Adding the following Paragraph to Section 9.0 "EXCEPTIONS" for the "Subject Lands" in the manner shown on Schedule "1" attached hereto:

"(1462) A. Notwithstanding the provisions of:

    - a) Subsection 2.0 respecting the definition of "Lot";
    - b) Subsection 3.13 respecting the minimum landscape strip for Institutional uses abutting a Residential zone and Subsection 6.8.3 (d) respecting the minimum landscape strip where an Industrial zone abuts a Residential zone;
    - c) Subsections 4.1.7, 4.4, 6.11 and 8.2 respecting permitted uses in the R2, Residential Zone, M3, Transportation Industrial Zone, and A, Agricultural Zone;
    - d) Schedule "A" respecting the minimum setbacks in the R2, Residential Zone, M3, Transportation Industrial Zone, and A, Agricultural Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1592":

    - ai) for the purposes of zoning conformity, the lands shown as Subject Lands on Schedule "E-1592" shall be deemed to be a "Lot";
    - bi) the minimum landscape strip width along Woodbridge Avenue shall be 3.5 m;
    - bii) the minimum landscape strip width between the M3, Transportation Industrial Zone and the R2, Residential Zone within the Subject Lands as shown on Schedule "E-1592" shall not be required;
    - biii) a minimum landscape strip width of 2.2 m shall be provided along the easterly and south easterly property boundaries abutting the R3, Residential



Zone;

ci) in addition to the permitted uses within the R2, Residential Zone, M3, Transportation Industrial Zone, and A, Agricultural Zone, the following uses shall be permitted on the Subject Lands as identified on Schedule "E-1592":

- Public or Private School
- Technical or Commercial School;

di) the minimum front yard setback within the M3, Transportation Industrial Zone shall be 10.5 m;

dii) the minimum interior side yard setback within the M3, Transportation Industrial Zone shall be 2.7 m;

diii) the minimum setback from a Residential zone to a structure within the M3, Transportation Industrial Zone shall be 2.7 m;

b) Adding Schedule "E-1592" attached hereto as Schedule "1".

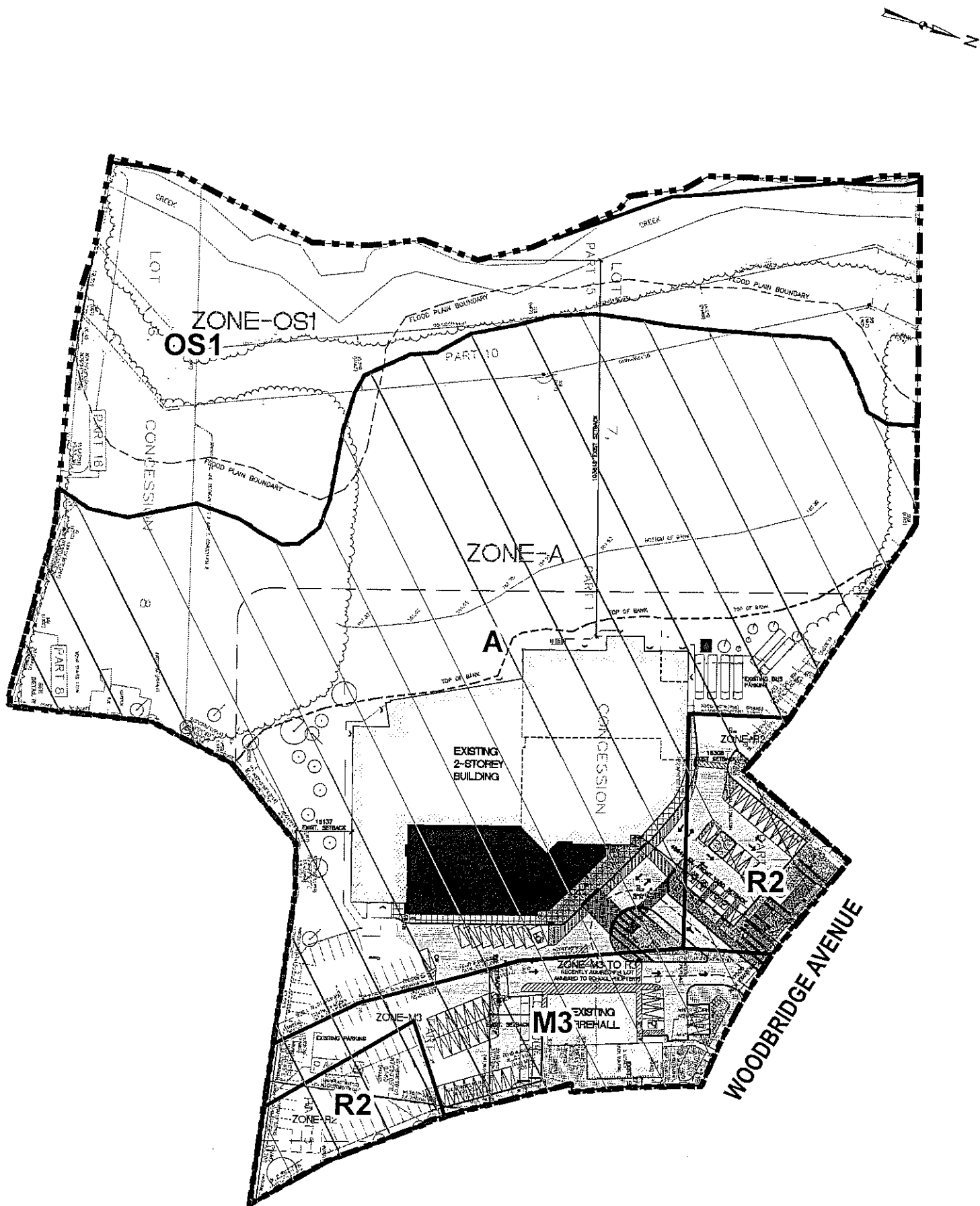
c) Deleting Key Map 8B and substituting therefor the Key Map 8B attached hereto as Schedule "2".

2. Schedule "1" and "2" shall be and hereby form part of this By-law.


Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1592'  
TO BY-LAW 1-88  
SECTION 9(1462)

 SUBJECT LANDS

0 15 30 60 Metres

THIS IS SCHEDULE '1'  
TO BY-LAW 116 -2018  
PASSED THE 19th DAY OF JUNE, 2018

SIGNING OFFICERS

MAYOR

CLERK

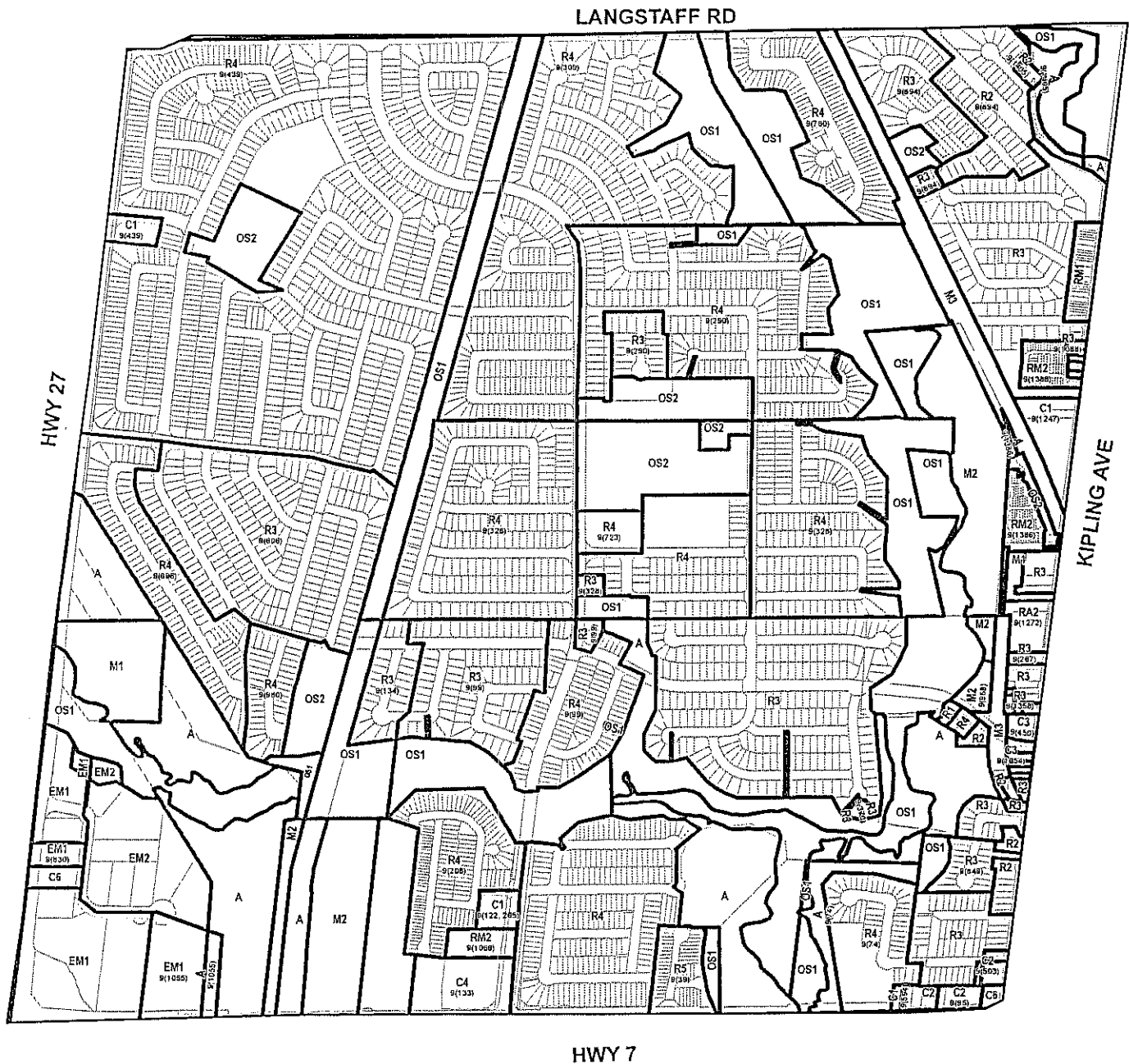
FILE: Z.17.012

RELATED FILES: DA.17.024

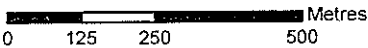
LOCATION: PART OF LOT 6 & 7, CONCESSION 8

APPLICANT: TORONTO DISTRICT CHRISTIAN HIGH SCHOOL (TDCH)

CITY OF VAUGHAN



KEY MAP 8B  
BY-LAW NO. 1-88



THIS IS SCHEDULE '2'  
TO BY-LAW 116 -2018  
PASSED THE 10<sup>th</sup> DAY OF JUNE, 2018

FILE: Z.17.012  
RELATED FILES: DA.17.024  
LOCATION: PART OF LOT 6 & 7, CONCESSION 8  
APPLICANT: TORONTO DISTRICT CHRISTIAN HIGH SCHOOL (TDCH)  
CITY OF VAUGHAN

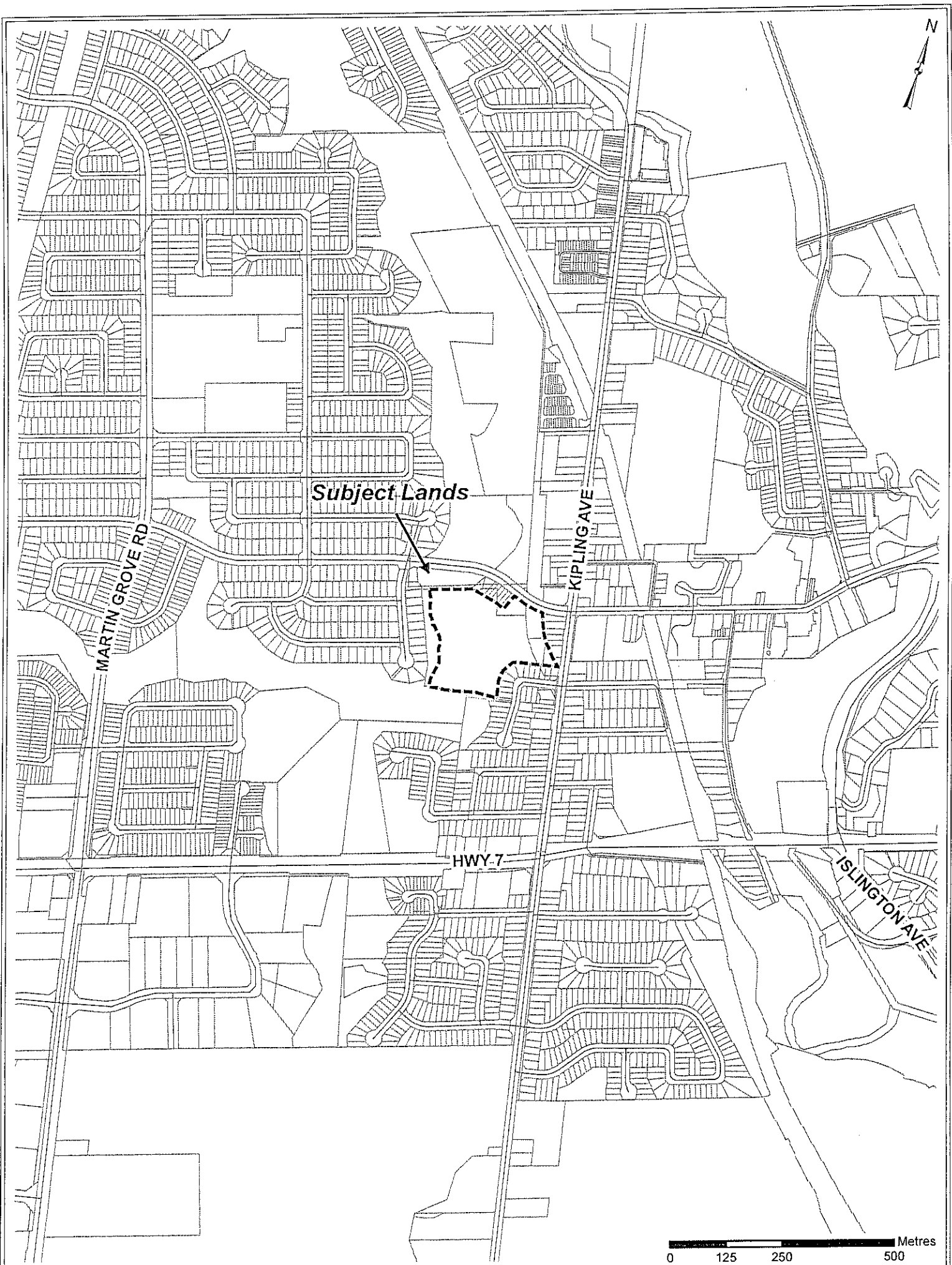
SIGNING OFFICERS  
  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CLERK

### **SUMMARY TO BY-LAW 116-2018**

The lands subject to this By-law are located on the south side of Woodbridge Avenue, west of Kipling Avenue, being in Part of Lots 6 and 7, Concession 8, City of Vaughan.

The purpose of this site-specific Zoning By-law Amendment is to permit Private School and Technical School uses on the Subject Lands, along with site-specific zoning exceptions to recognize and utilize the existing Fire Hall building on the Subject Lands.

The Toronto District Christian High School (TDCH) purchased 325 Woodbridge Avenue (former Fire Hall lands) from the City of Vaughan in 2014 for the purposes of converting the Fire Hall building into classroom space. This Zoning By-law Amendment implements the Purchase of Sale Agreement that the TDCH and City entered into in 2014.



## LOCATION MAP TO BY-LAW 116 -2018

FILE: Z.17.012

RELATED FILES: DA.17.024

LOCATION: PART OF LOT 6 & 7, CONCESSION 8

APPLICANT: TORONTO DISTRICT CHRISTIAN HIGH SCHOOL (TDCH)

CITY OF VAUGHAN

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 117-2018**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" in the manner shown on Schedule "1", attached hereto, from R1V Old Village Residential Zone to C1 Restricted Commercial Zone.
  - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"9(1463) Notwithstanding the provisions of:

    - a) Subsection 3.13 respecting Minimum Landscaped Area;
    - b) Subsection 5.1.1 b) respecting Landscaping Area;
    - c) Subsection 5.1.4 respecting Uses Permitted, All Commercial Zones and Subsection 5.2 respecting Uses Permitted in the C1 Restricted Commercial Zone, and 3.8 a) respecting Parking Requirements;
    - d) Subsection 5.1.5 respecting Commercial Zone Requirements and Schedule "A" respecting the zone standards in C1 Restricted Commercial Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1593":

    - ai) a landscape strip width of 0 m shall be permitted between the C1 Restricted Commercial Zone and the R1V Old Village Residential Zone to the west;
    - bi) a landscape strip width of 2.79 m shall be provided along a lot line which abuts a street line (Centre Street), and shall be used for no other purpose than landscaping;
    - ci) only the business and professional offices for a maximum of two (2) Regulated Health Professionals shall be permitted;
    - di) a minimum front yard setback of 6.2 m shall be provided to the building

and a minimum of 3.9 m shall be provided to the covered porch; and 2.79 m to exterior stairway;

- eii) a minimum lot depth of 37.7 m shall be permitted;
- eiii) a minimum rear yard setback of 12.9 m shall be permitted.

- c) Adding Schedule "E-1593" attached hereto as Schedule "1".
- d) Deleting Key Map "1A" and substituting therefor the Key Map "1A" attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

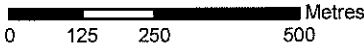
Authorized by Item No. 2 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.







KEY MAP 1A  
BY-LAW NO. 1-88



THIS IS SCHEDULE '2'  
TO BY-LAW 117 -2018  
PASSED THE 19th DAY OF JUNE, 2018

FILE: Z.16.029  
RELATED FILE: DA.16.059  
LOCATION: PART OF LOT 30, CONCESSION 1  
APPLICANT: 2423089 ONTARIO CORP.  
CITY OF VAUGHAN

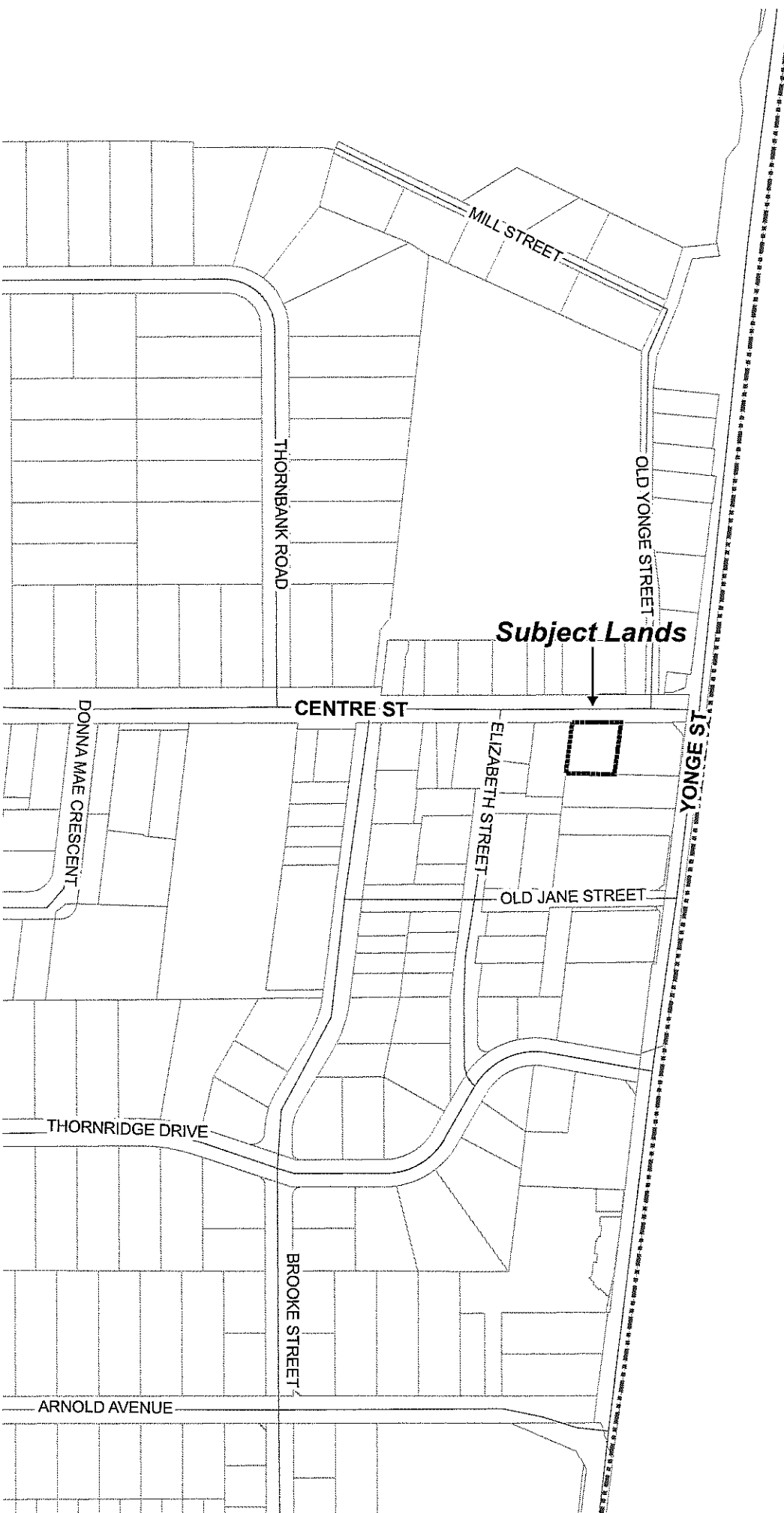
SIGNING OFFICERS  
  
MAYOR  
  
CLERK

### **SUMMARY TO BY-LAW 117-2018**

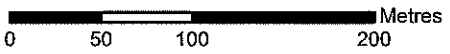
The lands subject to this By-law are located west of Yonge Street, on the south side of Centre Street (19 Centre Street), being Part of Lot 56 on Plan 9834, in Lot 30, Concession 1, City of Vaughan.

The purpose of this By-law is to rezone the lands from R1V Old Village Residential Zone to C1 Restricted Commercial Zone to permit the use of the building only for the offices of two (2) Regulated Health Professionals, subject to the following site-specific development standards:

- a) a reduction in the required landscape strip width abutting a Residential Zone to 0 m along the west property line;
- b) the landscape strip adjacent to a street line shall have a minimum width of 2.79 m;
- c) a minimum rear yard setback of 12.9 m;
- d) a minimum front yard setback of 6.2 m to the building, 3.9 m to the covered porch, and 2.79 m to the steps
- e) a minimum lot depth of 37.7 m.



TOWN OF  
MARKHAM



LOCATION MAP  
TO BY-LAW 117 -2018

FILE: Z.16.029  
RELATED FILE: DA.16.059  
LOCATION: PART OF LOT 30, CONCESSION 1  
APPLICANT: 2423089 ONTARIO CORP.  
CITY OF VAUGHAN

# ***THE CITY OF VAUGHAN***

## ***BY-LAW***

### **BY-LAW NUMBER 118-2018**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from C4(H) Neighbourhood Commercial Zone with the Holding Symbol “H” to RT1 Residential Townhouse Zone, in the manner shown on the said Schedule “1”.
  - b) Deleting clause i) and sub-clause a) in Exception Paragraph 9(1217) in its entirety.
  - c) Renumbering the first occurring clause ii) in Exception Paragraph 9(1217) to the following:  
“i) Notwithstanding the provisions of:”
  - d) Deleting the first occurring sub-clause hi) in Exception Paragraph 9(1217) in its entirety.
  - e) Deleting sub-clauses bii), civ), diii), gii), giii) in Exception Paragraph 9(1217) in its entirety.
  - f) Deleting sub-clauses fii), hiii), hv), hx) and hxi) in Exception Paragraph 9(1217) in its entirety and substituting therefor the word “Deleted”.
  - g) Deleting sub-clause hvii) in Exception Paragraph 9(1217) in its entirety and replacing with the following:  
“hvii) the maximum lot coverage shall be 34%,”
  - h) Deleting sub-clause hix) in Exception Paragraph 9(1217) in its entirety and replacing with the following:  
“hix) the maximum building height for Building #2 shall be 19.4 m,”
  - i) Deleting sub-clause hxiv) in Exception Paragraph 9(1217) in its entirety and replacing with the following:  
“hxiv) the maximum commercial gross floor area shall be 24,072 m<sup>2</sup>,”
  - j) Deleting sub-clause hxx) in Exception Paragraph 9(1217) in its entirety and replacing with the following:  
“hxx) subsection hxv) shall not apply to the lands shown as “Subject Lands” on Schedule “E-1343B.”

k) Adding the following Paragraph to Exception Paragraph 9(1217) after sub-clause hxx):

“iii) Notwithstanding the provisions of:

- a) Subsection 2.0 respecting the Definitions of a Lot, Street Townhouse Dwelling, Street Line, and Unenclosed Porch, and Subsection 3.21 respecting Frontage on a Public Street;
- b) Subsections 4.22.2 ii) respecting Encroachment of an Unenclosed Porch (Covered or Uncovered), Cold Cellars, and Architectural Features and Balconies;
- c) Subsection 4.22.3 and Schedule “A3” respecting Minimum Zone requirements in the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1343B”:

ai) For the purposes of this By-law, the following definitions shall apply:

LOT - Means a parcel of land fronting on a public street, a private road, or a private amenity area. A “lot” shall be defined as a parcel of land fronting onto a private amenity area and rearing onto a private road for Blocks 6, 7, and 8;

DWELLING, STREET TOWNHOUSE - Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public or private street, or a private amenity area;

STREET LINE - Means the dividing line between a lot and a street or a private road, or the dividing line between a lot and a reserve abutting a street or a private road;

PORCH, UNENCLOSED - Means a platform with or without a foundation and with at least one side open which is uncovered or covered by either a roof, balcony, or enclosed space or room, with or without foundation;

- a ii) Subsection 3.21 shall not apply;
- bi) A 0.6 m no encroachment zone shall be maintained inside the property within the front and exterior side yards and sight triangle;
- ci) A maximum of 50 street townhouse dwellings shall be permitted;
- c ii) The following zone requirements shall apply:
  - i) The maximum building height shall be 12.75 m;
  - ii) The minimum lot frontage shall be 5.5 m / unit;
  - iii) The minimum lot area shall be 94 m<sup>2</sup>;
  - iv) The minimum lot depth shall be 17 m;
  - v) The minimum front yard setback shall be:
    - 1.5 m for Block 6;

- 3 m for Blocks 7 and 8;

vi) The minimum rear yard setback shall be:

- 0.9 m for Block 1;
- 1 m for Blocks 2, 3, 5, 6, 7, and 8;
- 1.4 m for Block 4;

vii) The minimum interior side yard setback to a walkway or greenway shall be 1.5 m;

viii) The minimum exterior side yard setback where the exterior lot line abuts a public street or private road shall be:

- 3 m for Block 1;
- 2.8 m for Block 5;
- 2.9 m for Block 8;

ix) The minimum exterior side yard setback abutting a non-residential use including a parking area, parkette, walkway, easement, or the dead end of a private road shall be:

- 3 m for Blocks 6 and 8;
- 2 m for Block 7;

x) A maximum of 7 townhouse units shall be constructed in a row;

xi) The maximum interior garage width shall be 5.54 m."

l) Adding Schedule "E-1343B" attached hereto as Schedule "1"

m) Deleting Schedule "E-1343A" and substituting therefor Schedule "E-1343A" attached hereto as Schedule "2".

n) Deleting Key Map 2D and substituting therefor the Key Map 2D attached hereto as Schedule "3".

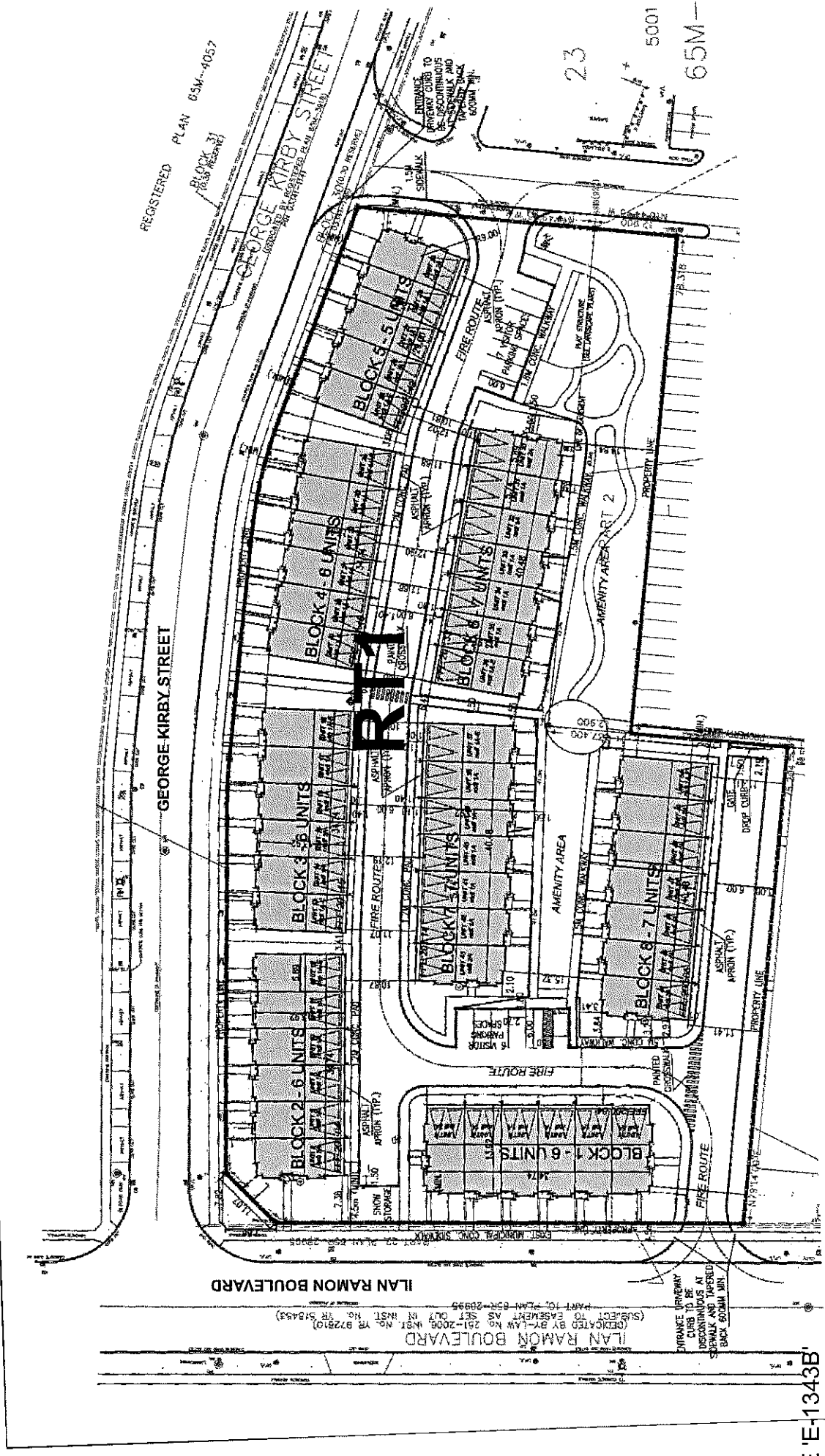
2. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.



THIS IS SCHEDULE 'E-1343B'  
TO BY-LAW 1-88  
SECTION 9(1217)

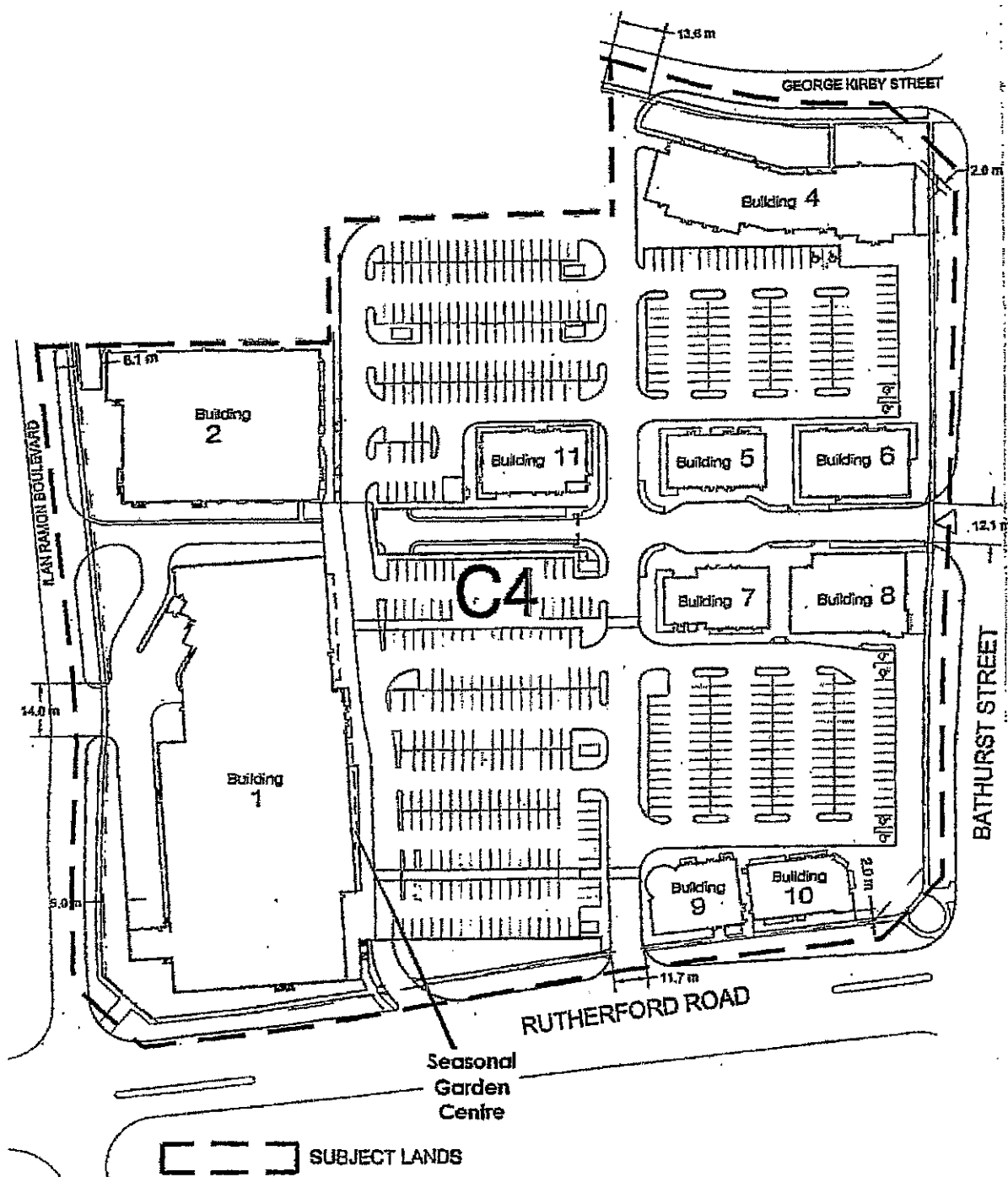
FILE: Z.17.017  
RELATED FILE: DA.17.041  
LOCATION: PART OF LOT 16, CONCESSION 2  
APPLICANT: FIRSTGREEN CORP.  
CITY OF VAUGHAN

THIS IS SCHEDULE '1'  
TO BY-LAW 118 -2018  
PASSED THE 19<sup>th</sup> DAY OF JUNE, 2018

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'E-1343A'  
TO BY-LAW 1-88  
SECTION 9(1217)

THIS IS SCHEDULE '2'  
TO BY-LAW 118 -2018  
PASSED THE 19<sup>th</sup> DAY OF JUNE, 2018

FILE: Z.17.017  
RELATED FILE: DA.17.041  
LOCATION: PART OF LOT 16, CONCESSION 2  
APPLICANT: FIRSTGREEN CORP.  
CITY OF VAUGHAN

SIGNING OFFICERS

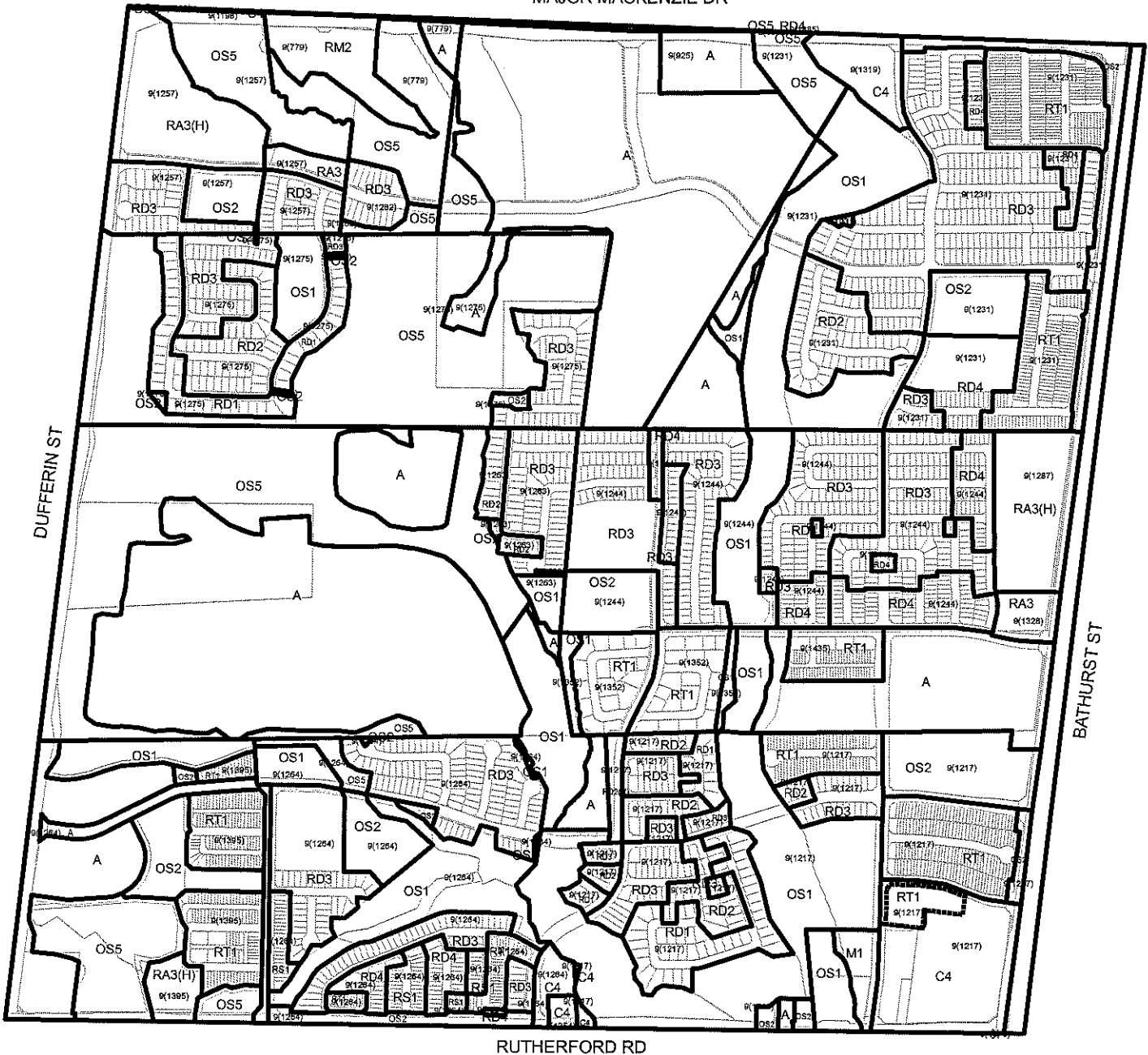
MAYOR

CLERK





MAJOR MACKENZIE DR



KEY MAP 2D  
BY-LAW NO. 1-88

0 120 240 480 Metres

THIS IS SCHEDULE '3'  
TO BY-LAW 118 -2018  
PASSED THE 19th DAY OF JUNE, 2018

FILE: Z.17.017  
RELATED FILE: DA.17.041  
LOCATION: PART OF LOT 16, CONCESSION 2  
APPLICANT: FIRSTGREEN CORP.  
CITY OF VAUGHAN

SIGNING OFFICERS

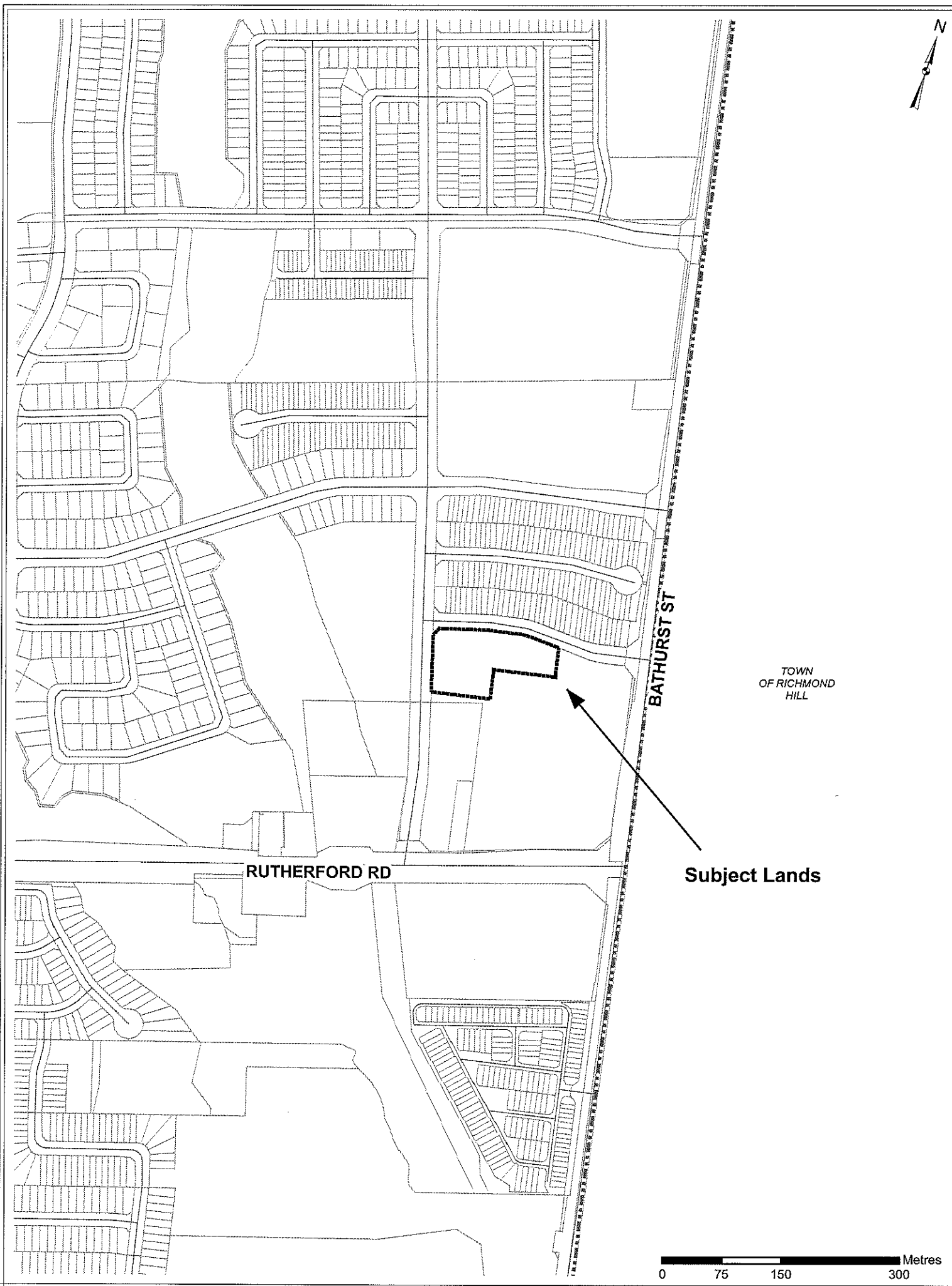
MAYOR

CLERK

### **SUMMARY TO BY-LAW 118-2018**

The lands subject to this By-law are located at 9370 Bathurst Street, on the south side of George Kirby Street, west of Bathurst Street, being part of Block 23, Registered Plan 65M-3918 in Lot 16, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from C4(H) Neighbourhood Commercial Zone with the Holding Symbol “(H)”, to RT1 Residential Townhouse Zone. The by-law also provides site-specific zoning exceptions to the RT1 Residential Townhouse Zone in order to facilitate the development of 50 townhouse dwelling units (freehold) served by common element roads, visitor parking spaces, a parkette and walkways.



## LOCATION MAP TO BY-LAW 1196 -2018

FILE: Z.17.017

RELATED FILE: DA.17.041

LOCATION: PART OF LOT 16, CONCESSION 2

APPLICANT: FIRSTGREEN CORP.

CITY OF VAUGHAN

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 119-2018**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" in the manner shown on Schedule "1"; attached hereto, from R1V Old Village Residential Zone to C1 Restricted Commercial Zone.
  - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1464) Notwithstanding the provisions of:

    - a) Subsection 3.13 respecting minimum landscaped area respecting a landscape strip abutting a street line;
    - b) Section 3.17 respecting portions of buildings below grade;
    - c) Subsection 3.9 a) respecting loading space requirements;
    - d) Subsection 3.8 a) respecting parking requirements;
    - e) Subsection 3.8 g) respecting parking requirements;
    - f) Subsection 5.1.4 respecting Uses Permitted, All Commercial Zones and Subsection 5.2 respecting, Uses Permitted, in the C1 Restricted Commercial Zone,
    - g) Subsection 5.1.5 and Schedule "A" respecting the zone standards in the C1 Restricted Commercial Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1594":

    - ai) a minimum landscape strip width of 3 m shall be permitted along Keele Street;
    - bi) a minimum setback from Keele Street (front yard) to the nearest part of the building below finished grade shall be 0 m;
    - ci) a minimum of 1 (one) loading space shall be permitted;
    - di) The minimum parking requirements shall be 2.22 spaces per 100 m<sup>2</sup> of

Gross Floor Area;

- ei) a joint ingress and egress driveway with a minimum width of 6.24 m shall be permitted;
  - fi) only Business and Professional Office Uses shall be permitted;
  - gi) the minimum front yard setback shall range from 0.64 m at the south end of the building to 3 m at the north end of the building;
  - gii) the minimum rear yard shall be 13.97 m to the main building and 3 m to the parking garage stairs;
  - giii) the maximum lot coverage shall be 55.5%;
  - giv) the minimum lot depth shall be 43 m;
  - gv) a maximum building height shall be 19.5 m, excluding the mechanical penthouse; and
  - gvi) the minimum setback from a Residential Zone to the parking garage stairs only shall be 3 m.
- c) Adding Schedule “E-1594” attached hereto as Schedule “1”.
  - d) Deleting Key Map 3A and substituting therefor the Key Map 3A attached hereto as Schedule “2”.

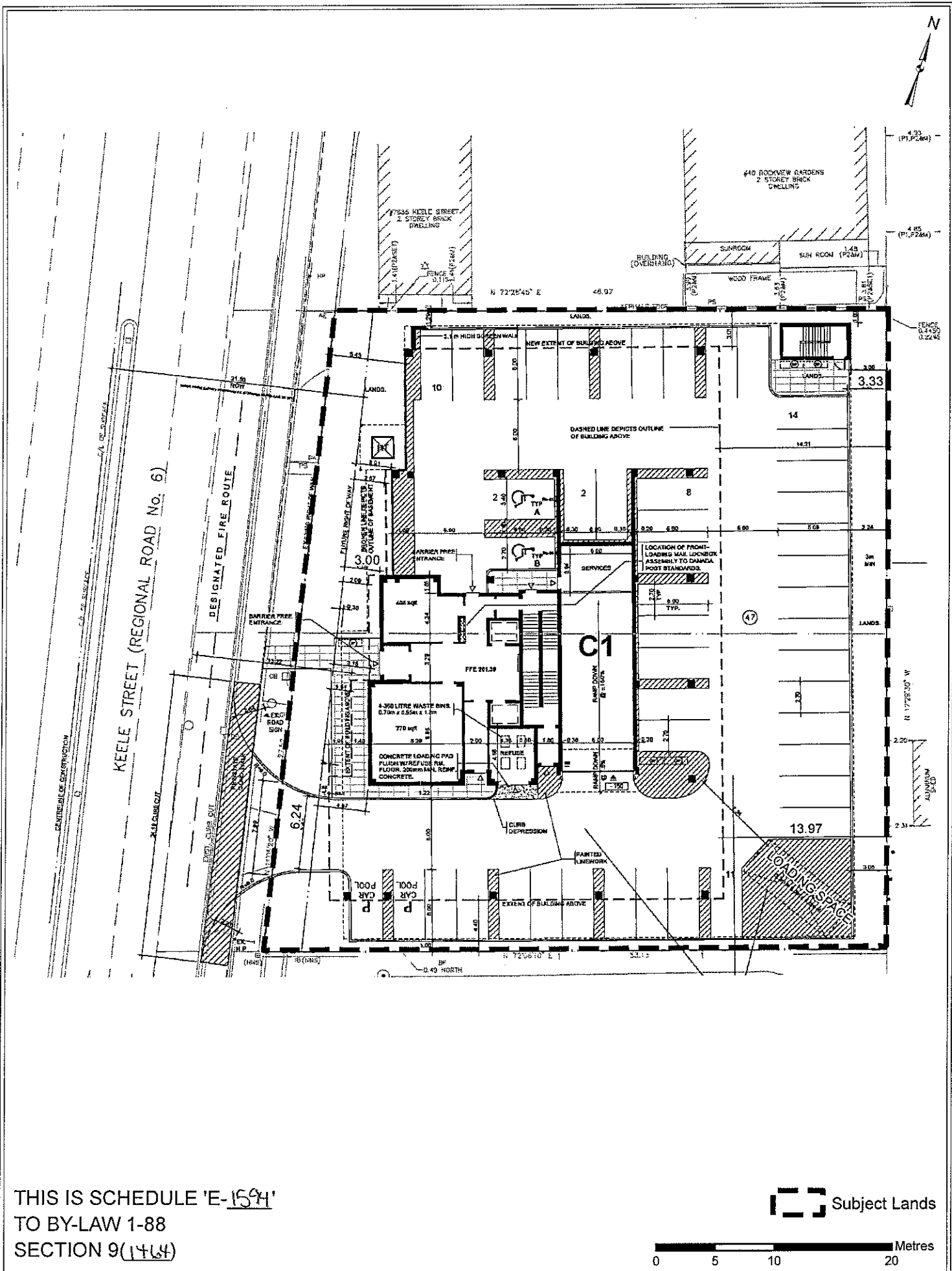
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.



THIS IS SCHEDULE 'E-1594'  
TO BY-LAW 1-88  
SECTION 9(1464)

Subject Lands

0 5 10 20 Metres

THIS IS SCHEDULE '1'  
TO BY-LAW 119 -2018  
PASSED THE 19th DAY OF JUNE , 2018

FILE: Z.17.029  
RELATED FILE: DA.17.063  
LOCATION: PART OF LOT 5, CONCESSION 3  
APPLICANT: LINMAR PROPERTIES INC.  
CITY OF VAUGHAN

SIGNING OFFICERS  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CLERK



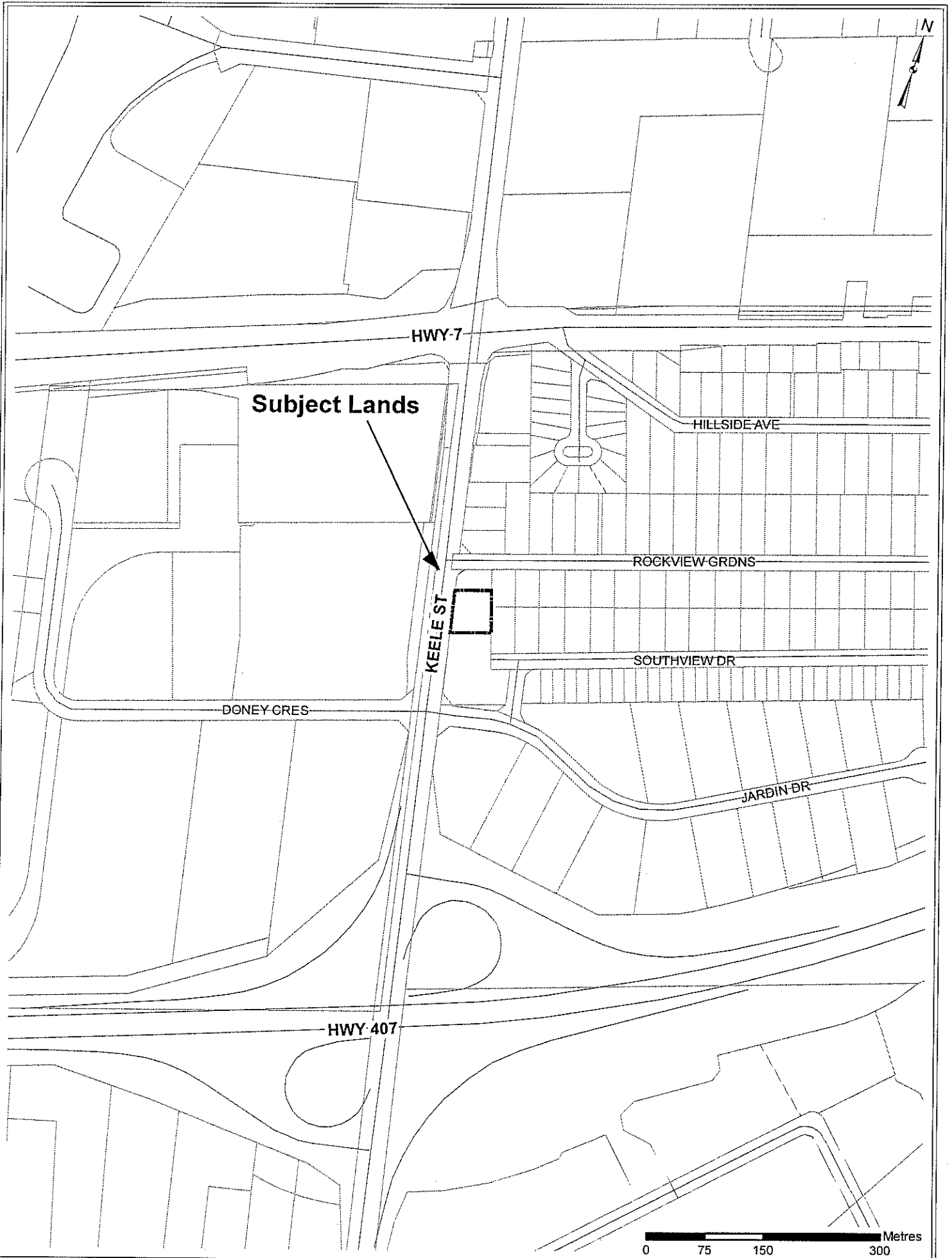
### **SUMMARY TO BY-LAW 119-2018**

The lands subject to this By-law are located on Keele Street, south of Regional Road 7, being Part of Lot 44 on Registered Plan 2468, in Lot 5, Concession 3, City of Vaughan.

The purpose of this By-law is to rezone the lands from R1V Old Village Residential Zone to C1 Restricted Commercial Zone to permit the use of the building only for the business and professional office uses, subject to the following site-specific development standards:

- a) A minimum 0 m setback to the nearest part of the building below grade garage
- b) A minimum landscape strip width of 3 m along Keele Street;
- c) A minimum of 1 (one) loading space;
- d) A minimum driveway width of 6.24 m for joint ingress egress access at Keele Street;
- e) A minimum of requirements of 2.22 spaces per 100 m<sup>2</sup> of GFA;
- f) A minimum front yard setback ranging from 0.64 m at the south limit of the building and 3 m at the north limit of the building;
- g) A minimum rear yard of 13.97 m to the main building and 3 m to the parking garage stairs;
- h) A minimum 3 m setback to a Residential Zone to the parking garage stairs only;
- i) A minimum lot depth of 43 m; and
- j) A maximum lot coverage of 55.5%.





## LOCATION MAP TO BY-LAW 119 -2018

FILE: Z.17.029

RELATED FILE: DA.17.063

LOCATION: PART OF LOT 5, CONCESSION 3

APPLICANT: LINMAR PROPERTIES INC.

CITY OF VAUGHAN

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 120-2018**

**A By-law to amend City of Vaughan By-law 1-88.**

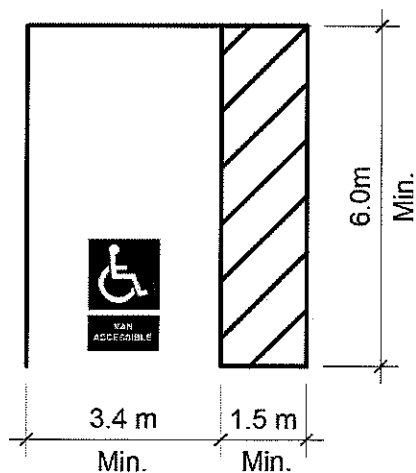
**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

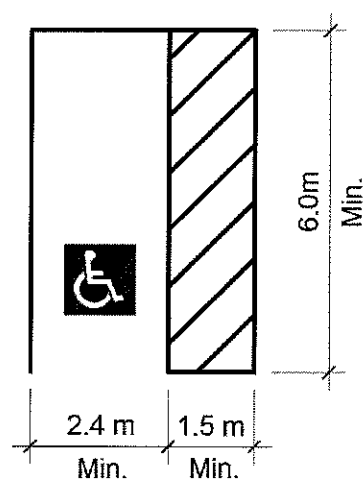
1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting the text reference to "Planning Act, 1983" in Section 1.3 and replacing it with "*Planning Act, R.S.O. 1990, c. P.13*";
  - b) Deleting the words "Building Code Act" in Section 2.0 Definition of "Chief Building Official" and replacing it with "*Building Code Act, 1992, S.O. 1992*";
  - c) Deleting the sentence "Means a day nursery as defined in the Day Nurseries Act, as amended" in Section 2.0 Definition of "Day Nursery" and replacing it with "Means a Child Care Centre as defined in the *Child Care and Early Years Act, 2014, S.O. 2014*";
  - d) Deleting the text reference to "Condominium Act" in Section 2.0 Definition of "Dwelling, Condominium" and replacing it with "*Condominium Act, 1998, S.O. 1998*";
  - e) Deleting the text reference to "Private Hospital Act, R.S.O. 1980, Chapter 410" in Section 2.0 Definition of "Hospital, Private" and replacing it with "*Private Hospitals Act, R.S.O. 1990*";
  - f) Deleting the text reference to "Public Hospital Act, R.S.O. 1980, Chapter 410" in Section 2.0 Definition of "Hospital, Public" and replacing it with "*Public Hospitals Act, R.S.O. 1990*";
  - g) Deleting the text reference to "Public Libraries Act, R.S.O. 1980, C.414" in Section 2.0 Definition of "Library" and replacing it with "*Public Libraries Act, R.S.O. 1990*";
  - h) Deleting the text reference to "Section 49 of the Planning Act, R.S.O. 1983" in Section 2.0 Definition of "Lot" and replacing it with "*Section 50 of the Planning Act, R.S.O. 1990, c. P.13*";
  - i) Deleting the text reference to "Pits and Quarries Act, R.S.O. 1980, C.378" in Section 2.0 Definition of "Pit" and replacing it with "*Aggregate Resources Act, R.S.O. 1990, c.A.8*";
  - j) Deleting the portion of the following sentence "Means a "Private Home Day Care" as defined in the Day Nurseries Act, R.S.O. 1980, C.111" in Section 2.0 Definition of "Private

- Home Day Care” and replacing it with “Means a Child Care Centre as defined in the *Child Care and Early Years Act, 2014, S.O. 2014*”;
- k) Deleting the text reference to “Day Nurseries Act, R.S.O. 1980” in Section 2.0 Definition of “Private Home Day Care” and replacing it with “*Child Care and Early Years Act, 2014, S.O. 2014*”;
  - l) Deleting the text reference to “Pits and Quarries Act, R.S.O. 1980, C.378” in Section 2.0 Definition of “Quarry” and replacing it with “*Aggregate Resources Act, R.S.O. 1990, c.A.8*”;
  - m) Deleting the text reference to “Public Health Act., R.S.O. 1980, c. 409” in Section 2.0 Definition of “Use, Obnoxious” and replacing it with “*Health Protection and Promotion Act, R.S.O. 1990, c. H.7*”;
  - n) Deleting the words “Planning Act” in Sections 5.14.1.2 and replacing with “*Planning Act, R.S.O. 1990, c. P.13*”;
  - o) Deleting the sentence in Section 3.8 c) “For all Residential Uses except Single Family Detached, Semi-Detached, Street Townhouses or Senior Citizen Dwellings, an additional 0.25 parking spaces per dwelling unit shall be set aside for visitors.” and replacing it with “For all Residential Uses except Single Family Detached Dwellings, Semi-Detached Dwellings, Street Townhouse Dwellings or Independent Living Facilities, an additional 0.25 parking spaces per dwelling unit shall be set aside for visitors.”;
  - p) Deleting the definition in Section 2.0 DEFINITIONS for “Parking Space, Handicapped” and replacing it with the following definition in alphabetical sequence:  
“PARKING SPACE, ACCESSIBLE – Means a rectangular area, exclusive of any aisles or driveways, used for the temporary parking of a motor vehicle which is designed to accommodate persons with disabilities.”;
  - q) Adding the following definition to Section 2.0 DEFINITIONS in alphabetical sequence:  
“ACCESS AISLE, ACCESSIBLE - Means a rectangular area, abutting an Accessible Parking Space, used to provide access to and from an accessible parking space and is designed to accommodate persons with disabilities.”;
  - r) Deleting the definition in Section 2.2 DEFINITIONS for “Barrier Free Parking Space”;
  - s) Deleting Subsection 3.8 d) and replacing with the following:  
  
“Where parking spaces are provided, Accessible Parking Spaces shall be designated and provided in accordance with the following provisions:
    - i) The following types of Accessible Parking Spaces shall be provided:  
  
Type A - An Accessible Parking Space measuring a minimum of 3.4 metres in width by 6.0 metres in length that is designated as “Van Accessible” and which abuts an Accessible Access Aisle.



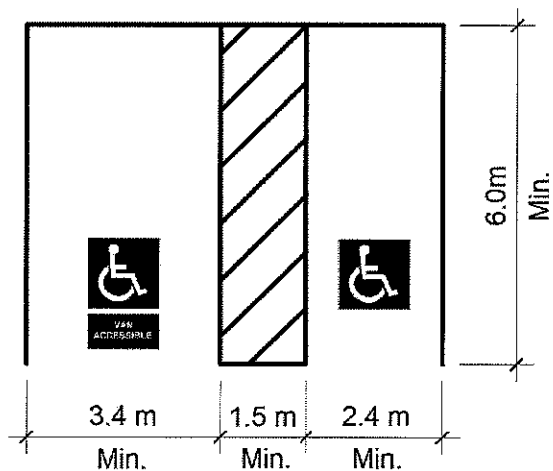
Type 'A'  
Accessible Parking Space  
with Accessible Parking Aisle

Type B - An Accessible Parking Space measuring a minimum of 2.4 metres in width by 6.0 metres in length and which abuts an Accessible Access Aisle.



Type 'B'  
Accessible Parking Space  
with Accessible Parking Aisle

- ii) Where an Accessible Parking Space is required, an Accessible Access Aisle shall be provided as follows:
- An Accessible Access Aisle shall have a minimum width of 1.5 metres and shall extend the full length of the parking space.
  - An Accessible Access Aisle may be shared by two (2) Accessible Parking Spaces.
  - An Accessible Access Aisle shall be marked with high tonal contrast diagonal lines.



Example  
Accessible Parking Spaces  
with shared Accessible Parking Aisle

iii) The number of Accessible Parking Spaces required shall be as follows:

Number of Parking Spaces Provided	Minimum Number of Accessible Parking Spaces
0 – 12 spaces	One (1) Type A
13 – 100 spaces	4% of the total number of parking spaces <sup>(1)</sup> , of which, 50% shall be Type A and 50% shall be Type B <sup>(2)</sup>
101 – 200 spaces	1 space plus 3% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B <sup>(2)</sup>
201 – 1000 spaces	2 spaces plus 2% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B <sup>(2)</sup>
1001 or greater	11 spaces plus 1% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B <sup>(2)</sup>

(1) Where the minimum number of required Accessible Parking Spaces results in one (1) Accessible Parking Space being required, the parking space shall be a Type A parking space.

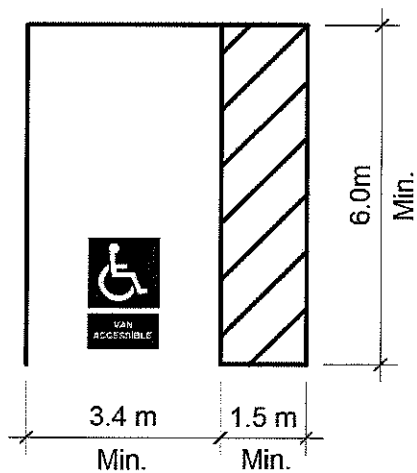
(2) Where the minimum number of required Accessible Parking Spaces results in an odd number of Accessible Parking Spaces being required, the additional space may be a Type B parking space.”;

t) Deleting Subsection 3.8.1 d) and replacing with the following:

“Where parking spaces are provided, Accessible Parking Spaces shall be designated and provided in accordance with the following provisions:

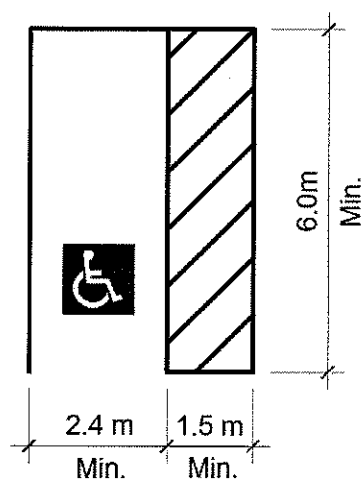
i) The following types of Accessible Parking Spaces shall be provided:

Type A - An Accessible Parking Space measuring a minimum of 3.4 metres in width by 6.0 metres in length that is designated as “Van Accessible” and which abuts an Accessible Access Aisle.



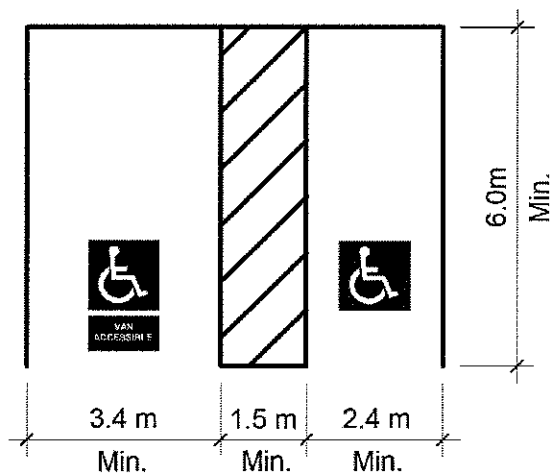
Type 'A'  
Accessible Parking Space  
with Accessible Parking Aisle

Type B - An Accessible Parking Space measuring a minimum of 2.4 metres in width by 6.0 metres in length and which abuts an Accessible Access Aisle.



Type 'B'  
Accessible Parking Space  
with Accessible Parking Aisle

- ii) Where an Accessible Parking Space is required, an Accessible Access Aisle shall be provided as follows:
- An Accessible Access Aisle shall have a minimum width of 1.5 metres and shall extend the full length of the parking space.
  - An Accessible Access Aisle may be shared by two (2) Accessible Parking Spaces.
  - An Accessible Access Aisle shall be marked with high tonal contrast diagonal lines.



Example  
Accessible Parking Spaces  
with shared Accessible Parking Aisle

iii) The number of Accessible Parking Spaces required shall be as follows:

Number of Parking Spaces Provided	Minimum Number of Accessible Parking Spaces
0 – 12 spaces	One (1) Type A
13 – 100 spaces	4% of the total number of parking spaces <sup>(1)</sup> , of which, 50% shall be Type A and 50% shall be Type B <sup>(2)</sup>
101 – 200 spaces	1 space plus 3% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B <sup>(2)</sup>
201 – 1000 spaces	2 spaces plus 2% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B <sup>(2)</sup>
1001 or greater	11 spaces plus 1% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B <sup>(2)</sup>

- (1) Where the minimum number of required Accessible Parking Spaces results in one (1) Accessible Parking Space being required, the parking space shall be a Type A parking space.
- (2) Where the minimum number of required Accessible Parking Spaces results in an odd number of Accessible Parking Spaces being required, the additional space may be a Type B parking space. “;

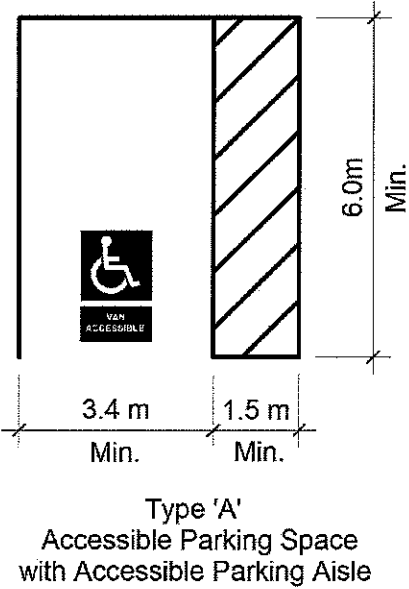
u) Shifting the alphabetical sequence of Subsection 3.8.3 for sentences d) through i) inclusive, to sentences e) through j) respectively, and inserting the following as Sentence d):

“Where parking spaces are provided, Accessible Parking Spaces shall be designated and provided in accordance with the following provisions:

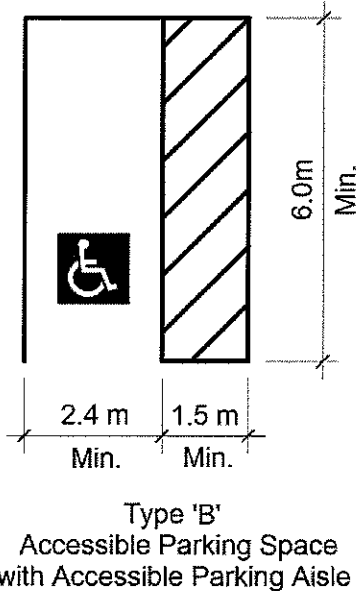
i) The following types of Accessible Parking Spaces shall be provided:

Type A - An Accessible Parking Space measuring a minimum of 3.4 metres in width

by 6.0 metres in length that is designated as “Van Accessible” and which abuts an Accessible Access Aisle.

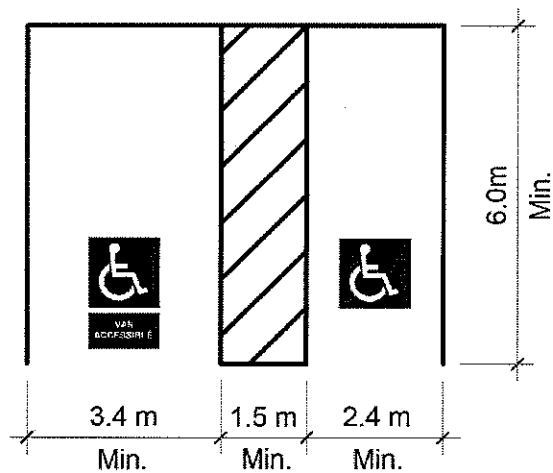


Type B - An Accessible Parking Space measuring a minimum of 2.4 metres in width by 6.0 metres in length and which abuts an Accessible Access Aisle.



- ii) Where an Accessible Parking Space is required, an Accessible Access Aisle shall be provided as follows:
  - a. An Accessible Access Aisle shall have a minimum width of 1.5 metres and shall extend the full length of the parking space.
  - b. An Accessible Access Aisle may be shared by two (2) Accessible Parking Spaces.
  - c. An Accessible Access Aisle shall be marked with high tonal contrast diagonal lines.





Example  
Accessible Parking Spaces  
with shared Accessible Parking Aisle

iii) The number of Accessible Parking Spaces required shall be as follows:

Number of Parking Spaces Provided	Minimum Number of Accessible Parking Spaces
0 – 12 spaces	One (1) Type A
13 – 100 spaces	4% of the total number of parking spaces <sup>(1)</sup> , of which, 50% shall be Type A and 50% shall be Type B <sup>(2)</sup>
101 – 200 spaces	1 space plus 3% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B <sup>(2)</sup>
201 – 1000 spaces	2 spaces plus 2% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B <sup>(2)</sup>
1001 or greater	11 spaces plus 1% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B <sup>(2)</sup>

(1) Where the minimum number of required Accessible Parking Spaces results in one (1) Accessible Parking Space being required, the parking space shall be a Type A parking space.

(2) Where the minimum number of required Accessible Parking Spaces results in an odd number of Accessible Parking Spaces being required, the additional space may be a Type B parking space. “;

- v) Deleting the text reference to “4.1.8” in Subsection 4.15.7 and replace with “4.1.9”;
- w) Deleting the text references to “Cemeteries Act” in Sections 7.1.2 and 7.7.1 and replacing with “*Funeral, Burial and Cremation Services Act, 2002, S.O. 2002*”;
- x) Deleting the words “Planning Act (1983)” in Section 9.0 c) and replacing them with “*Planning Act, R.S.O. 1990, c. P.13*”;

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 7 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

### **SUMMARY TO BY-LAW 120-2018**

This Amendment applies to all of the lands within the corporate boundaries of the City of Vaughan.

The purpose of this by-law is to make technical amendments to the Zoning By-law 1-88 in order to update and correct specific sections of the by-law including:

1. Updating references to Provincial Acts in Definitions and General Provisions sections of the By-law.
2. Deleting and replacing references to Senior Citizen Dwellings with Independent Living Facilities under Section 3.8 c) of the By-law.
3. Deleting the Handicap Parking Space requirements under Subsections 3.8 d) and 3.8.1. d) of the By-law and replacing with the Accessibility Parking Standards provided by the Province of Ontario under O. Reg. 413/12, s. 6..
4. Adding Accessibility requirements to Subsection 3.8.3 for the Carville Centre in accordance with the Accessibility Parking Standards provided by the Province of Ontario under O. Reg. 413/12, s. 6..
5. Correcting the numerical sequencing of the By-law in Section 4 of the By-law.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 121-2018**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to RM2 Multiple Residential Zone, in the manner shown on the said Schedule “1”;
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“9(1465) A. Notwithstanding the provisions of:

    - a) Subsection 2.0 respecting the Definition of Driveway, Parking Lot or Parking Area, and Parking Space;
    - b) Subsection 3.8 a) and g) respecting shared driveway access, maximum width of a joint ingress and egress driveway, and the location of an entrance/exit to a Parking Lot or Parking Area and Access to a lot;
    - c) Subsection 3.13 respecting Minimum Landscaped Area;
    - d) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;
    - e) Subsection 4.1.3 respecting Rooms Below Grade;
    - f) Subsection 4.1.4 b) respecting Parking Areas for Multiple Family Dwellings;
    - g) Subsection 4.1.6 respecting Minimum Amenity Area;
    - h) Subsection 4.9 and Schedule ‘A’ respecting the permitted uses and zone standards in the RM2 Multiple Residential Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1595”:

- ai) For the purposes of this By-law, the following definitions shall apply:
  - i) DRIVEWAY – Means a vehicular accessway providing access from a public highway to the Subject Lands through adjacent lands;
  - ii) PARKING LOT OR PARKING AREA – Means an area of land comprised of parking spaces and related aisles, maneuvering areas and entrances and exits, with access to the Subject Lands from a driveway located on the abutting commercial property to the north;
  - iii) PARKING SPACE – Means a rectangular area measuring at least 2.7 metres by 5.8 metres, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto;
- bi) The owners, occupants or other persons entering upon or making use of the Subject Lands may share the driveway access located on the abutting commercial property to the north;
- bii) The parking area shall be provided with a means of access or driveway from a joint ingress and egress driveway width of 10.15 metres;
- biii) The means of access to the Subject Lands may be from a joint ingress and egress driveway located on the abutting commercial property to the north;
- ci) The minimum landscape strip width provided along a lot line abutting a street line shall be 4.5 metres (Islington Avenue);
- di) Covered porches and exterior stairways exceeding one-half storey in height (more than 6 risers) may encroach up to a maximum 2.5 m into the required front, rear, interior and exterior side yard setbacks, and the required landscape strip width;
- dii) Screened central air conditioning units may be permitted in the front yard of the lower-level, internal units of Blocks 1, 2, and 3 only, with a maximum encroachment of 1.5 m into the required front yard;
- ei) Dwelling units shall be permitted below grade;
- fi) A landscape strip and screening around the periphery of an outdoor parking area shall not be required;
- gi) The minimum amenity area required shall be 5,449 m<sup>2</sup>;

- hi) Only mechanical rooms, amenity space, and access stairs are permitted in the 4<sup>th</sup> storey (terrace).
- hii) The minimum lot area shall be 69.3 m<sup>2</sup>/unit;
- hiii) The maximum building height shall be 15 m.

- c) Adding Schedule “E-1595” attached hereto as Schedule “1”.
- d) Deleting Key Map 8D and substituting therefor the Key Map 8D attached hereto as Schedule “2”.

2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

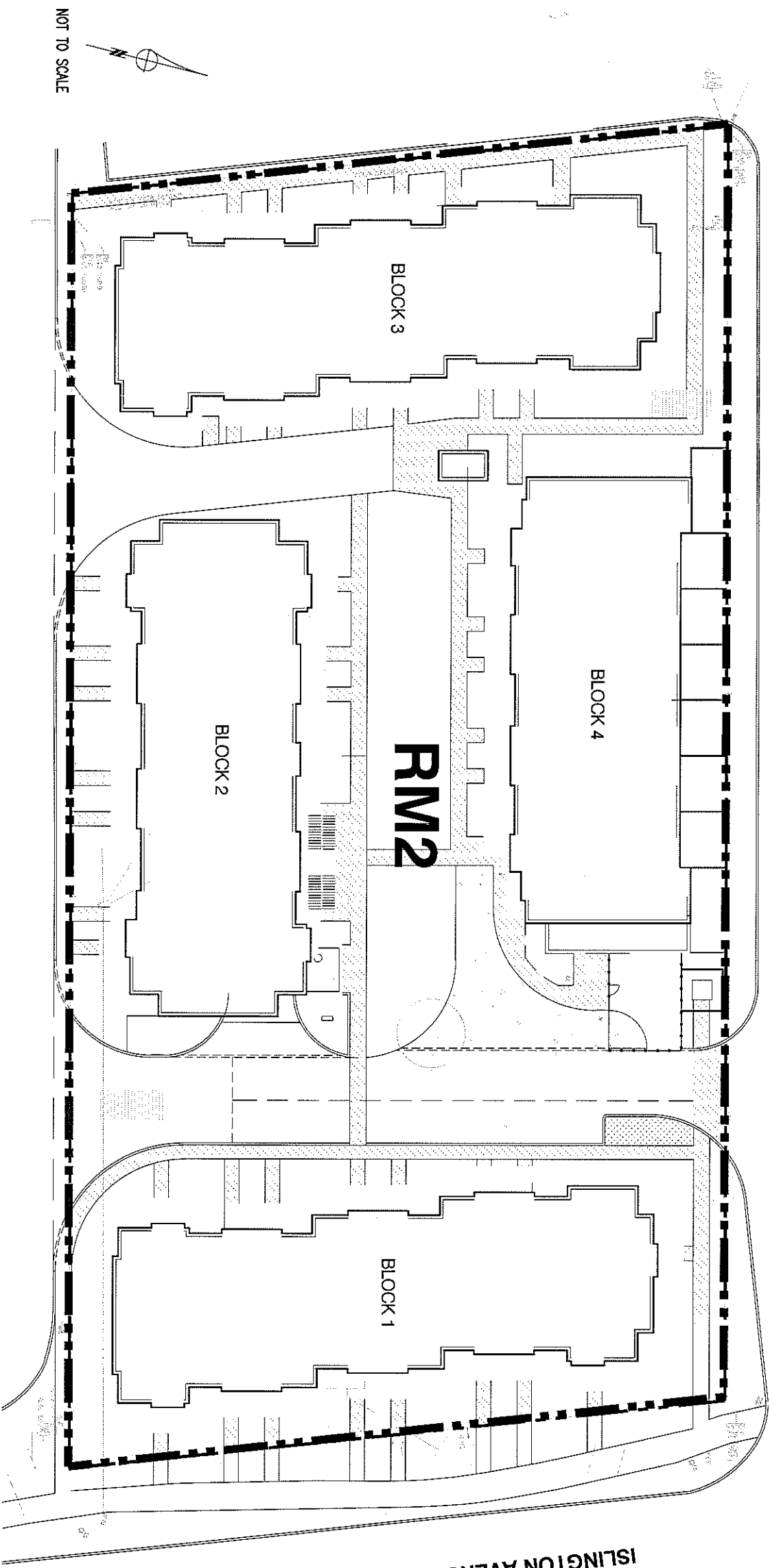
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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 37 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.



THIS IS SCHEDULE 'E' - 1595'  
TO BY-LAW 1-88, SECTION 9(14.5)

**SUBJECT LANDS**

FILE: Z.17.011  
RELATED FILE: DA.17.023  
LOCATION: Part of Lot 18, Concession 8  
APPLICANT: LANDMART REALTY CORP.  
CITY OF VAUGHAN

THIS IS SCHEDULE 'I'  
TO BY-LAW 121 - 2018  
PASSED THE 19<sup>th</sup> DAY OF June, 2018

ISLINGTON AVENUE

SIGNING OFFICERS

MAYOR

CLERK



A scale bar labeled 'Metres' with markings at 0, 120, 240, and 480.

CLERK

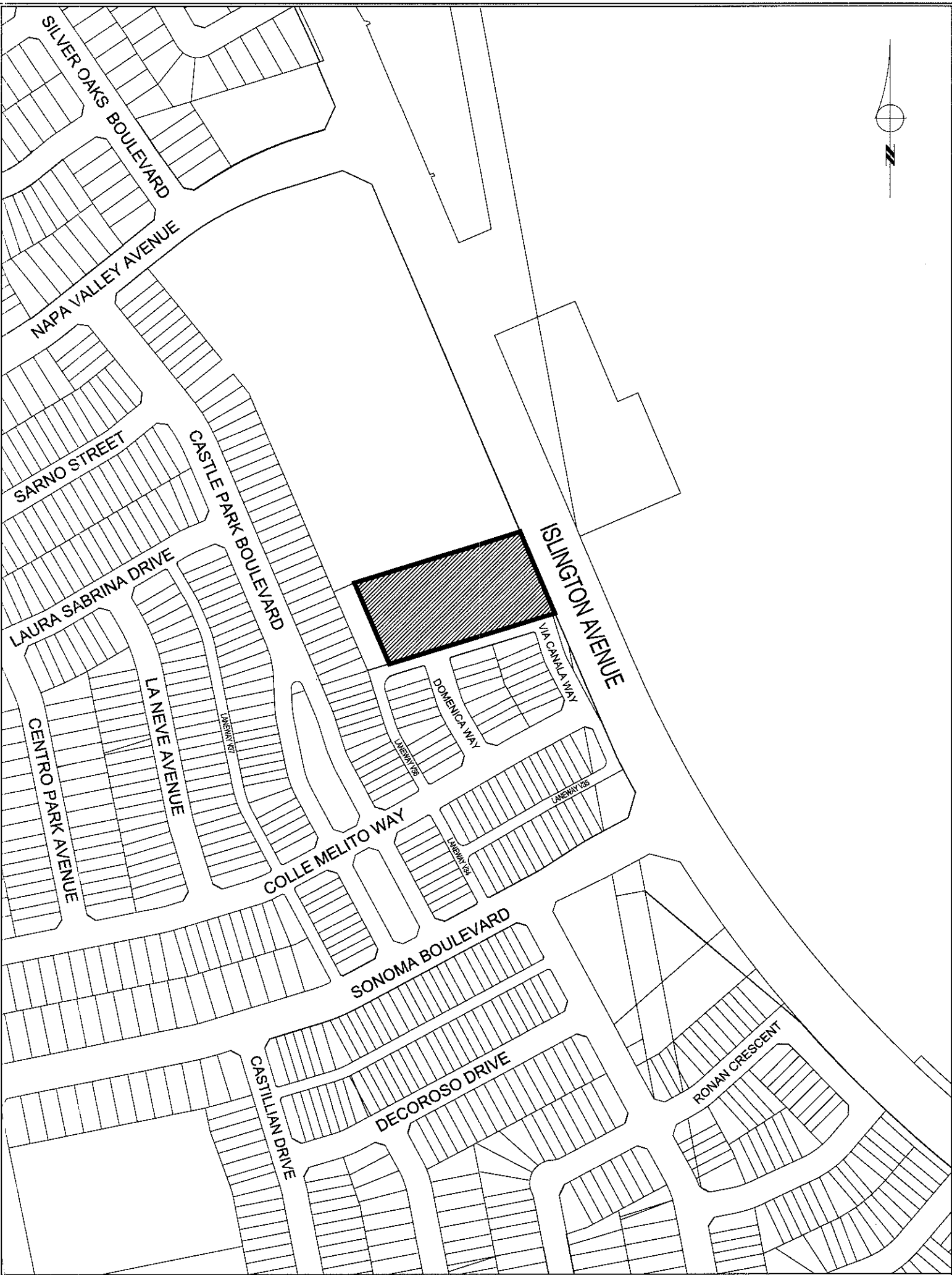


### **SUMMARY TO BY-LAW 121-2018**

The lands subject to this By-law are located on the west side of Islington Avenue, north of Rutherford Road, being Part of Lot 18, Concession 8, and are municipally known as 9560 Islington Avenue, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone. The by-law also includes the following site-specific exceptions to facilitate the development of 88 back-to-back stacked townhouse units and 16 stacked townhouse units, which are serviced by a private condominium road, and 183 parking spaces:

- To amend the definition of Driveway, Parking Lot or Parking Area, and Parking Space;
- To permit the owner, occupant or other persons entering upon or making use of the Subject Lands to share the driveway access located on the abutting commercial property to the north;
- The parking area shall be provided with a means of access or driveway from a joint ingress and egress driveway width of 10.15 metres;
- To provide a means of access to the Subject Lands from a joint ingress and egress driveway located on the abutting commercial property to the north;
- The minimum landscape strip width provided along a lot line abutting a street line shall be 4.5 metres;
- Covered porches and exterior stairways exceeding one-half storey in height (more than 6 risers) may encroach up to a maximum 2.5 m into the required front, rear, interior and exterior side yard setbacks, and the required landscape strip width;
- Screened central air conditioning units may be permitted in the front yard of the lower-level, internal units of Blocks 1, 2, and 3 only, with a maximum encroachment of 1.5 m into the required front yard;
- Dwelling units shall be permitted below grade;
- The minimum width of landscaping around the periphery of an outdoor parking area shall be 0 m;
- The minimum amenity area shall be 5,449 m<sup>2</sup>;
- Only mechanical rooms, amenity space, and access stairs are permitted in the 4<sup>th</sup> storey (terrace);
- The minimum lot area shall be 69.3 m<sup>2</sup>/unit;
- The maximum building height shall be 15 m.

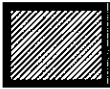


NOT TO SCALE

# LOCATION MAP

## TO BY-LAW 121 - 2018

FILE: Z.17.011 RELATED FILE: DA.17.023  
LOCATION: Part of Lot 18, Concession 8  
APPLICANT: LANDMART REALTY CORP.  
CITY OF VAUGHAN



SUBJECT LANDS

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 122-2018**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Adding the following clauses after clause p) to Exception Paragraph 9(1013) in alphabetical sequence:
    - "q) Section 2.0 respecting the definition of a Mixing Plant;
    - r) Subsection 6.2.1 respecting the permitted uses in the EM1, Prestige Employment Area Zone;"
  - b) Adding the following sub-clauses after sub-clause pi) to Exception Paragraph 9(1013) in alphabetical sequence:
    - "qi) Notwithstanding the definition of a Mixing Plant in Section 2.0, for the purposes of this exception a Mixing Plant shall be defined as Follows:  
Mixing Plant – Means a building or structure or part of a building or structure where various dry and wet goods or materials are mixed and/or batched for the purposes of manufacturing powder and adhesives, to produce mortars, grout, adhesives and other related products provided that all mixing shall occur within a wholly enclosed building without Outside Storage.
    - ri) The following additional use shall be permitted on the subject lands as shown on Schedule "E-1108C":
      - Mixing Plant."
  - c) Deleting Schedule "E-1108" and substituting therefor the Schedule "E-1108" attached hereto as Schedule "1".
  - d) Adding Schedule "E-1108C" attached hereto as Schedule "2".
  - e) Adding the following sub-clause after sub-clause kiii) to Exception Paragraph 9(1013):
    - "kiv) The minimum number of parking spaces shall be 314 for the lands shown as the "Subject Lands" on Schedule "E-1108C"."

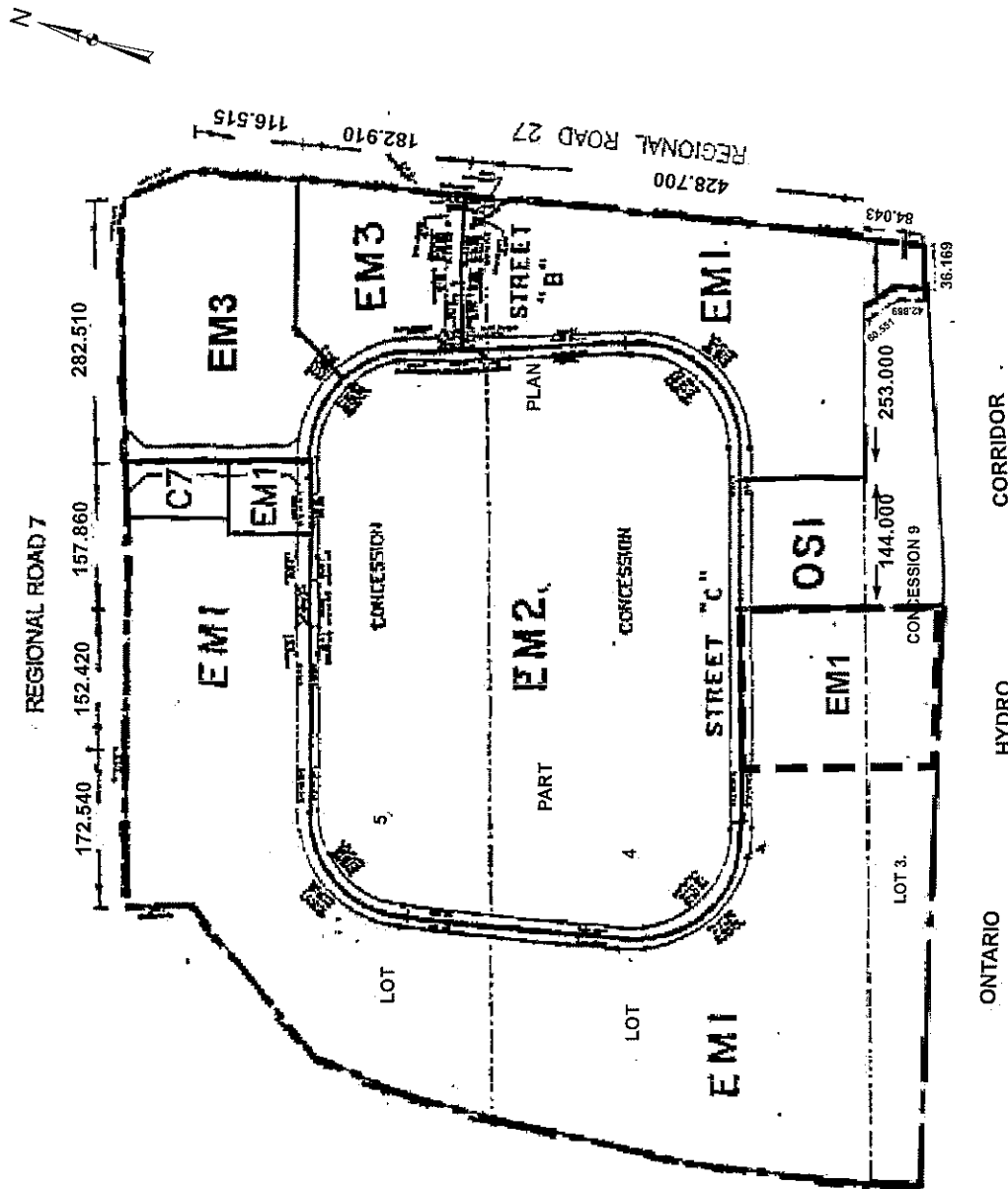
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 38 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.



THIS IS SCHEDULE 'E-1108'  
TO BY-LAW 1-88  
SECTION 9(1013)

FILE: Z.17.043

RELATED FILE: DA.18.010

LOCATION: PART OF LOTS 3 AND 4, CONCESSION 9

APPLICANT: OMERS REALTY CORPORATION

CITY OF VAUGHAN

THIS IS SCHEDULE '1'

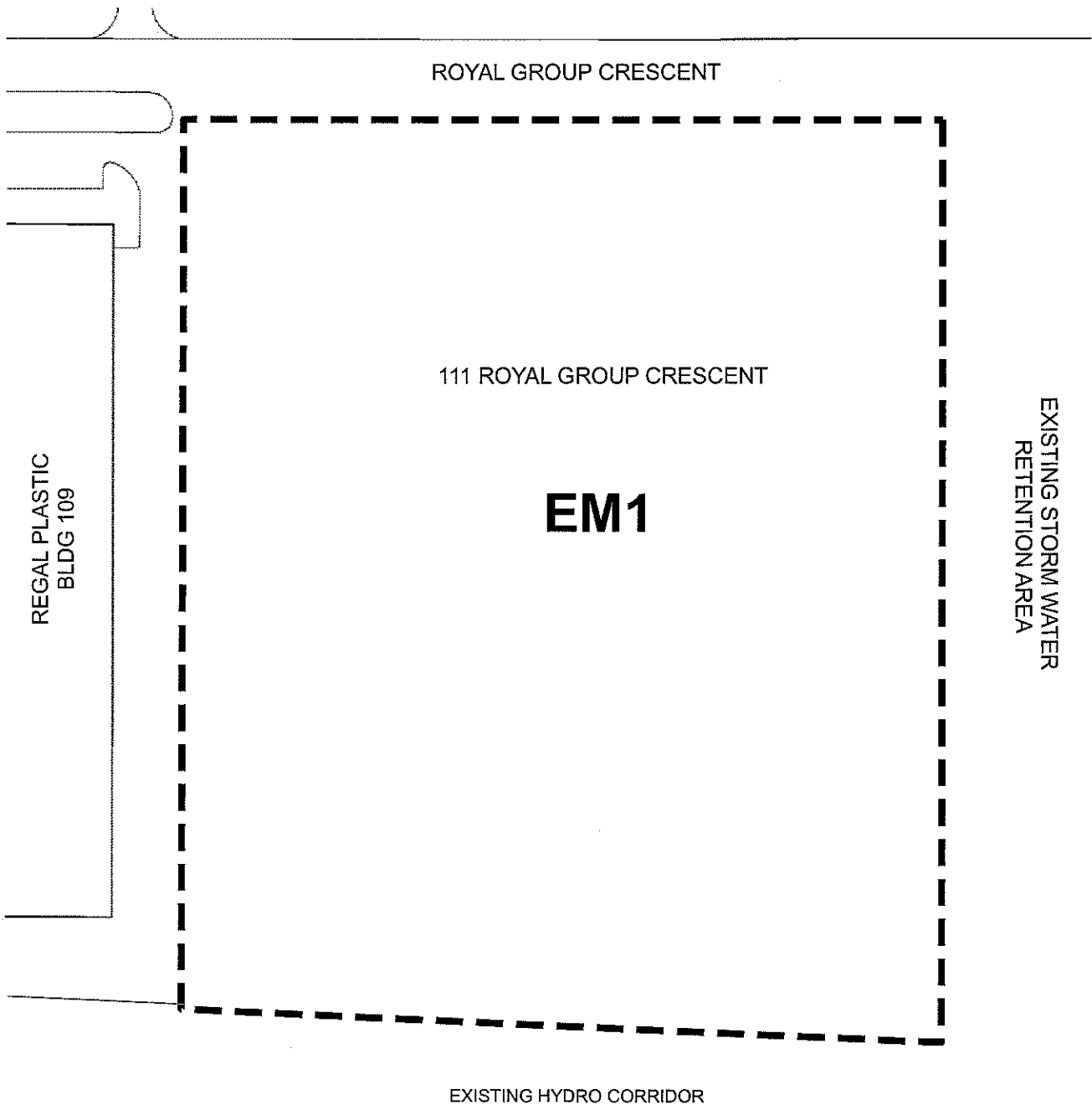
TO BY-LAW 122 -2018

PASSED THE 10<sup>th</sup> DAY OF JUNE, 2018

## SIGNING OFFICERS

**MAYOR**

CLERK



THIS IS SCHEDULE 'E-1108C'  
TO BY-LAW 1-88  
SECTION 9(1013)

 Subject Lands

Not to Scale

THIS IS SCHEDULE '2'  
TO BY-LAW 122 -2018  
PASSED THE 19th DAY OF JUNE, 2018

FILE: Z.17.043  
RELATED FILE: DA.18.010  
LOCATION: PART OF LOTS 3 AND 4, CONCESSION 9  
APPLICANT: OMERS REALTY CORPORATION  
CITY OF VAUGHAN

SIGNING OFFICERS

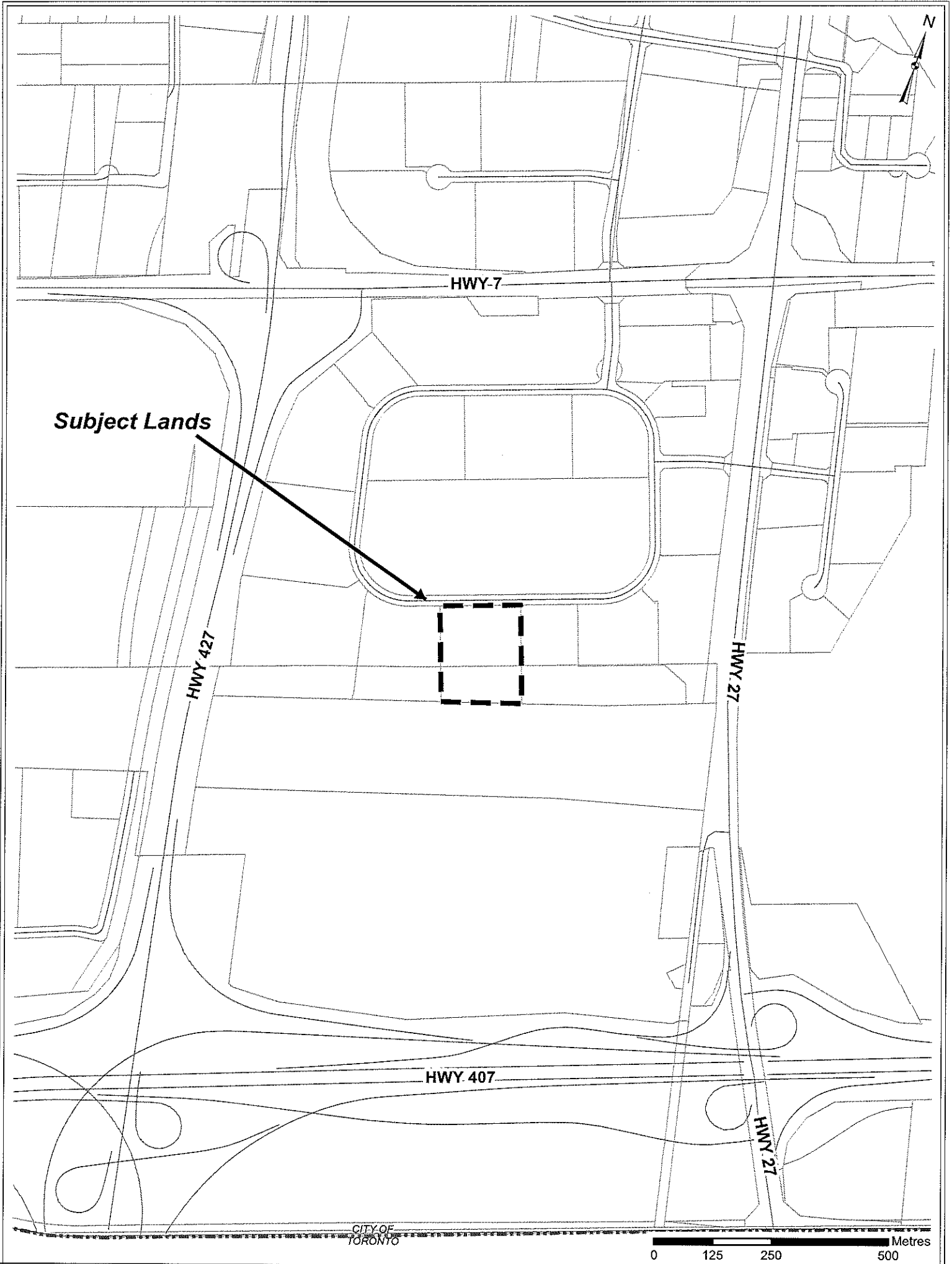
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

### **SUMMARY TO BY-LAW 122-2018**

The lands subject to this By-law are located southwest of the intersection of Regional Road 7 and Regional Road 27, in Part of Lots 3 and 4, Concession 9, and are municipally known as 111 Royal Group Crescent, in the City of Vaughan.

The purpose of this by-law is to amend the EM1 Prestige Employment Area Zone Exception 9(1013) to permit and define a Mixing Plant to permit the production of adhesive and powder products within the existing employment building, used for the installation of ceramic tile and stone. In addition, an amendment to Zoning By-law 1-88 is required to permit a total of 314 parking spaces on the subject lands.



## LOCATION MAP TO BY-LAW 122 -2018

FILE: Z.17.043  
RELATED FILE: DA.18.010  
LOCATION: PART OF LOTS 3 AND 4, CONCESSION 9  
APPLICANT: OMERS REALTY CORPORATION  
CITY OF VAUGHAN



# ***THE CITY OF VAUGHAN***

## ***BY-LAW***

### **BY-LAW NUMBER 123-2018**

**A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 107-2014.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

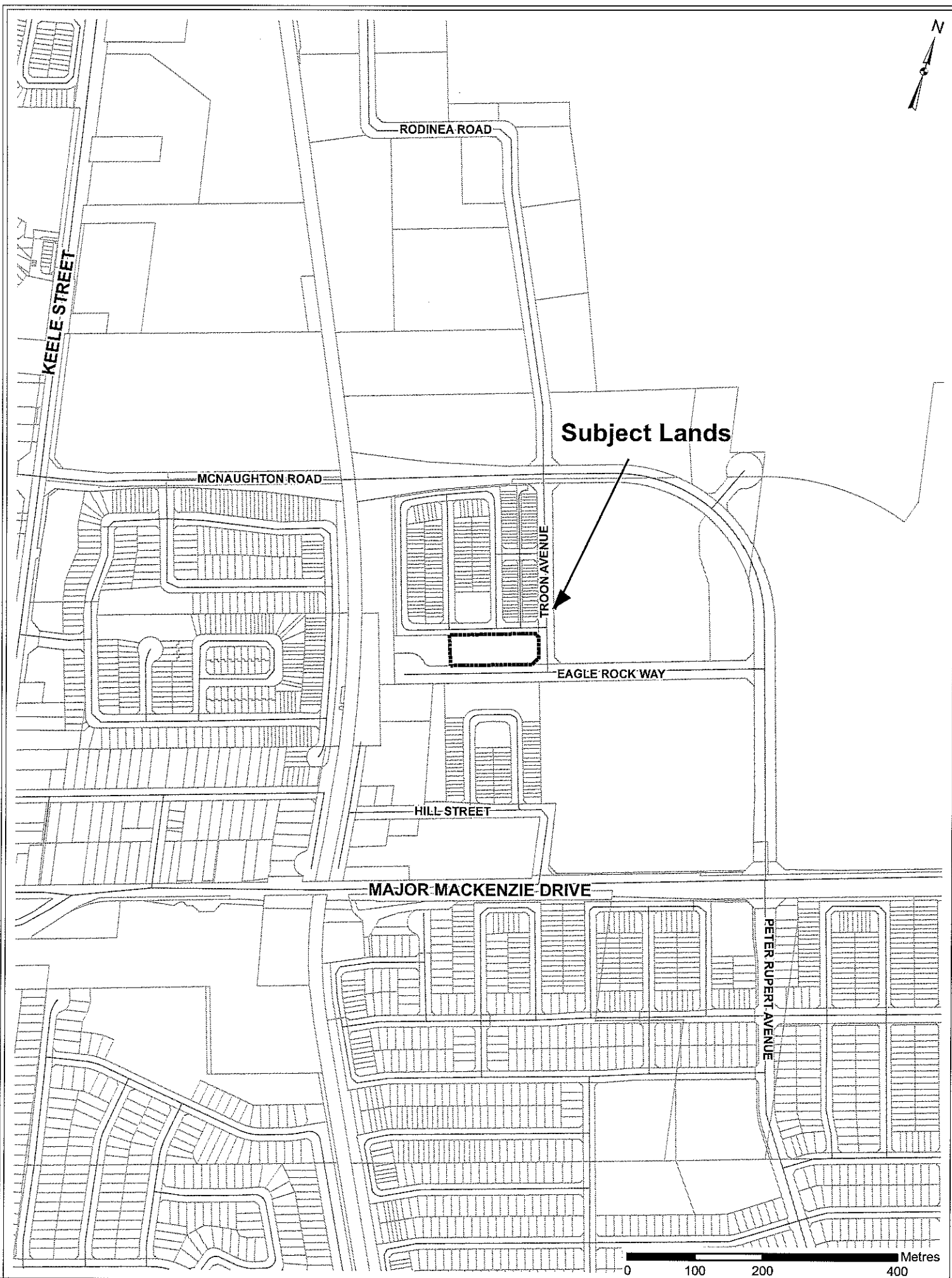
1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting Key Map 3E and substituting therefor the Key Map 3E attached hereto as Schedule  
"4", thereby removing the Holding Symbol "(H)" on the lands shown as "Subject Lands" on Schedule "1"; and effectively zoning the subject lands, RA3 Apartment Residential Zone.
  - b) Deleting Schedule "E-1203" and substituting therefor the Schedule "E-1203" attached hereto as Schedule "2", thereby deleting the Holding Symbol "(H)".
  - c) Deleting Schedule "E-1534" and substituting therefor the Schedule "E-1534" attached hereto as Schedule "3", thereby deleting the Holding Symbol "(H)".
2. Schedules "1", "2", "3" and "4" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 41 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.



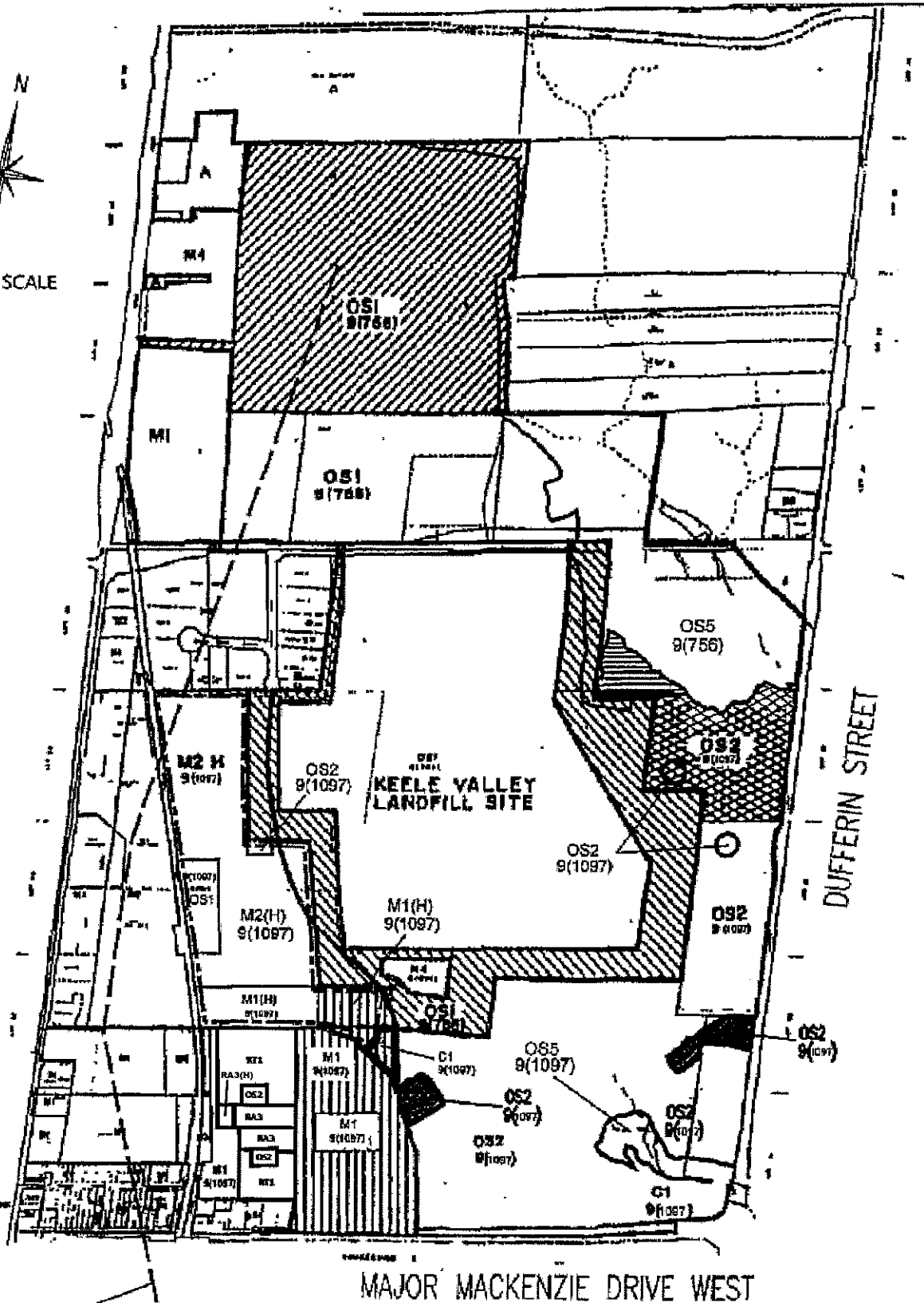
THIS IS SCHEDULE '1'  
TO BY-LAW 123 -2018  
PASSED THE 19<sup>th</sup> DAY OF JUNE, 2018

FILE: Z.17.044  
RELATED FILE: DA.17.086  
LOCATION: PART OF LOT 21, CONCESSION 3  
APPLICANT: YORK MAJOR HOLDINGS INC.  
CITY OF VAUGHAN

SIGNING OFFICERS  
  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CLERK



NOT TO SCALE



OAK RIDGES  
MORaine BOUNDARY

MAJOR MACKENZIE DRIVE WEST

LEGEND

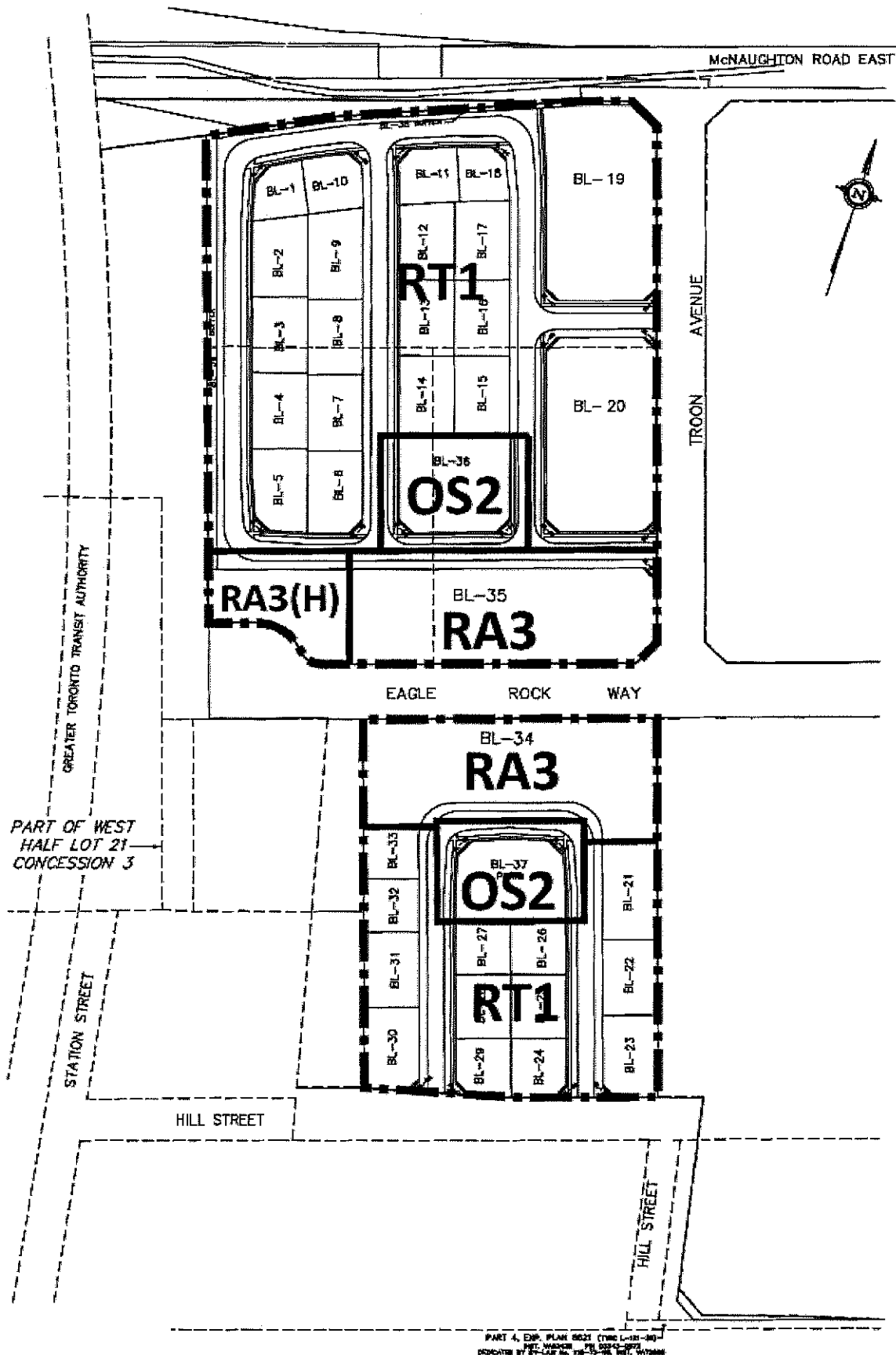
- AVONDALE
- AREA 'W'
- PRIMARY BUFFER AREA
- SEE E-1203(1) FOR DETAILS
- AREA 'D'

THIS IS SCHEDULE 'E-1203'  
TO BY-LAW 1-88  
SECTION 9(1097)

THIS IS SCHEDULE '2'  
TO BY-LAW 123 -2018  
PASSED THE 19th DAY OF JUNE, 2018

FILE: Z.17.044  
RELATED FILE: DA.17.086  
LOCATION: PART OF LOT 21, CONCESSION 3  
APPLICANT: YORK MAJOR HOLDINGS INC.  
CITY OF VAUGHAN

SIGNING OFFICERS  
  
MAYOR  
  
CLERK



THIS IS SCHEDULE 'E-1534'  
TO BY-LAW 1-88  
SECTION 9(1407)

CONTINUING OF MAJOR MACKENZIE DRIVE  
AS FOR SUBDIVISION SINGLEHORN ROADWAY INC.  
DATED JAN 31, 2007

PART 4, EXP. PLAN 5621 (TWO L-151-30)  
MAJOR MACKENZIE DRIVE WEST - REGION ROAD No. 25

■ ■ ■ ■ ■ SUBJECT LAND

THIS IS SCHEDULE '3'  
TO BY-LAW 123 -2018  
PASSED THE 19th DAY OF JUNE, 2018

FILE: Z.17.044  
RELATED FILE: DA.17.086  
LOCATION: PART OF LOT 21, CONCESSION 3  
APPLICANT: YORK MAJOR HOLDINGS INC.  
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

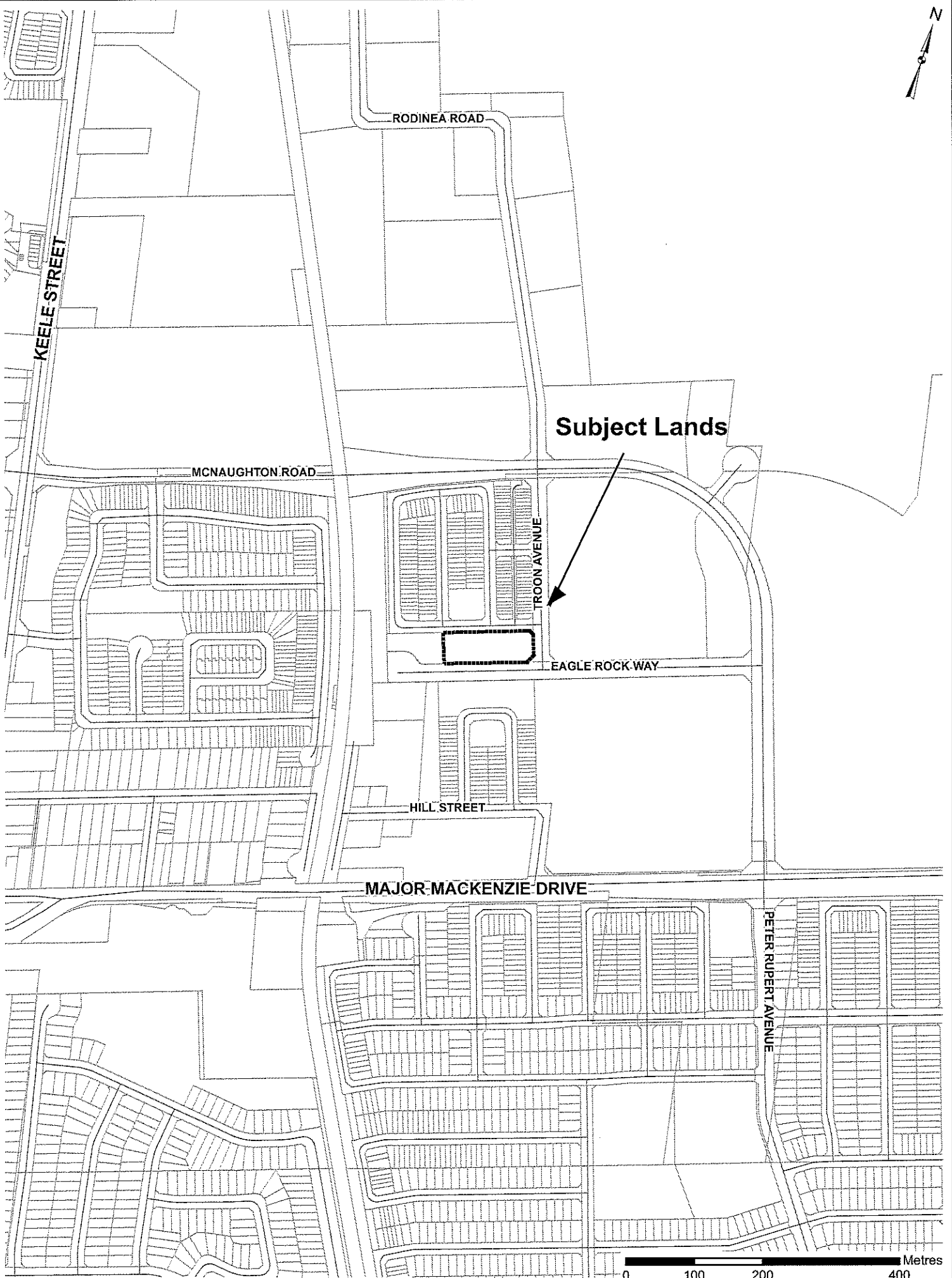
CLERK



### **SUMMARY TO BY-LAW 123-2018**

The lands subject to this By-law are located on the north side of Eagle Rock Way, west of Troon Avenue, and are municipally known as 100 and 110 Eagle Rock Way (also known as Phase 2), being Part of Block 35 on Plan 65M-4477, Part of Lot 21, Concession 3, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol "(H)" from the subject lands, effectively zoning the subject lands RA3 Apartment Residential Zone to facilitate the development of a mid-rise, mixed use building. The Holding Symbol "(H)" was placed on the lands by By-law 107-2014 until such time as Vaughan Council identifies and allocates water supply and sewage capacity to the subject lands and approves a site development application. Site Development File DA.17.086 was approved by Vaughan Council on June 19, 2018 and the Development Engineering and Infrastructure Planning Department has confirmed that allocation for the subject lands is available and was granted by Vaughan Council on February 21, 2018. Therefore, the Holding Symbol "(H)" can be removed.



LOCATION MAP  
TO BY-LAW 123 -2018

FILE: Z.17.044  
RELATED FILE: DA.17.086  
LOCATION: PART OF LOT 21, CONCESSION 3  
APPLICANT: YORK MAJOR HOLDINGS INC.  
CITY OF VAUGHAN

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 124-2018**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** The Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from RD4 Residential Detached Zone Four to RT1 Residential Townhouse Zone in the manner shown on the said Schedule "1".
  - b) Deleting clauses c) to g) in Exception 9(1394) and substituting therefor the following:
    - "c) Subsections 3.14 c), 4.22.1 and 4.22.2 i) respecting the Permitted Yard Encroachments and Restrictions for a Porch and a Bay Window, and Exterior Stairways into a Required Yard;
    - d) Subsection 4.22.3 and Schedule "A3" respecting the Zoning Requirements in a RT1 Residential Townhouse Zone on a Standard Lot;
    - e) Subsection 4.22.3 and Schedule "A3" (Specific Zone Note 5) respecting the Minimum Exterior Side Yard Abutting a Site Triangle;
    - f) Subsections 4.1.2 and 4.1.4 f) (1) and (2) respecting the Minimum Landscaping;
    - g) Subsection 4.1.4 f) respecting the Dimensions of Driveways;
    - h) Subsection 4.22.3 and Schedule "A3" (General Note A) respecting the Maximum Interior Garage Width;"
  - c) Deleting sub-clauses bi, and di) to gi) in Exception 9(1394) and substituting therefor the following:
    - "bi) A projection for the sole purpose of an interior fireplace may extend a maximum distance of 0.5m into a required rear, interior side or exterior side yard. A projection for the sole purpose of an interior fireplace shall not project into the front yard;
    - ciii) The balcony or deck may extend into the rear yard for Units 1 to 5 a maximum of 2.5m;
    - civ) The maximum encroachment of stairs into the front yard for Units 1 to 5 shall be 1.3m;



- di) The zoning requirements in a RT1 Residential Townhouse Zone for a Standard Lot shall be as follows:
  - a) The minimum lot area for the lots located in Blocks 10 and 16 shall be 157m<sup>2</sup>;
  - b) The minimum rear yard shall be 6.5m for Blocks 5 to 13;
  - c) The minimum lot depth for Blocks 10 and 16 shall be 26m;
  - d) The minimum lot depth for Block 14 shall be 25m;
  - e) The minimum lot area for Unit 2 shall be 155m<sup>2</sup>;
  - f) The minimum front yard for Units 1 to 5 shall be 3.5m;
  - g) The minimum rear yard for Units 1 to 5 shall be 5m;
  - h) The minimum exterior yard for Unit 5 shall be 2.5m;
  - i) The minimum lot depth shall be:
    - Unit 1 - 23m;
    - Unit 2 - 20m;
    - Unit 3 - 18m;
    - Units 4 and 5 - 17m;
- ei) The minimum exterior side yard abutting a sight triangle for Blocks 7, 8 and 13 shall be 1.2m, and for Unit 5 shall be 0.7m;
- fi) The lots shall be comprised of a minimum of 31% landscaping for the front or exterior side yard and a minimum of 20% of the landscaped front or exterior side yard shall be soft landscaping for Units 1 to 5;
- gi) The maximum width for a driveway for a lot frontage between 7 m and 8.99m and for a lot frontage between 9m and 11.99m for Units 1 to 4 shall be 5.2m;
- hi) The maximum interior garage width for a lot frontage less than 11m and a lot frontage between 12m and 17.99m for Units 1 to 5 shall be 7.6m;”
- d) Deleting Schedule “E-1521” and substituting therefor the Schedule “E-1521” attached hereto as Schedule “2”.
- e) Deleting Key Map 5E and substituting therefor the Key Map 5E attached hereto as Schedule “3”.

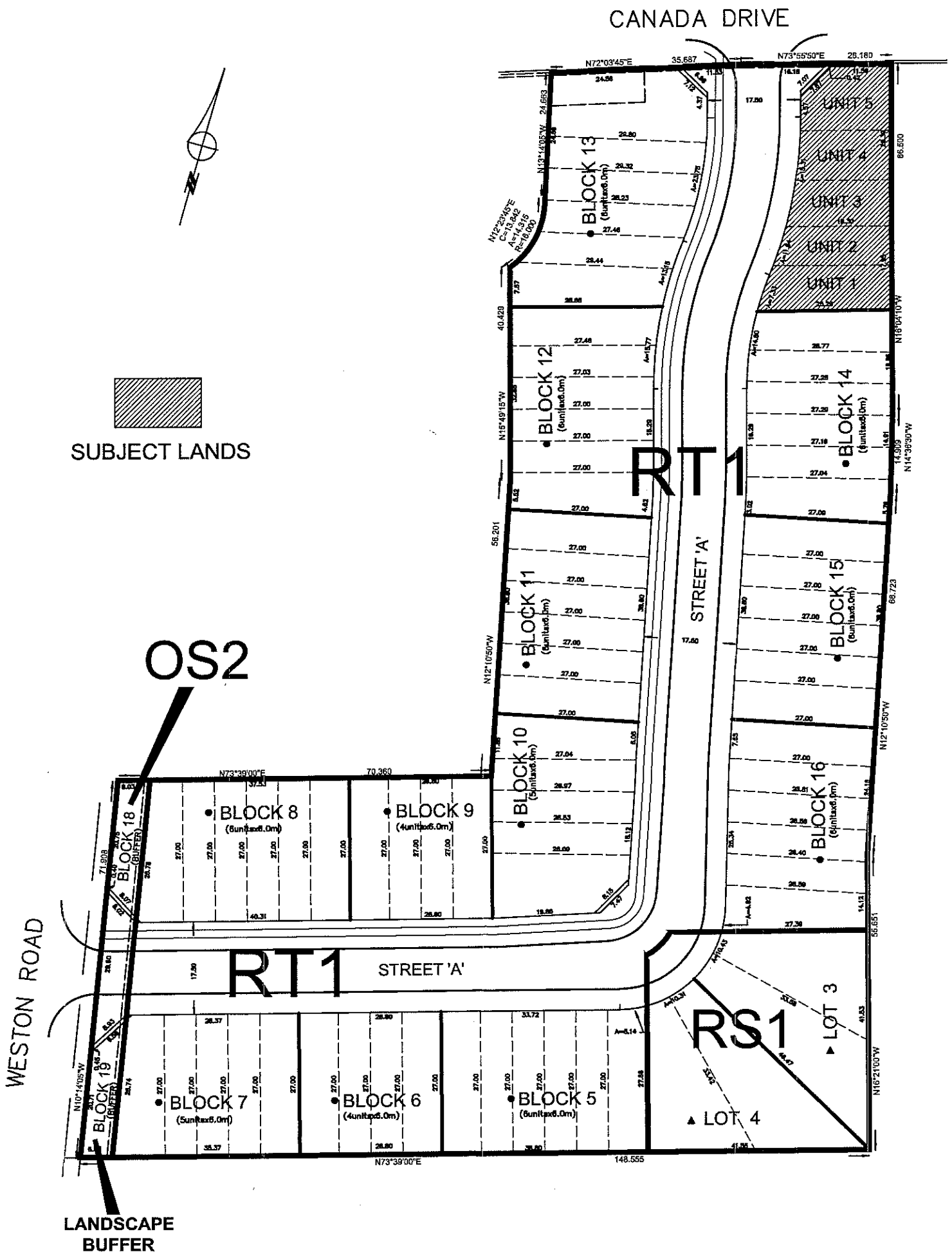
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 47 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

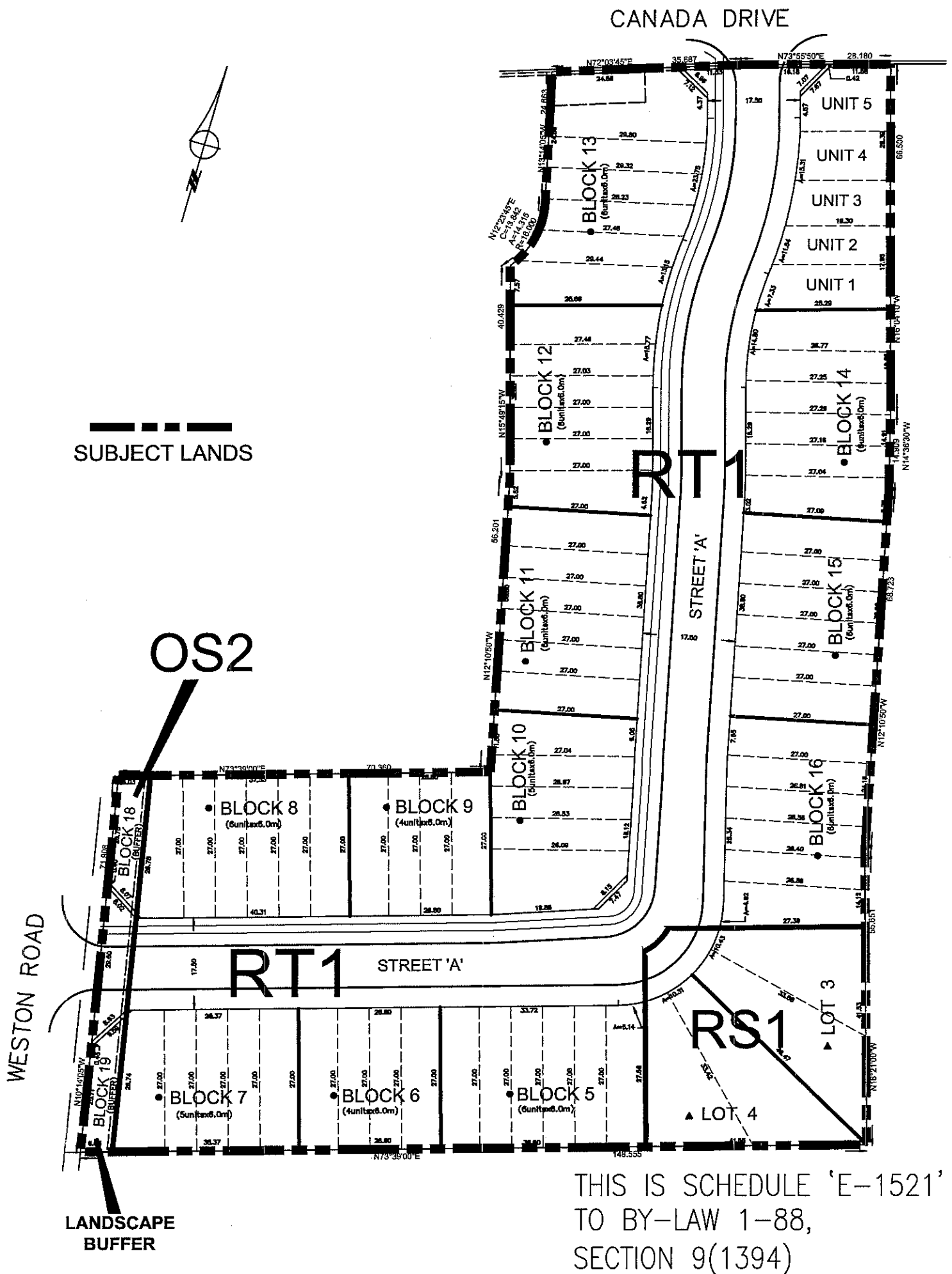


FILE No. Z.17.042  
 RELATED FILE: DA.17.109  
 LOCATION: Part of Lot 23, Concession 5  
 APPLICANT: VEDETTE WAY HOMES LIMITED  
 CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



THIS IS SCHEDULE '2'  
TO BY-LAW 124 - 2018  
PASSED THE 19th DAY OF June, 2018

NOT TO SCALE

FILE No. Z.17.042  
RELATED FILE: DA.17.109  
LOCATION: Part of Lot 23, Concession 5  
APPLICANT: VEDETTE WAY HOMES LIMITED  
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



A scale bar labeled 'Metres' with markings at 0, 120, 240, and 480.

CLERK

### **SUMMARY TO BY-LAW 124-2018**

The lands subject to this By-law are located east of Weston Road, south of Canada Drive, specifically on the east side of Vedette Way, being Lots 1 and 2 on Registered Plan 65M-4463, in Lot 23, Concession 5, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from RD4 Residential Detached Zone Four to RT1 Residential Townhouse Zone to facilitate one block for five street townhouses.

The By-law further provides exceptions to the permitted maximum encroachments, minimum lot area, minimum yards, minimum landscaping, maximum driveway width and maximum interior garage width standards. The By-law also deletes obsolete exceptions respecting the RD4 Residential Detached Zone Four.



LOCATION MAP  
TO BY-LAW 124 - 2018

FILE No. Z.17.042  
RELATED FILE: DA.17.109  
LOCATION: Part of Lot 23, Concession 5  
APPLICANT: VELETTE WAY HOMES LIMITED  
CITY OF VAUGHAN



# ***THE CITY OF VAUGHAN***

## ***BY-LAW***

### **BY-LAW NUMBER 125-2018**

#### **A By-law to assume Municipal Services in Block 11 Spine Services Agreement – Stormwater Management Pond 5 only.**

WHEREAS the Subdivision Agreement between the City of Vaughan and 1275621 Ontario Inc., Alice Smith, Thornhill Ravines Developments Corporation, North Bathurst Developments Limited, Lindvest Properties (Bathurst Mackenzie) Limited, Nine-Ten West Limited, Woodvalley Developments Inc., Ankara Realty Limited, 1376018 Ontario Limited, Block 11 (Rutherford) Inc. Block 11 (Major Mackenzie) Inc. and Block 11 Properties Inc. provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the services in the Stormwater Management Pond 5 has been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- I. THAT the services more particularly described in the Block 11 Spine Services Agreement – Stormwater Management Pond 5 only, between The Corporation of the City of Vaughan and 1275621 Ontario Inc., Alice Smith, Thornhill Ravines Developments Corporation, North Bathurst Developments Limited, Lindvest Properties (Bathurst Mackenzie) Limited, Nine-Ten West Limited, Woodvalley Developments Inc., Ankara Realty Limited, 1376018 Ontario Limited, Block 11 (Rutherford) Inc. Block 11 (Major Mackenzie) Inc. and Block 11 Properties Inc. dated August 11, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to  
authorize delegation of approval of certain  
administrative matters to Staff.  
Adopted by Vaughan City Council on  
January 30, 2018.



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 126-2018**

### **A By-law to assume Municipal Services in Block 18 Spine Services Agreement – Stormwater Management Pond B1, B2 and C only.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Fernbrook Homes (Block 18 Gulf) Limited, Fernbrook Homes (Majormac) Limited, Ivyglen Developments Inc., East Maple Creek Lands Ltd., Milescove Holdings Inc., Medallion Developments (South Maple) Limited, Dufferin Rutherford Holdings Limited, 1275620 Ontario Inc., Block 18 Trees Inc., Nine-Ten West Limited, Block 18 Properties Inc., Block 18 (Betti) Inc., Honeyvale Glade Estates Inc., and Block 18 Properties Inc. provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the Stormwater Management Ponds B1, B2 and C have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- I. THAT the services more particularly described in the Block 18 Spine Services Agreement – Stormwater Management Pond B1, B2 and C only, between The Corporation of the City of Vaughan and Fernbrook Homes (Block 18 Gulf) Limited, Fernbrook Homes (Majormac) Limited, Ivyglen Developments Inc., East Maple Creek Lands Ltd., Milescove Holdings Inc., Medallion Developments (South Maple) Limited, Dufferin Rutherford Holdings Limited, 1275620 Ontario Inc., Block 18 Trees Inc., Nine-Ten West Limited, Block 18 Properties Inc., Block 18 (Betti) Inc., Honeyvale Glade Estates Inc., and Block 18 Properties Inc. dated July 12, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to  
authorize delegation of approval of certain  
administrative matters to Staff.  
Adopted by Vaughan City Council on  
January 30, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 127-2018**

**A By-law to assume Municipal Services in Molise Kleinburg Estates Subdivision Phase 1 (Partial 1) 19T-06V14, Registered Plan 65M-4336.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Molise Kleinburg Estates Inc. provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the services in Registered Plan 65M-4336, have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- I. THAT the services in Blocks 73, 74, 75, 76, 77 inclusive in Registered Plan 65M-4336, Parts 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 19, 20, 21, 22, 23, 24, 27, 28, 29, 32, 33, 34, 35, 36, 38, 40, 41 inclusive in Plan 65R-32941 and Part 1 in Plan 65R-33769, Block 81 in Plan 65M-4336 and services on Coldspring Road, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Molise Kleinburg Estates Inc. dated April 19, 2012, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on January 30, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 128-2018**

**A By-law to assume Municipal Services in McKenzie Ridge Subdivision, 19T-05V11, Registered Plan 65M-4286.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Grindelwald Developments Limited provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the services in Registered Plan 65M-4286, have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- I. THAT the services in Registered Plan 65M-4286, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Grindelwald Developments Limited dated July 6, 2011, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on  
January 30, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 129-2018**

**A By-law to assume Municipal Services in Molise Kleinburg Estates Phase 2 (Partial 1) Subdivision, 19T-06V14, Registered Plan 65M-4361.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Molise Kleinburg Estates South Inc. provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the services in Registered Plan 65M-4361, have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- I. THAT the services in Registered Plan 65M-4361, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Molise Kleinburg Estates South Inc. dated August 24, 2012 and Amending Subdivision Agreement dated October 22, 2012, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

---

Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on January 30, 2018

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 130-2018**

**A By-law to assume Municipal Services in Arband Phase 2 Subdivision, 19T-00V19, Registered Plan 65M-4113.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Medallion Developments (South Maple) Limited, and Dufferin Rutherford Holdings Limited, provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the services in Registered Plan 65M-4113, have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- I. THAT the services in Registered Plan 65M-4113, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Medallion Developments (South Maple) Limited and Dufferin Rutherford Holdings Limited, dated September 4, 2008, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on  
January 30, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 131-2018**

**A By-law to assume Municipal Services in Molise Kleinburg External Services (Related File 19T-06V14).**

WHEREAS the Subdivision Agreement between the City of Vaughan and Molise Kleinburg Estates Inc. provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the external services, have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- I. THAT the external services, more particularly described in the External Services Agreement between The Corporation of the City of Vaughan and Molise Kleinburg Estates Inc. dated July 12, 2011, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on  
January 30, 2018

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 132-2018**

**A By-law to assume Municipal Services in Majormack Investments Inc Phase 1 Subdivision, 19T-07V06, Registered Plan 65M-4275.**

WHEREAS the Subdivision Agreement as amended on May 14, 2012 between the City of Vaughan and 1711479 Ontario Inc. provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the services in Registered Plan 65M-4275, have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- I. THAT the services in Registered Plan 65M-4275, more particularly described in the Subdivision Agreement as amended between The Corporation of the City of Vaughan and 1711479 Ontario Inc. dated May 14, 2012, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on  
January 30, 2018.



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 133-2018**

**A By-law to assume Municipal Services in Minto Yonge and Arnold Inc. External Services related to DA.08.024.**

WHEREAS the Site Plan Agreement between the City of Vaughan and Minto Yonge and Arnold Inc. provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the external services, have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- I. THAT the external services, more particularly described in the Site Plan Agreement between The Corporation of the City of Vaughan and Minto Yonge and Arnold Inc. dated May 30, 2013, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on  
January 30, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 134-2018**

### **A By-law to assume Municipal Services in Block 33 West Spine Services Agreement**

WHEREAS the Subdivision Agreement between the City of Vaughan and Red Shelf Corporation, Keystar Developments Inc., Vellore Park Holdings Inc., JRN Holdings Inc., Lormel Developments (Weston) Inc., Ozner Corporation (South), Argento Developments Inc., and Block 33 West Properties Inc. provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the services have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- I. THAT the services more particularly described in the Block 33 West Services Agreement between The Corporation of the City of Vaughan and Red Shelf Corporation, Keystar Developments Inc., Vellore Park Holdings Inc., JRN Holdings Inc., Lormel Developments (Weston) Inc., Ozner Corporation (South), Argento Developments Inc., and Block 33 West Properties Inc. dated December 8, 2005, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on  
January 30, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 135-2018**

### **A By-law to dedicate certain lands as part of the public highway.**

The Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the lands which are situate in the City of Vaughan, in the Regional Municipality of York, being Block 93 on Registered Plan 65M-3685 and Block 46 on Registered Plan 65M-4599, registered in the Land Registry Office for the Land Titles Division of York Region (No.65); be and they are hereby dedicated as part of public highway known as “Hesperus Road”.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on January 30, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 136-2018**

### **A By-law to dedicate certain lands as part of the public highway.**

The Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the lands which are situate in the City of Vaughan, in the Regional Municipality of York, being Block 118 on Registered Plan 65M-3650, registered in the Land Registry Office for the Land Titles Division of York Region (No.65); be and they are hereby dedicated as part of public highway known as "Bathurst Glen Drive".
2. THAT the lands which are situate in the City of Vaughan, in the Regional Municipality of York, being Block 22 on Registered Plan 65M-4583, registered in the Land Registry Office for the Land Titles Division of York Region (No.65); be and they are hereby dedicated as part of public highway known as "Hesperus Road".

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to  
authorize delegation of approval of certain  
administrative matters to Staff.  
Adopted by Vaughan City Council on  
January 30, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 137-2018**

**A By-law to amend Parking By-law 1-96, with respect to the definitions of Fire Route Signs and Fire Department Connection Signs.**

**WHEREAS** section 8(1) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provides that the powers of a municipality shall be interpreted broadly as to confer broad authority on a municipality to (a) enable it to govern its affairs as it considers appropriate, and (b) enhance its ability to respond to municipal issues;

**AND WHEREAS** section 11(3) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provides for lower-tier municipalities to pass by-laws respecting matters pertaining to highways, including parking and traffic on highways, and parking, except on highways;

**AND WHEREAS** the Council of The Corporation of the City of Vaughan has directed staff to amend the definition of Fire Department Connection Sign and Fire Route Sign to include a variety of parking signage, as well as to clarify regulations for future signage;

**NOW THEREFORE**, The Council of the City of Vaughan ENACTS AS FOLLOWS:

1. Delete the definition of “Fire Department Connection Sign” in Section 2(1) and replace it with the following definition: “means permanently installed legible signs of a minimum size of 30 centimetres by 60 centimetres that:
  - i. indicates that parking is prohibited; and
  - ii. is in all other ways acceptable to the Chief Fire Official and the Director & Chief Licensing Officer, By-law and Compliance, Licensing and Permit Services.”
2. Delete the definition of “Fire Route Sign” in Section 2(1) and replace it with the following definition: “any permanently installed legible sign of a minimum size of 30 centimetres by 60

centimetres that:

- i. identifies the area designated either a Fire Route or a fire access route;
  - ii. indicates that parking is prohibited; and
  - iii. is in all other ways acceptable to the Chief Fire Official and the Director & Chief Licensing Officer, By-law and Compliance, Licensing and Permit Services.”
3. This by-law shall come into effect on the day it is enacted.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 16 of Report No. 18  
of the Committee of the Whole.  
Adopted by Vaughan City Council on  
May 23, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 138-2018**

**A By-law to amend the Licensing By-law 315-2005 with respect to taxicab ownership and other technical amendments.**

**WHEREAS** section 8(1) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provides that the powers of a municipality shall be interpreted broadly as to confer broad authority on a municipality to (a) enable it to govern its affairs as it considers appropriate, and (b) enhance its ability to respond to municipal issues;

**AND WHEREAS** section 11(3) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provides for a lower-tier municipality and an upper-tier municipality to pass by-laws respecting matters that include business licensing;

**AND WHEREAS** section 151(1) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provides for municipalities to provide for a system of licences with respect to businesses;

**AND WHEREAS** the Council for the City of Vaughan wishes to ensure that Taxicab Owners continue to be able to lease their Taxicab plates to Taxicab Drivers who own the Taxicab motor vehicle;

**AND WHEREAS** the Council for the City of Vaughan wishes to require Taxicab Brokerages to operate a minimum number of Accessible Taxicabs, based on a pre-established ratio;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. Delete the definition of "Taxicab Owner" in Section 2(1) and replace it with the following definition:  
"the holder of the taxicab owner licence or the Person required to hold such licence".
2. Delete Section 27.0(7)
3. Delete Section 27.0(36).
4. Renumber the sections of 27.0 sequentially.
5. Amend section 27.2(3) by adding the following row to the existing table:

Fleet size	Accessible Taxicabs Required (rounded to the nearest whole number)
200 or more	1 + (total number of licensed Taxicabs and Accessible Taxicabs in brokerage multiplied by 5%)

6. This by-law shall come into effect on the date it is enacted.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 17 of Report No. 18  
of the Committee of the Whole.  
Adopted by Vaughan City Council on  
May 23, 2018.



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 139-2018**

**A By-law to repeal previous Noise By-laws 96-2006, 207-2007 and 015-2018.**

**WHEREAS** the Municipal Act, R.S.O. 2001, Section 129(1) Paragraphs 1, 2 and 3 authorize municipalities to pass by-laws to prohibit and regulate *Noise*;

**AND WHEREAS** a new Noise By-law, By-law 062-2018, has recently been adopted and is intended to replace the previous Noise by-laws;

**NOW THEREFORE** the Council of The Corporation of City of Vaughan enacts as follows:

1. By-laws 96-2006, 207-2007 and 015-2018 are hereby repealed.
2. This By-law shall come into effect on the date it is enacted.

Enacted by City of Vaughan Council this 19<sup>rd</sup> day of June 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 8 of Report No. 2  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
January 30, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 140-2018**

**A By-law to regulate *Signs* in the *City* of Vaughan.**

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WHEREAS subsection 5(3) of the Municipal Act, 2001 S.O. 2001, c.25 ("Municipal Act, 2001"), provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 8(1) of the Municipal Act, 2001 provides that the powers of a municipality under this Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS subsection 8(3) of the Municipal Act, 2001 provides that a by-law may regulate or prohibit respecting the matter, require *Persons* to do things respecting the matter, and provide for a system of licences respecting the matter;

AND WHEREAS subsection 11(1) of the Municipal Act, 2001 provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 11(2) of the Municipal Act, 2001 provides that a municipality may pass by-laws respecting: 5. Economic, social and environmental well-being of the municipality; 6. Health, safety and well-being of *Persons*; 7. Services and things that the municipality is authorized to provide under subsection (1); 8. Protection of *Persons* and property, including consumer protection; 10. Structures, including fences and *Signs*;

AND WHEREAS section 99 refers to specific municipal powers under Part III of the Municipal Act, 2001 for structures, including fences and *Signs*;

AND WHEREAS section 63 of the Municipal Act, 2001 provides that a by-law may prohibit or regulate the placing or standing of an object on or near a *Highway*, and may provide for the removal and impounding or restraining and immobilizing of any object placed or standing on or near a *Highway*;

AND WHEREAS section 445 provides that a municipality may make an order requiring a *Person* who has contravened a by-law or who caused or permitted the contravention, or the *Owner* or occupier of land on which the contravention occurred to do work to correct the contravention;

AND WHEREAS section 446 of the Municipal Act, 2001 provides that where a municipality has the authority to direct or require a *Person* to do a matter or thing, the municipality may also provide that, in default of it being done by the *Person* directed or required to do it, the matter or thing shall be done at the *Person's* expense, and that the municipality may recover the costs of doing a matter or thing by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes;

AND WHEREAS section 11(3) of the Municipal Act, 2001, S.O. 2001, c.25, provides that a Municipality may pass by-laws respecting *Signs*, including the authority to grant *Sign* variances to the *City's Sign* By-law;

AND WHEREAS sections 9, 11, and 23.2(1)(c) of the Municipal Act, 2001, S.O. 2001, c.25, provide that a Municipality may delegate quasi-judicial powers under the Municipal Act, 2001 to an individual who is an officer, employee or agent of the Municipality;

AND WHEREAS section 88(7) of the Municipal Act, 2001, S.O. 2001, c.25, advises that If a Municipality is satisfied that there has been a contravention of section 88.3, 88.4 or 88.5, the Municipality may require a person who the municipality reasonably believes contravened the section or caused or permitted the contravention, or the owner or occupier of the land on which the contravention occurred, to remove the advertisement or discontinue the advertising;

AND WHEREAS *Council* wishes to delegate its authority to make decisions regarding *Sign* variances to the Director of Building Standards, and in his or her absence, to the Director of By-law and Compliance, Licensing and Permit Services;

WHEREAS, for housekeeping purposes, *Council* wishes to consolidate all of the previous sign by-laws into one comprehensive by-law;

NOW THEREFORE the *Council* of The Corporation of *City of Vaughan* ENACTS AS FOLLOWS:

## **SECTION 1 – TITLE**

### **1.1 SHORT TITLE**

This By-law shall be known and cited as the "*Sign By-law*".

### **1.2 INTENT AND SCOPE**

This by-law shall apply to the whole of the *City of Vaughan*. The intent of the by-law is to regulate *Signs* for controlling community appearance, safety, and the impact upon areas identified for their historical or architectural *Significance*

## **SECTION 2 – DEFINITIONS**

In this by-law:

"A-frame Sign" means a self-supporting *Portable Sign* shaped like an "A";

"Agricultural Use" means any general farming or *Agricultural Uses* which is not obnoxious to the public welfare, such as animal hospitals, apiaries, aviaries, berry or bush crops, animal husbandry, dog kennels, or the breeding, boarding, or the sale of dogs or cats, field crops, forestry station, goat or cattle dairies, mushroom farms, orchards, riding stables or academies, the raising of sheep or goats, the raising of swine, tree and shrub farms, and such uses or enterprises as are customarily carried out on in the field of general agricultural, as permitted by the *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law;

"Alter" means any change to the *Sign* structure or *Sign Face*, with the exception of:

- i. a change in the message being displayed; and/or
- ii. repair and maintenance, including replacement by identical components as required by this by-law;

"Applicant" means the *Owner*, where such *Owner* is an individual, or means any individual authorized in writing, by the *Owner* to apply for a permit on the *Owner's* behalf;

"Attached Canopy" means an architectural integral part of a building providing shelter from the elements for entrances to buildings and walkways in unenclosed *Shopping Centres*, plazas, theatres, hotels, apartments buildings, places of entertainment and other similar building types;

"Awning Sign" means a *Wall Sign* supported entirely from the *Exterior Wall* of a building, not forming an integral part thereof, and composed of non-rigid materials except for the supporting framework;

"Banner" means a *Sign* composed of non-rigid material so as to allow movement that is caused by atmospheric conditions;

"Billboard Sign" means a *Third-Party Sign* that displays advertising with images, copy that changes mechanically and/or displays information or images on a digital or electronic screen, but not include a *Ground Sign* as defined by this by-law;

“Building Code” means the *Building Code Act*, 1992, S.O. 1992, c.23, as amended from time to time, and includes any regulations thereunder;

“Candidate” means a *Person* who has been nominated under Section 33 of the *Municipal Elections Act*, 1996, S.O. 1996, c. 32;

“Canopy Sign” means a *Sign Erected* as an integral part of an *Attached Canopy* or a free-standing Canopy;

“Chairman” means the *Chairman* of the *Sign Variance Committee* elected annually at the first *Committee* meeting in the calendar year;

“Charitable Organization” means an incorporated association of *Persons* that is charitable under the laws of Ontario or of Canada;

“City” means the Corporation of the *City of Vaughan*, in the *Regional Municipality of York* and its employees and agents acting on the *City of Vaughan’s* behalf;

“Commercial Use” means the use of any land, buildings, or structures for the purposes of buying and selling of commodities or supplying of services, as distinguished from such uses as manufacturing or assembling of goods, warehousing and construction, as permitted by the *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law;

“Committee” means the *Sign Variance Committee* of the *City of Vaughan*;

“Common Entrance” means an entrance to an indoor corridor, passageway or staircase serving *Premises* not having *Direct Access*;

“Community Organization” means a not for profit group of *Persons* whose primary purpose is to provide recreation, cultural, leisure or community services to the residents of Vaughan;

“Council” means the *Council* for the *City of Vaughan*;

“Daylighting Triangle” means the area of a corner *Lot* which is formed by measuring from the projected point of intersection of the two street curbs abutting the front and exterior side *Lot* lines a distance of:

- i. 15.0 metres in the case of local to local street;
- ii. 25.0 metres in the case of local or collector to collector street; or
- iii. 30.0 metres in the case of local, collector or arterial to arterial street to two points, and the triangle area formed by the joining of those two points;

“Development Sign” means a *Sign* advertising real estate that may include, in whole or in part, information promoting a development, or relating to or advertising the location, construction, sale or lease of a building or structure either proposed, or in the process of being constructed;

“Digital Sign” means a *Sign* that displays information or images on a digital or electronic screen;

“Direct Access” means access to a covered or uncovered walkway, sidewalk, parking area or other outdoor public way, but shall not include an interior corridor;



“Directional Sign” means a *Ground Sign* or *Wall Sign* that provides directional information for the control of vehicular traffic intended for public safety, such as an entrance, exit, or loading area *Sign*, and that contains no commercial advertising;

“Directory Sign” means a *Sign* that lists information about onsite organizations and their related information;

“Election Sign” means a *Sign* advertising, promoting or opposing a registered *Candidate* or *Elections Question* in a federal, provincial or municipal election, including an election of a local board or commission, and includes *Third-Party Election Signs*;

“Elections Question” means a “yes” or “no” question referred to in subsection 8 (1), (2) or (3) of the Municipal Elections Act, 1996, S.S. 1996, c. 32.;

“Erect” means the placing or relocation of any *Sign* or part thereof, and the posting of notices;

“Exterior Wall” means a portion of the perimeter wall of a building facing one direction;

“Feather Banner Sign” means a *Sign* constructed of non-rigid material attached to the ground and supported on a pole, but does not include a flag;

“First-Party” means a *Sign* related to a business, enterprise, or other activity conducted within the building or upon the Premises on which the *Sign* is Erected;

“Free Standing Canopy” means a building or structure unenclosed on all sides, that may provide protection or shelter from the weather;

“Gas Price Sign” means a *Sign* displaying the price of gasoline at a gasoline station;

“Ground Sign” means a *Sign* directly supported by the ground without the aid of any other building or structure, other than the *Sign* structure;

“Highway” means a common and public *Highway*, any part of which is intended for or used between the property lines thereof;

“Illuminated Sign” means a *Sign* that provides artificial light directly or through any transparent or translucent material, from a source of light connected with such *Sign*, or a *Sign* illuminated by a light focused upon or chiefly directed at the surface of the *Sign*;

“Illumination” means the act of lighting up a sign by way of an artificial light source located within, on or external to the sign, the brightness and intensity of which are measured in lux and nits;

“Industrial Use” means the use of any land, buildings, or structures for the purposes of warehousing, manufacturing, processing or assembly of goods or materials to a finished product or by-product, including the storage of such goods or materials, as permitted by the *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law;

“Institutional Use” means the use of any land, buildings or structures for the purposes of any institution owned and operated by a religious, educational or charitable institution permitted by the *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law;

“Landscaping Sign” means a *Sign* that utilizes only landscaping materials, including shrubs, grasses, flowers, ornamental plants, and landscape elements;

“Lawn Sign” means a *Temporary Sign* composed of a *Sign* board attached to spokes intended to be driven into a surface to stand the *Sign* in place;

“Lot” means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 53 of the Planning Act, R.S.O. 1990, C.P. 13 would not be required for its conveyance; for the purposes of this paragraph, land defined in an application for a *City of Vaughan Building Permit* shall be deemed to be a parcel of land and a reserve shall not form part of the street;

“Member” means appointed *City* staff on the *Sign Variance Committee*;

“Mobile Sign” means a *Portable Sign* that is designed for rearrangement of copy on the *Sign Face* and that is capable of readily moving from one location to another, such as by being part of or attached to a readily re-locatable wheeled trailer or frame, but that does not include a *Sign* painted on or attached to a vehicle whose principal function is the transportation of people, goods or other materials;

“No Trespassing Sign” means a *Sign* on *Private Property* that advises that *Members* of the public are not permitted to enter onto the property;

“Office Building” means a building having more than one *Storey* used for business and professional office purposes, in which a partial second floor or a mezzanine level shall not be considered to constitute a *Storey*;

“Owner” means the registered *Owner* of the land on which a permit is sought or obtained;

“Permit Holder” means the *Owner* as defined by this bylaw, the *Person* in possession of the property or *Premises*, including the lessee, a mortgagee in possession, or a *Person* in charge of the property;

“Person” means an individual, partnership, association, firm or corporation, business entity or club, incorporated group or organization, federal or provincial government, crown agents, school boards and *Regional* municipalities, to whom the context can apply in accordance with the Interpretation Act of Ontario, as amended, but specifically excludes the *City*;

“*Personal Property*” means any object or item of property other than real property, that is owned by a *Person*;

“Portable Sign” means any *Sign* not securely anchored to the ground or to a building or which because of its design may be moved, such as *A-frame Signs*, *Mobile Signs* and any *Signs* located on a vehicle that identify, advertise or give information in respect to a *Premises* or a part thereof, but does include a *Sign* that is printed or painted on the side of a commercial vehicle identifying Ownership;

“Poster Sign” means a device, structure or medium that uses any colour, form, graphic, *Illumination*, symbol or writing to convey information of any kind to the public, including but not limited to an advertisement, bill, handbill, leaflet, flyer, sticker or placard, and includes a community poster;

“Premises” means the area of a building(s) or part thereof and/or land(s) or part thereof occupied by a user in a multiple occupancy building, where each single occupancy shall be considered a separate *Premises*;

“Private Property” means a parcel of real property, as it is described in the records of the land registry office, that is owned by a *Person*, and includes all buildings and structures thereon;

“Projecting Sign” means a *Sign* which is affixed to a building, wall, or structure and which projects therefrom for a distance greater than 0.6 m but does not include an *Awning Sign*;

“Public Boulevard Appurtenance” means any *City* asset located above grade on the Boulevard and includes, but is not limited to, fire hydrants, hydro boxes, street lamps, street furniture, and *City* trees or other plantings;

“Public Information Sign” means any *Signs*:

- a. Erected by or under the direction of a government agency;
- b. designating public hospitals, schools operated by a *Regional Municipality* of York School Board and the *Regional Municipality* of York Separate School Board, Vaughan Public Libraries, Vaughan Community Centres, Vaughan Public Arenas or other public government use; and/or
- c. required by the *City* to inform the public of proposed zoning changes, official plan amendments, severance, plans of subdivision on the property subject to the application;

“Public Lands” means lands owned by the *City*, and shall include but not be limited to the Boulevard, any *Highway*, lane, alley, square, place, viaduct or trestle, water, way or bridge, park, woodland, greenbelt, storm water management facility, open space, municipal golf course or cemetery, and all parts thereof, including any surface, grassed area, boulevard, ditch, curb, gutter and sidewalk, but does not include property owned by the *Regional*, Provincial, Federal Government, a Crown Corporation, Hydro, Utility or Railway Company;

“Quorum” means three *Members* of the *Sign Variance Committee*, including the *Chairman*;

“Readograph Sign” means a *Sign* constructed so that the message located thereon may be easily rearranged or changed;

“Real Estate Open House Sign” means a *Temporary Sign*, not anchored to the Ground, intended to provide direction to a building, property, *Premises* or a portion thereof offered for sale, rent or lease and may indicate information as to the real estate agent and the name and location of the sales office;

“Recreational Use” means the use of any land, buildings or structures for the purposes of parks, playgrounds, requisite courts, lawn bowling greens, curling and skating rinks, athletic fields, picnic areas, swimming pools, day camps, community centres, snow skiing, walking trails, golf courses, miniature golf courses, golf driving ranges, and other similar uses permitted by the *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law;

“Region” means the Corporation of the *Regional Municipality* of York;

“Registered Third-Party” means, in relation to an election in a municipality, an individual, corporation or trade union that is registered under section 88.6 of the *Municipal Elections Act, 1996*, S.O. 1996, c. 32;

“Religious Organization” means an incorporated association of *Persons* that is:

- i. chartable under the laws of Ontario;
- ii. organized for the advancement of religion and for the conduct of religious worship, services or rites; and
- iii. permanently established as to the continuity of its existence;

“Residential Use” means the use of any land, buildings, or structures for the purposes of human habitation and includes accessory home occupation uses permitted by the *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law;

“Reversed Graphics Sign” means an internally *Illuminated Sign* having translucent or transparent advertising copy on an opaque background where the background is similar in colour to the wall or *Canopy Sign* to which the *Sign* is attached;

“Roof Sign” means a *Sign* supported by the roof of a building or a *Sign* supported by a portion of a building or structure Projecting above the surface of the roof;

“Sequential” in reference to *Signs* means when two or more *Signs* on an *Exterior Wall* used in series to convey a cohesive message related to the subject matter;

“Shopping Centre” means a unified group of commercial establishments on a site designed, developed and managed as a single operating unit for which parking is provided in common off-street areas, as opposed to a business area comprising of unrelated individual commercial establishments;

“Sign Area” means the number of square metres on the surface of a *Sign* including the border and/or frame, and where there is no border shall include all the area of the surface lying within the extremities of the smallest geometric form which can wholly enclose the surface area of the *Sign*;

“Sign Face” means that portion of the *Sign* upon which, as part of, or through which a message is displayed or is capable of being displayed;

“Sign Variance Committee” means a *Committee* of *City* staff whose purpose it is to grant or deny requests for minor variances to this by-law;

“Sign” means any advertising device or notice and means any visual medium including its structure and other component parts, which is used or is capable of being used to attract attention to a specific subject matter, other than itself, for identification, information, or advertising purposes;

“Soffit Sign” means a *Sign* supported by the underside of a projecting canopy or soffit;

“Storey” means the portion of a building other than the cellar, basement or unfinished attic, which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 m;

“Temporary” in reference to a *Sign*, means a *Sign* not intended or designed for permanent installation;

“Text Area” means the area of text, calculated as the smallest triangle, rectangle, square, circle, semicircle or other geometric form which can wholly enclose the advertising copy of the *Sign*;

“Third-Party Election Sign” means a *Sign* that has the purpose of promoting, supporting or opposing a *Candidate* or “yes” or “no” question in line with the definition in the Municipal Elections Act, 1996, S.O. 1996, c. 32., but does not include an *Election Sign Erected* by or under the direction of a *Candidate*;

“Third-Party Sign” means a *Sign* related to a business, enterprise, or other activity not conducted within the building or upon the *Premises* on which the *Sign* is *Erected*;

“Unlawful Sign” means a *Sign* not complying with the requirements of the by-law;

“Use Category” means an *Agricultural Use*, *Commercial Use*, *Industrial Use*, *Institutional Use*, *Residential Use*, or *Recreational Use*, as permitted by the *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law;

“*Wall Sign*” means a *Sign* which is *Erected* against the *Wall* of any building, the display area of which is parallel to the face of and supported by such wall and which does not project more than 0.5 m from such wall;

“*Window Sign*” means any *Sign*, located on the interior of a *Premises*, which is intended to be seen from off the property on which the *Premises* is located and which is constructed in such a manner as intended to be of a

permanent nature, but shall not include *Illuminated Signs* commonly used to advertise products sold on the *Premises* provided such *Sign* does not exceed 0.50 square metres in *Sign Area*; and

“Zone” means a designated area of land use as per *City of Vaughan Zoning By-law 1-88*, as amended, or its successor by-law.

## **SECTION 3 – ADMINISTRATION AND ENFORCEMENT OF THE BY-LAW**

### **3.1 PERMITS REQUIRED**

Except for the *Signs* referred to in Sections 4 and 17, no *Person* shall *Erect*, display, repair or *Alter* a *Sign*, or permit the *Erection*, display, repair or *Alteration* of a *Sign* unless a permit is obtained therefor.

### **3.2 RESPONSIBILITIES REGARDING THE APPLICATION FOR PERMIT**

No *Person* shall make application for a *Sign* permit who is not the *Owner*, or authorized in writing by the *Owner* of the property on which the work is to be performed. No *Person* shall submit false or misleading information or documents or make omissions that may mislead in connection with any application for a *Sign* permit, detail of construction, or revision thereto.

### **3.3 APPLICATION FOR PERMIT**

The *Applicant* for a *Sign* permit shall:

- a. submit an application on a prescribed form furnished for that purpose;
- b. submit plans describing the land on which the proposed *Sign* is to be *Erected*. The plans shall show the location of the proposed *Sign* on the *Lot*;
- c. submit scale drawings and specifications of sufficient detail and quality as is necessary to ascertain whether or not the *Sign* and its structure will be in compliance with this by-law and the *Building Code*;
- d. submit the approval of other authorities having jurisdiction; and
- e. where an application remains incomplete or inactive for six (6) months after it is made, the application is deemed to have been abandoned and may be cancelled without notice.

### **3.4 CONFORMITY WITH THE BY-LAW AND THE APPROVED PLANS**

In addition to the *Owner*, it shall be the responsibility of the *Permit Holder* to comply with this by-law and the plans and specifications, on the basis of which the permit was issued.

### **3.5 EXPIRATION OF PERMIT**

Except for *Portable Signs*, every permit issued by the *City* shall expire six (6) months from the date of issuance unless diligently acted upon and shall become null and void upon the removal of the *Sign*.

### **3.6 RENEWAL OF PERMIT**

Except for *Portable Signs*, where before the expiry date of a permit, an application is made to extend this permit for a further six (6) months, the *City* may renew the permit after payment of the prescribed application fee.

### **3.7 REVOCATION OF PERMIT**

A permit may be revoked by the *City* under any of the following circumstances:

- a. where the *Sign* does not conform to this by-law;
- b. where the *Sign* does not conform to any regulation, law or requirements of any governmental authority having jurisdiction over the area where the *Sign* is situated;
- c. where the permit has been issued as the result of false or misleading statements, or undertakings, in the application;
- d. where the permit has been issued in error; and/or
- e. where construction or installation of the *Sign* has not, in the opinion of the Director of Building Standards, been seriously commenced within six (6) months of the date of permit issuance.

### 3.8 FEES

Any fees payable under this or any other by-law of the *City* related to a *Sign* permit or renewal of a *Sign* permit are due at the time of application for the permit or renewal of the permit.

### 3.9 REMOVAL OF SIGNS

- a. When a *Sign* is in contravention of a provision of this by-law, such *Sign* may be removed immediately without notice, if located on, over, partly on, or partly over, *Public Lands* and/or property under the jurisdiction of the *City*.
- b. If such *Sign* is located on property other than *Public Lands* and/or property under the jurisdiction of the *City*, the *City* may deliver a notice by personal service or registered mail, to the Lessee or *Owner* of the *Sign*, or their agents, or to the *Person* or agent having the use or major benefit of the *Sign*, requiring that the *Sign* be permanently removed within the time specified in the notice and thereafter not replaced with any *Sign* in contravention of this by-law.
- c. If the notice is not complied with, the *City* of Vaughan may require that the municipality, its employees, or an independent contractor enter upon the land and remove such *Sign* at the expense of the *owner* of the *Sign*.
- d. Where a *Poster Sign* or *Lawn Sign* is not in compliance with this by-law, the *Sign* may be removed immediately by the *City* and disposed of without notice or compensation.
- e. Where a *Sign* constitutes a safety hazard or poses a safety concern, the *City* may immediately pull down or remove the *Sign* without notice or compensation, regardless of whether the *Sign* is in compliance with this by-law.
- f. *Signs*, other than those specified in subsections (d)(e) or (i), that are not in compliance with this by-law shall be removed and stored by the *City* for a period of not less than 60 days, during which time the *Sign Owner* or the *Sign Owner's* agent may be entitled to recover the *Sign* from the *City*, subject to paying the fee set out in the Fees and Charges By-law, 171-2003 and submitting a signed acknowledgement and release on a prescribed form.
- g. Where a *Sign* has been removed by the *City* and stored for a period of at least 60 days, and the *Sign* has not been claimed, the *Sign* may be destroyed or otherwise disposed of by the *City*.
- h. Where a *Sign* has been removed and stored by the *City*, all costs and charges for the removal, care and storage of the *Sign* under this by-law are a lien upon the *Sign*, which may be enforced by the *City* in the manner provided by the Repair and Storage Liens Act, R.S.O. 1990, c. R.24, as amended; and
- i. In the instance where the *City* has issued an order requiring the owner of the land where a *Sign* is located to remove the *Sign*, and the owner fails to comply with the order, the *City* may remove the *Sign* and the cost incurred by the *City* in removing a *Sign* may be added to the tax roll and collected in the same manner as municipal taxes. The cost incurred by the *City* in removing a *Sign* under this part of the By-law is a debt payable to the *City*.

### 3.10 PENALTY

- a. A *Person* who contravenes a provision of this by-law is guilty of an offence;

- b. Every director or officer of a corporation who knowingly concurs in the contravention of a provision of this by-law is guilty of an offence;
- c. A *Person* who is convicted of an offence is liable on first conviction to a fine not less than \$400 and not more than \$20,000, and is liable on subsequent convictions to a fine of not less than \$400 and not more than \$50,000;
- d. If the *Person* convicted is a corporation, the corporation is liable on first conviction to a fine of not less than \$400 and not more than \$50,000, and is liable on subsequent convictions to a fine of not less than \$400 and not more than \$100,000; and
- e. In addition to the fines in section 3.10(c) and 3.10(d), a *Person* convicted of a subsequent offence is liable to a fine not more than \$1,000 for each day or part of the day on which the contravention has continued after the day on which the *Person* was first convicted.

### 3.11 PRESUMPTION CLAUSE

- a. Where a *Sign* that is in contravention of this by-law is found on *Private Property*, the *Owner* of the *Private Property*, its manager, tenant and/or *Person* in charge of the property, shall be presumed to have been the *Person* who placed or *Erected* the *Sign*, which presumption may be rebutted by evidence to the contrary, on a balance of probabilities;
- b. Where a *Sign* that is in contravention of this by-law is found on a *Highway* as defined under Section 1(1) of the Highway Traffic Act R.S.O. 1990, c. H.8. as amended, *Public Lands*, on rights-of-way, or on utility poles, any *Person* named on the *Sign* shall be presumed to have been the *Person* who placed or *Erected* the *Sign*, or to have caused or permitted the *Sign* to be placed or *Erected*; and
- c. Where no name appears on the *Unlawful Sign*, but a telephone number, website or email address, or other contact information appears, any *Person* to whom the telephone number, website, email address or other contact information is found to be connected to, such as is listed according to a telephone directory, shall be presumed to have been the *Person* who placed or *Erected* the *Unlawful Sign*, or to have caused or permitted the *Unlawful Sign* to be placed or *Erected*. The presumption herein may be rebutted by evidence to the contrary on a balance of probabilities.

### 3.12 VALIDITY

In the event any part or provision of this by-law is held to be illegal or void, it shall be considered separate and severable from the remaining provisions of this by-law, which shall remain in force and be binding.

### 3.13 CONFLICT WITH OTHER BY-LAWS

Where there is a conflict or a contradiction between this by-law and any other by-law of the *City* of Vaughan, the provisions of this by-law shall prevail.

### 3.13 BUILDING CODE AND GOVERNMENT REGULATIONS

Any *Sign*, which is *Erected*, shall comply with this by-law, the *Building Code* and any other applicable government regulation, where the more restrictive provisions of the requirements shall prevail.

### 3.14 LIABILITY

The provisions of this by-law shall not be construed as relieving or limiting the responsibility or liability of any *Person* who *Erects* or displays, or causes or permits or allows to be *Erected* or displayed, any *Sign*, for personal injury including injury resulting in death, or property damage resulting from such *Sign* or from acts or omissions of such *Person*, or his agents, servants, employees, contractors in construction, *Erection*, maintenance, display, *Alteration*, repair or removal of any *Sign Erected* in accordance with a permit which is issued hereunder. Likewise, provisions of this By-Law shall not be construed as imposing on the *City*, its officers, employees,

servants, and agents any responsibility or liability whatsoever by reason of the approval of or issuance of a permit for any *Sign* or removal of any *Sign*.

### **3.15 INDEMNIFICATION**

The *Applicant* of a permit for a *Sign* and the *Permit Holder* for which the *Sign* is *Erected* shall be jointly and severally responsible to indemnify the *City*, its officers, employees, servants and agents, from all losses, damages, costs, expenses, claims, demands, actions, suites, or other proceedings of every nature and kind arising from and in consequence of the construction, *Erection*, maintenance, display, *Alteration* repair or removal of such *Sign*.

## **SECTION 4 – SIGNS PERMITTED FOR ALL USE CATEGORIES ON PRIVATE PROPERTY**

### **4.1 PERMITTED SIGNS**

Notwithstanding Sections 6 to 19 inclusive of this by-law, the following *Signs* shall be permitted for all use categories in the *City* and shall be exempt from the requirements of a permit; however, such *Signs* shall comply with the provisions specified herein.

- a. *No Trespassing Signs* or other such *Signs* regulating the use of a property, of no more than 0.50 square metres in *Sign Area*;
- b. *Real Estate Open House Signs* that are subject to the following provisions:
  - i. *Signs* shall not exceed 1.0 square metres in *Sign Area* for *Residential Use* and 2.0 square metres in *Sign Area* for all other Use Categories;
  - ii. *Signs* shall be removed within fourteen (14) days after the date of the acceptance of an offer or the lease or rental of the *Premises*;
  - iii. A maximum of one (1) *Sign* shall be permitted per *Lot*; and
  - iv. *Signs* are required to list the address of the property being advertised;
- c. *Directional Signs* not exceeding 0.5 square metres in *Sign Area*;
- d. Memorial *Signs* or tablets and *Signs* denoting the date of *Erection* of buildings, either free-standing or attached to the Wall of a building or structure;
- e. Flags bearing the crest, emblem or insignia of any corporation, government agency, *Religious Organization*, *Charitable Organization*, or fraternal organization to a maximum number of three (3) such flags per *Lot*;
- f. *Election Signs* and *Third-Party Election Signs*, subject to the following conditions:
  - i. No *Candidate* or his or her agent shall *Erect*, attach, place, display, cause or permit the *Erection*, attachment, placement or display of an *Election Signs* unless the *Candidate* has paid the applicable *Election Sign* non-refundable fee to the *City* of:
    - a. \$300.00 per *Candidate* running for the office of Mayor, *Regional Councillor*, or for Provincial or Federal Office;
    - b. \$150.00 per *Candidate* running for the office of Ward Councilor; and/or
    - c. \$50.00 per *Candidate* running for the office of School Trustee;
  - ii. No *Registered Third-Party* shall *Erect*, attach, place, display, cause or permit the *Erection*, attachment, placement or display of a *Third-Party Election Sign* unless the *Registered Third-Party* has paid the applicable *Election Sign* non-refundable fee of \$100 to the *City* for each *Candidate* and/or *Elections Question* for which they wish to *Erect Signs*.
  - iii. The *Registered Third-Party* is deemed to be responsible for the placement and content of their *Third-Party Election Signs*, regardless of whether the *Registered Third-Party* physically *Erected* such *Signs*;
  - iv. No *Person* shall cause or permit the *Erection* of an *Election Sign* that exceeds a maximum *Sign Area* of 1.49 square metres. No *Person* shall cause or permit the *Erection* of an *Election Sign* unless in accordance with the following:



- a. be setback a minimum of 1.0 metre from all street lines;
- b. be set back a minimum of 1.5 m from any common *Lot* boundary with an adjacent lot;
- c. not be located within a *Daylighting Triangle*; and
- d. No *Person* shall cause or permit the *Erection* of *Election Signs* more than six weeks prior to the Election Day;
- v. Every *Election Sign* shall be removed within seventy-two hours after Election Day;
- vi. No *Person* shall cause or permit the *Erection* of *Election Signs* on municipal property under the jurisdiction of The Corporation of the *City*; and
- vii. No *Person* shall cause or permit the *Erection* of *Election Signs* on all public road allowances;
- g. *Public Information Signs*;
- h. *Temporary Signs* advertising festivals and community events operated by a *Religious Organization*, *Community Organization* or *Charitable Organization* that subject to the following provisions:
  - i. *Temporary Signs* shall comply with Section 8.11 a(i) to (v) or b(ii) with respect to size, location and standards;
  - ii. A maximum of one (1) *Sign* per event and shall be located on *Private Property*; and
  - iii. Such *Sign* shall be permitted to be displayed for a maximum of thirty (30) days prior to and shall be removed immediately after the event;
- i. *Signs* not exceeding 0.5 square metres in *Sign Area* indicating the municipal address of a building;
- j. *Lawn Signs* are permitted to be used by Renovators, Fence Installers, Pavers, Landscapers, Pool Installers licensed in the *City*, and trades which are licensed or otherwise certified by provincial legislation, provided that *Lawn Signs*:
  - i. may only be displayed with the permission of the property *Owner*;
  - ii. may not exceed 0.6 square metres;
  - iii. display the business' municipal licence number, if applicable;
  - iv. may only be displayed for the duration of their work; and
  - v. removed within five business days of the date of completion of the work performed.

## **SECTION 5 – PROHIBITED SIGNS ON PRIVATE PROPERTY**

### **5.1 PROHIBITED SIGNS ON PRIVATE PROPERTY**

No *Person* shall *Erect*, install, post, display, maintain or keep on a *Premises* any of the following types of *Signs*:

- a. *Signs* which by reason of size, location, content, colouring, or manner of *Illumination* obstruct the vision of drivers or pedestrians, or obstruct or detract from the visibility or effectiveness of any traffic *Sign* or control device on public streets and roads or which are located in a *Daylighting Triangle*;
- b. *Signs* which make use of words such as "Stop", "Look", "One Way", "Danger", "Yield", or any similar words, phrases, symbols, lights, or characters in such manner as to tend to interfere with, mislead, or confuse traffic and which are not *Erected* by a Public Authority;
- c. *Signs* located so as to obstruct or impede any required fire escape, fire exit, walkway, passageway, door, window, skylight, flue or air intake or exhaust or so as to prevent or impede free access of firefighters to any part of the building;
- d. *Signs* on or over *Public Lands* or public rights-of-way, unless *Erected* and approved in writing by a government agency having jurisdiction;
- e. *Signs* painted on, attached to, or supported by a tree, stone or other natural object;
- f. *Signs* painted on the *Exterior Walls* of any building;
- g. *Roof Signs* and *Signs Erected* in part or entirely above the surface of the *Roof* of a building or structure;
- h. String lights, other than *Temporary* holiday decorations;
- i. *Banners* and other *Temporary Signs* that are not expressly permitted, such as, but not limited to, pennants, spinners, and streamers;
- j. A *Ground Sign* in excess of 2.40 m in height within 15 m of a traffic light;
- k. *Signs* attached to a Projecting or freestanding Canopy except *Canopy Signs* and *Soffit Signs*;

- l. Any obsolete *Sign* which no longer advertises a business conducted, or a product sold. Such obsolete *Signs* shall be removed within 30 days of the closing of the business;
- m. *Signs* not related to any business located on the *Lot* except as provided in Section 15;
- n. *Signs* which obstruct a required parking space or utilize such parking space for purposes of locating a *Sign*;
- o. *Signs Erected*, attached, affixed or displayed on a vehicle or trailer that is parked or located for the primary purpose of displaying said *Sign*;
- p. *Poster Signs*; and
- q. *Digital Signs* that are not in compliance with Section 19 of this of this by-law.

## **SECTION 6 – GENERAL PROVISIONS FOR ALL SIGNS ON PRIVATE PROPERTY**

The following provisions shall apply in all use categories:

### **6.1 LIMIT ON NUMBER OF SIGNS**

- a. Except as may otherwise be permitted in this by-law, the maximum number of *Signs* that may be *Erected* shall be:
  - i. One only of the following *Sign* types per *Exterior Wall* per business *Premises*, though *Sequential Wall Signs*, *Canopy Signs*, *Soffit Signs* and *Awning Signs* are deemed to be one *Sign*:
    - a. *Wall Sign*
    - b. *Canopy Sign*
    - c. *Soffit Sign*
    - d. *Window Sign*
    - e. *Reverse Graphics Sign*
    - f. *Awning Sign*
  - b. One *Ground Sign* per Lot, except when the following conditions are met:
    - i. One additional *Ground Sign* may be *Erected* for a lot having a street frontage greater than 125 m;
    - ii. Where a lot abuts two or more streets an additional *Ground Sign* may be *Erected* on each street frontage provided that said street has a minimum frontage of 15.0 m;
    - iii. For Industrial and Commercial properties that meet the conditions of subsections (i) and (ii), in lieu of the *Erection* of one additional *Ground Sign* on the lot, one *Ground Sign* containing third-party advertising may be *Erected* on the lot in accordance with the requirements that *Signs*:
      - a. be setback a minimum of 1.0 metre from all street lines;
      - b. have a maximum *Sign Area* of 4 square metres for any single *Sign Face* with a total *Sign Area* of 16 sq. m. for all *Sign Faces* combined;
      - c. have a maximum height of 4.5 metres from the finished grade at the base of the supporting structure;
      - d. be setback a minimum of 1.5 metres from any common lot boundary with an adjacent lot;
      - e. be setback a minimum of 7.5 metres from any other *Sign*; and
      - f. not be located within a Special *Sign* District as shown on Schedules "A", "B", "C", and "D" of this by-law.

### **6.2 COMPLIANCE WITH SITE DEVELOPMENT AGREEMENTS**

- a. Where a site plan approved by the *City* provides standards for *Signage* and the *Signs* for the Development comply therewith, such *Signs* shall be deemed to comply with this by-law.
- b. A variance to a *Sign* regulated by an approved site plan shall be considered as an amendment to the site plan and the appropriate application shall be made to the Development Planning Department.

### 6.3 COMPLIANCE WITH ZONING BY-LAWS

No *Person* shall *Erect* or maintain a *Sign* upon a parcel of land or building unless it is accessory to a use that is lawfully being operated on such land.

### 6.4 MIXED USES

Where a building or part of a building contains more than one *Use Category* of this by-law, the *Signs* permitted shall be in accordance with the portion of the building attributed to each *Use Category*.

### 6.5 GROUND SIGNS

The following regulations shall apply to all *Ground Signs*:

- a. *Ground Signs* shall be set back a minimum of 1.0 m from all street lines;
- b. No *Ground Sign* shall exceed 5.0 m in any dimensions of the *Sign Face*;
- c. No more than one (1) *Sign* shall be mounted to the supporting structure of any *Ground Sign*. Notwithstanding the foregoing, additions may be allowed to existing *Ground Signs* provided that additions are of the same design, material and shape as the existing *Sign*;
- d. No *Ground Sign* shall exceed a maximum height of 7.5 m from the finished grade level at the base of the supporting structure of the said *Sign*;
- e. *Ground Signs* shall be setback a minimum of 1.5 m from any common lot boundary with an adjacent lot;
- f. A *Ground Sign* including any part of its structure shall not be located closer than 1.0 m to any driveway;
- g. No *Ground Signs* shall be *Erected* where the distance between a structure and the street line is less than 4 m;
- h. One (1) *Projecting Sign* shall be permitted in-lieu of a *Ground Sign* where such distance is less than 4 m;
- i. Not less than 2.44 m clearance shall be provided to the underside of any part of a *Ground Sign* located above a walkway;

### 6.6 WALL SIGNS

The following regulations shall apply to all *Wall Signs*:

- a. No *Wall Sign* shall extend above the top of the Roof surface;
- b. No *Wall Sign*, or any part thereof, shall project more than 0.5 m from the Wall upon which it is mounted;
- c. No portion of any *Sign* shall be less than 2.44 m above the finished floor level immediately below such *Sign*;
- d. No *Wall Sign* shall extend beyond the extremities of the Wall to which it is attached;
- e. No *Wall Sign* shall extend around the corners of the Wall upon which it is mounted, except that when a *Premises* is located at the corner of a building, a *Wall Sign* may extend around the corner on which it is mounted. *Signs* extending around the corner lawfully *Erected* under this section shall be deemed to be two (2) *Signs* for the purpose of calculating the permitted number of *Signs* and permitted *Sign Area*; and
- f. *Wall Signs* shall only be located at the *Storey* having *Direct Access* to a street, except that where a *Premises occupies* all stories in a multi-*Storey* building the *Wall Sign* may be *Erected* on the next *Storey* immediately above the *Storey* having *Direct Access* to the street.

### 6.7 CANOPY SIGNS

The following regulations shall apply to all *Canopy Signs*:

- a. A *Canopy Sign* shall be designed as an integral part of the Canopy fascia;

- b. No *Canopy Sign* shall extend beyond the limits of the Canopy fascia;
- c. No portion of any *Sign* shall be less than 2.44 m above the finished floor level immediately below such *Sign*;
- d. No *Canopy Sign* shall extend around the corners of the Canopy upon which it is mounted, except that when a *Premises* is located at the corner of a building, a *Canopy Sign* may extend round the corner on which it is mounted. *Signs* extending around the corner lawfully *Erected* under this section shall be deemed to be two (2) *Signs* for the purpose of calculating the permitted number of *Signs* and permitted *Sign Area*; and
- e. *Canopy Signs* shall only be located on the *Storey* having *Direct Access* to a street.

## 6.8 SOFFIT SIGNS

The following regulations shall apply to all *Soffit Signs*:

- a. No portion of any *Soffit Sign* shall be less than 2.44 m above the finished grade or floor level immediately below such *Sign*;
- b. No *Soffit Sign* shall be located above the first *Storey* of any building;
- c. No *Soffit Sign* shall be closer than 0.2 m from the outer edge of the canopy upon which it is suspended;
- d. No *Soffit Sign* shall have a vertical dimension greater than 0.4 m or have a horizontal dimension greater than 1.9 m; and
- e. No *Soffit Sign* shall exceed 0.6 square metres in *Sign Area*.

## 6.9 PROJECTING SIGNS

The following regulations shall apply to all *Projecting Signs*:

- a. No portion of a *Projecting Sign* shall be less than 2.44 m above the finished grade or floor level immediately below such *Sign*;
- b. No *Projecting Sign* shall exceed 1.0 square metres in area per *Sign Face*; and
- c. No *Projecting Sign* shall be illuminated internally.

## 6.10 READOGRAPH SIGNS

The following regulations shall apply to all *Readograph Signs*:

- a. *Readograph Signs* shall be designed as an integral part of a *Ground Sign* or *Wall Sign*.

## 6.11 REVERSED GRAPHICS SIGN

The following regulations shall apply to all *Reversed Graphic Signs*:

- a. Where Reversed Graphics are used on a *Wall Sign* or *Canopy Sign*, the *Sign Area* shall be the smallest triangle, rectangle, square, circle, semicircle or other common geometric form which can wholly enclose the advertising copy of the *Sign*. Notwithstanding the foregoing, the maximum permitted *Sign Area* for a reversed graphic *Wall* or *Canopy Sign* shall not be more than 50% in excess of that which would be permitted for any ordinary *Wall* or *Canopy Sign*.

## 6.12 AWNING SIGNS

The following regulations shall apply to all *Awning Signs*:

- a. No *Awning Sign* shall extend above the top of the Roof surface;

- b. No *Awning Sign*, or any part thereof, shall project more than 0.5 m from the Wall upon which it is mounted;
- c. No portion of any *Sign* shall be less than 2.44 m above the finished floor level immediately below such *Sign*;
- d. No *Awning Sign* shall extend beyond the extremities of the Wall to which it is attached;
- e. No *Awning Sign* shall extend around the corners of the Wall upon which it is mounted except that when a *Premises* is located at the corner of a building, an *Awning Sign* may extend around the corner on which it is mounted. *Signs* extending around the corner lawfully *Erected* under this section shall be deemed to be two (2) *Signs* for the purpose of calculating the permitted number of *Signs* and permitted *Sign Area*; and
- f. *Awning Signs* shall only be located at the *Storey* having *Direct Access* to a street.

## **SECTION 7 – SIGNS PERMITTED FOR RESIDENTIAL BUILDINGS**

Subject to the requirements in Section 6, no *Person* shall *Erect*, display, or maintain or allow the *Erection*, display or maintenance of any *Sign* on a lot or building used for Residential purposes, except in accordance with the following:

### **7.1 SINGLE FAMILY, SEMI-DETACHED, STREET TOWNHOUSE DWELLINGS**

- a. A *Sign* containing the name, address and profession of a resident or occupant, not more than 0.2 square metres in *Sign Area* and shall not include any commercial advertising.

### **7.2 MULTIPLE FAMILY BUILDINGS, BLOCK TOWNHOUSES AND APARTMENT BUILDINGS**

- a. Only one (1) *Ground Sign* per lot, identifying a multiple family building or other permitted use, shall be permitted, that shall not exceed a *Sign* height of 2.0 m or a *Sign Area* of 2.4 square metres; and
- b. In addition to the above, one (1) *Wall Sign* located at the Ground floor level of a permitted use may also be permitted provided such *Sign* does not exceed a *Sign Area* of 2.4 square metres and such *Sign* shall not contain commercial advertising and shall identify only the building.

### **7.3 OTHER SIGNS**

Those *Signs* permitted in Section 4 are also permitted.

## **SECTION 8 – SIGNS PERMITTED FOR COMMERCIAL AND INDUSTRIAL BUILDINGS**

Subject to the requirements in Section 6 and Section 11, no *Person* shall *Erect*, display, or maintain or allow the *Erection*, display or maintenance of any *Sign* on a lot or building used for *Commercial Use* or *Industrial Use*, except in accordance with the following:

### **8.1 GROUND SIGNS**

- a. Except as otherwise permitted in subsection (f), Section 8.7, and Section 8.9, no *Ground Sign* shall be larger than 10.0 square metres in area on a single *Sign Face*, or 20.0 square metres of *Sign Area* for all *Faces* combined.
- b. Every *Ground Sign Erected* shall display the Municipal Address assigned to the property on which the *Sign* is located.
- c. A *Ground Sign* which incorporates a minimum of 60% soft landscaping materials into its design shall be located:
  - i. on a lot *Zoned* as an Industrial Use or Employment Areas shown in Schedule “E”, as amended, notwithstanding Section 8;

- ii. on a lot abutting a *Regional Road* or *Provincial Highway*; and
- iii. on a lot subject to a *Site Plan* or *Site Plan* letter of undertaking which facilitates the *Erection* of the *Ground Sign*;
- d. A *Ground Sign* which incorporates a minimum of 60% soft landscaping materials into its design shall not exceed:
  - i. 12.5 square metres where it is illuminated;
  - ii. 15.6 square metres where it is illuminated using solar power; or
  - iii. 18.8 square metres where it is non-illuminated;

## 8.2 WALL SIGNS

- a. The area of a *Wall Sign* shall not exceed 1.0 square metres per linear horizontal metre of the *Exterior Wall* of a building upon which such *Sign* is located. In multiple occupancy buildings or *Shopping Centres*, the *Sign Area* for each business *Premises* shall be proportional to the length of the *Exterior Wall* forming part of the *Premises*. Notwithstanding the foregoing, the total area of a *Wall Sign* per business *Premises* shall not exceed 30.0 square metres or be limited to less than 2.0 square metres; and
- b. On a multiple occupancy building, a *Directory Sign* will be permitted at first floor level, listing names of businesses not having *Direct Access* to a public way. The area of such *Sign* shall not exceed 1.0 square metre.

## 8.3 CANOPY SIGNS

- a. A *Canopy Sign* shall not exceed 0.75 square metres per linear horizontal metre of Canopy upon which such *Sign* is located. In multiple occupancy buildings the *Sign Area* for each business *Premises* shall be proportional to the length of the *Exterior Wall* forming part of the *Premises*. Notwithstanding the foregoing, the total area of a *Canopy Sign* per business *Premises* shall not exceed 20.0 square metres or be limited to less than 2.0 square metres; and
- b. A *Canopy Sign Erected* as an integral part of a free-standing Canopy shall not exceed 2.0 square metres.

## 8.4 AWNING SIGNS

*Awning Signs* may be installed in accordance with the provisions for *Wall Signs* or in accordance with the following:

- a. The area of an *Awning Sign* shall not exceed 1.0 square metres per linear horizontal metre of the *Exterior Wall* of a building upon which such *Sign* is located; and
- b. The *Text Area* on an *Awning Sign* shall not exceed 0.5 square metres per linear horizontal metre of the *Exterior Wall* of a building upon which such *Awning* is located. In multiple occupancy buildings or *Shopping Centres*, the *Sign Area* for each business *Premises* shall be proportional to the length of the *Exterior Wall* forming part of the *Premises*. Notwithstanding the foregoing, the total *Text Area* on an *Awning Sign* per business *Premises* shall not exceed 20.0 square metres or be limited to less than 2.0 square metres.

## 8.5 SOFFIT SIGNS

All *Soffit Signs* shall comply with the provisions in Section 6.8.

## 8.6 PROJECTING SIGNS

All *Projecting Signs* shall comply with the provisions in Section 6.9.

## 8.7 SHOPPING CENTRE SIGNS

In addition to the other provisions of this by-law, the following provisions further apply to *Shopping Centres*:

- a. *Ground Sign* provisions are as follows:
  - i. No individual business or other enterprise within a *Shopping Centre* may *Erect* or maintain a *Ground Sign*.
  - ii. Notwithstanding Section 8.1 respecting the maximum area of *Ground Signs*, where a *Shopping Centre* is located on a lot having an area in excess of 1.0 hectares, the maximum area of *Ground Signs* may be increased to 20 square metres in area per single *Sign Face* or 40 square metres for all *Faces* combined, provided this increased area shall only apply to a *Sign* that is designed professionally to conform with the architectural and design details of the Development.
- b. An additional *Wall Sign* complying with Sections 6.6 and 8.2 may be permitted in lieu of a *Ground Sign* for *Shopping Centre* identification purposes only.
- c. *Soffit Signs* provisions are as follows:
  - i. In the case of a *Shopping Centre* with an *Attached Canopy*, one additional accessory *Soffit Sign* may be *Erected* per business *Premises* beneath the *Canopy* and at right angles to each store entrance, provided all such *Signs* are of uniform size.
  - ii. The maximum *Sign Area* for each such *Sign* shall not exceed 0.6 square metres.
- d. All other *Signs* identifying each individual business *Premises* shall be *Erected* in accordance with the provisions of this by-law.

## 8.8 SERVICE AND GAS STATION SIGNS

Notwithstanding any other provisions of this by-law, the following *Signs* may also be permitted in association with service stations and gas stations:

- a. *Gas Price Signs* shall not exceed 0.5 square metres in *Sign Area* may be permitted on the fascia of a freestanding *Canopy* associated with pump islands provided that such *Sign* is an integral part of the *Canopy design* and does not extend beyond the fascia limits, and further provided that not more than two (2) such *Signs* shall be permitted per *Canopy*.
- b. *Signs* customarily displayed on gasoline pumps which are an integral part of the pump or pump island design.
- c. *Directory Signs* not exceeding 0.5 square metres in area may be *Erected* as an integral part of a *Canopy Sign* fascia provided that no *Directory Sign* shall advertise, indicate or direct attention towards any activity not carried on at the pump island with which the *Canopy* is associated.
- d. Notwithstanding the foregoing, such *Directory Signs* shall be limited to two (2) *Signs* per function per *Canopy*.

## 8.9 OFFICE BUILDINGS

- a. Notwithstanding Section 6.6 (e) respecting the location of *Wall Signs* and Section 6.1 respecting the number of *Wall Signs*, *Office Buildings* exceeding three (3) *Storeys* in height may be permitted additional *Wall Signs* in accordance with the following:
  - i. One *Wall Sign* per building elevation up to a maximum of four (4) per building.
  - ii. Such *Signs* shall identify the name of the building or identify the major occupant and shall carry no Commercial advertising.
  - iii. Such *Signs* shall have a maximum *Sign Area* of 4.0 square metres each.

## 8.10 PORTABLE SIGNS

- a. Notwithstanding the preceding, *Premises* used for Commercial or Industrial purposes may *Erect Mobile Signs* in accordance with the following provisions:
  - i. One *Mobile Sign* shall be permitted along each street line of a lot, up to maximum of two *Mobile Signs* per lot, provided that the *Mobile Sign* does not directly abut a Residentially Zoned property.
  - ii. *Mobile Sign* permits shall be issued in time increments of twenty-one (21) days occasions.
  - iii. A Commercial or Industrial *Premises* shall be entitled to permits for up to a maximum of four (4) occasions per year, in which each occasion requires a separate permit.
  - iv. There shall be a minimum of twenty-one (21) days between the expiry of one permit and the issuance of another on the same lot.
  - v. Every *Mobile Sign* shall:
    - a. have a maximum *Sign Area* of 4.4 square meters (48 square feet) with a total *Sign Area* not to exceed 8.8 square metres (96 square feet);
    - b. have a maximum *Sign* height of 2.5 metres;
    - c. be located entirely on *Private Property* and not located within 5.0 metres from any other *Sign*
    - d. not be located in a parking space or driveway;
    - e. be located a minimum of 3.0 metres from a driveway vii) not be located within a *Daylighting Triangle*;
    - f. not be located within a minimum of 22 metres (72 feet) from a *Mobile Sign* located on an adjacent property;
    - g. comply with relevant Ontario Hydro, and CSA Standards;
    - h. not be located within the Special *Sign* Districts as shown on Schedules "A", "B", "C", and "D" to this by-law;
    - i. no *Mobile Sign* shall be *Erected*/displayed without first affixing thereto, a validation sticker issued by the *City's* Building Standards Department with the *Sign* permit. The validation sticker shall be placed on the bottom right corner of one of the two *Sign Faces*.
  - vi. For the purposes of this Section, year shall mean the calendar year commencing on January 1, and ending on December 31 of each calendar year.
  - vii. In addition to the requirements of section 3.0, the *Applicant* for a *Mobile Sign* permit shall submit to the *City* written authorization from the *Owner* of the Commercial or Industrial *Premises* to which the *Mobile Sign* relates.
- b. Notwithstanding the preceding, *Premises* used for Commercial or Industrial purposes may *Erect A-frame Signs* in accordance with the following provisions:
  - i. A Commercial or Industrial *Premises* shall be entitled to use one (1) *A-frame Sign* per business *Premises*;
  - ii. Each *A-frame Sign* shall:
    - a. have a maximum *Sign Area* of 0.5 square metres with a total *Sign Area* of 1.0 square metres;
    - b. be located on *Private Property*;
    - c. not be located as to interfere with pedestrian or vehicular traffic;
    - d. be taken in after business hours; and
    - e. have a maximum *Sign* height of 1.0 metres above grade.

## 8.12 LANDSCAPING SIGNS

- a. A maximum of one (1) *Landscaping Sign* shall be located:
  - i. on a lot Zoned as Industrial or Employment Areas shown in Schedule "E", as amended, notwithstanding Section 8;
  - ii. on a lot abutting a *Regional Road* or *Provincial Highway*; and
  - iii. on a lot subject to a Site Plan Agreement or Site Plan Letter of Undertaking which facilitates the *Erection* of the *Landscape Sign*.
- b. *Landscaping Signs* comprising of soft *Landscaping* materials only shall not exceed:
  - i. 15 square metres in *Sign Area* where it is Illuminated;



- ii. 18.8 square metres in *Sign Area* where it is Illuminated by solar power; or
- iii. 22.5 square metres in *Sign Area* where it is non-Illuminated.
- c. *Landscaping Signs* comprising of a minimum of 60% soft Landscaping materials shall not exceed:
  - i. 12.5 square metres in *Sign Area* where it is Illuminated;
  - ii. 15.6 square metres in *Sign Area* where it is Illuminated by solar power; or
  - iii. 18.8 square metres in *Sign Area* where it is Non-Illuminated.
- d. *Landscaping Signs* other than those listed in subsection (b) and (c) shall not exceed 10 square metres in *Sign Area*.

### **8.13 FEATHER BANNER SIGNS**

Premises used for Commercial Use or Industrial Use purposes may Erect Feather Banner Signs in accordance with the following provisions:

- a. each *Feather Banner Sign* shall not exceed 3.5 square metres in Sign Area and height not to exceed 2.4 meters;
- b. each *Feather Banner Sign* must be on Private Property and setback 1.0 metre from all street lines; and
- c. a maximum of six (6) Feather Banner Signs are permitted per property and *Feather Banner Signs* shall not be located within 5.0 metres of a different type of *Sign* or adjacent property line.

### **8.14 OTHER SIGNS**

Those *Signs* permitted in Section 4 are also permitted.

## **SECTION 9 – SIGNS PERMITTED FOR INSTITUTIONAL BUILDINGS**

Subject to the requirements in Section 6 and Section 11, no *Person* shall *Erect*, display, or maintain or allow the *Erection*, display or maintenance of any *Sign* on a lot or building used for Institutional purposes, except in accordance with the following:

### **9.1 GROUND SIGNS**

- a. No *Ground Sign* shall be larger than 2.0 square metres in area on a single *Sign Face* or 4.0 square metres of area for all *Sign Faces* combined.
- b. Notwithstanding Section 6.5(d) no *Ground Sign* shall exceed 4.0 square metres in height above the average finished grade level at the base of such *Sign*.

### **9.2 WALL SIGNS**

Wall *Signs* shall not exceed 1.0 square metre per linear horizontal metre of the building wall and/or canopy upon which such *Sign* is located. Notwithstanding the foregoing, the total area of a wall *Sign* per *Premises* shall not exceed 10.0 square metres or to be limited to less than 2.0 square metres.

### **9.3 OTHER SIGNS**

Those *Signs* permitted in Section 4 are also permitted.

## **SECTION 10 – AGRICULTURAL AND RECREATIONAL BUILDINGS**

Subject to the requirements in Section 6 and Section 11, no *Person* shall *Erect*, display, or maintain or allow the *Erection*, display or maintenance of any *Sign* on a lot or building used for Agricultural and recreational purposes, except in accordance with the following:

## 10.1 GROUND SIGNS

A maximum of two (2) *Ground Signs* shall be permitted, each having a maximum *Sign Area* of 5.0 square metres and a total *Sign Area* of 10.0 square metres. Such *Signs* shall advertise the name of the occupant of the Agricultural or recreational use and shall not include any Commercial advertising.

## 10.2 OTHER SIGNS

Those *Signs* permitted in Section 4 are also permitted.

## **SECTION 11 – SPECIAL SIGN DISTRICTS**

Subject to the provisions of Section 6 and Section 8, the following provisions shall apply to all *Signs* located in a Special *Sign District*. For the purposes of this by-law, the following areas as shown in Schedule "A", "B" "C" and "D", attached hereto, are hereby defined as Special *Sign Districts* within the *City*.

Schedule "A" – Thornhill

Schedule "B" – Kleinburg

Schedule "C" – Woodbridge

Schedule "D" – Maple

## 11.1 GENERAL PROVISIONS

- a. All applications for *Signs* in Special Sign Districts shall be forwarded to the Manager of Urban design for comment prior to the issuance of a *Sign Permit*;
- b. Notwithstanding any other provision of this by-law, *Readograph Signs* shall not be permitted in a Special *Sign District*; and
- c. No *Sign Erected* in a Special Sign District, shall obstruct or interfere with any architectural detailing on a building.

## 11.2 SINGLE USE BUILDING GROUND SIGNS

- a. *Ground Signs* for single use buildings shall not exceed 1.5 square metres in area per single *Sign Face* or 3.0 square metres for all Faces combined;
- b. Such *Ground Signs*, notwithstanding Section 6.5(d), shall not exceed 3.0 m in height; and

## 11.3 MULTI-USE BUILDING GROUND SIGNS

- a. *Ground Signs* for multi-use buildings shall not exceed 2.0 square metres in area per single *Sign Face* or 4.0 square metres for all Faces combined;
- b. Such *Ground Signs*, notwithstanding Section 6.5(d) shall not exceed 3.0 m in height; and

## 11.4 WALL SIGNS

The area of *Wall Signs* shall not exceed 0.25 square metres of *Sign Area* per linear horizontal metre of *Exterior Wall* upon which such *Sign* is located. No *Sign* shall exceed 1.25 square metres in *Sign Area*.

### 11.5 CANOPY SIGNS

The area of *Canopy Signs* shall not exceed 0.25 square metres of *Sign Area* per linear horizontal metre of canopy fascia upon which such *Sign* is located. No *Sign* shall exceed 1.0 square metres in *Sign Area*.

### 11.6 PROJECTING SIGNS

Notwithstanding Section 6.9(b), no *Projecting Sign* shall exceed 0.75 square metres in area per *Sign Face*.

### 11.7 WINDOW SIGNS

The maximum *Sign Area* of any window *Sign* shall not exceed 20% of the area of the window in which the *Sign* is located or 0.50 square metres in *Sign Area* whichever is less.

### 11.8 OTHER SIGNS

Those *Signs* permitted in Section 4, are also permitted.

## **SECTION 12 – DEVELOPMENT SIGNS**

Subject to the requirements in Section 6, no *Person* shall *Erect*, display, or maintain or allow the *Erection*, display or maintenance of any *Development Sign*, except in accordance with the following:

### 12.1 DEVELOPMENT SIGNS

- a. Provisions for on-site *Development Signs* are as follows:
  - i. Subdivision *Development Signs* must be located on lands within the plan of subdivision. For all other *Developments*, the *Signs* must be located on the subject lands;
  - ii. Such *Signs* may advertise only the *Development* on the lands in which the *Sign* is located, and not the sale of lots elsewhere or the *Realtor's*, *Developer's*, or property *Owner's* business in general;
  - iii. Each builder is permitted a maximum of two (2) *Signs*, with a combined *Sign Face* area not to exceed 20.0 square metres;
  - iv. *Illumination* of such *Signs* shall only be from an external source; and
  - v. No other *Signs* shall be permitted within the subdivision or on the *Premises*.

### 12.2 SUBDIVISION DEVELOPMENT SIGNS ON SALES TRAILERS AND SALES PAVILIONS

- a. One (1) *Wall Sign* advertising the sale of lots or dwellings may be *Erected* on a *Wall* of a sales trailer or sales pavilion provided that it covers no more than 50% of one (1) wall of the sales trailer or sales pavilion; and
- b. No part of the *Wall Sign* shall extend above the surface of the roof or beyond the extremities of the wall to which it is attached.

## **SECTION 13 – CONSTRUCTION SIGNS**

### 13.1 CONSTRUCTION SIGNS

- a. A *Sign* having an area of not more than 5.0 square metres incidental to building construction shall be permitted on the property where such construction is to take place. Such *Signs* shall not be *Erected* prior to the commencement of said construction and shall be removed as soon as said construction is completed or is discontinued for a period exceeding sixty (60) days;

- b. Such *Signs* may identify the developer(s) architect(s), engineer(s), consultant(s) and/or contractor(s) pertaining only to the construction of buildings on the property on which the *Sign* is located; and
- c. *Illumination* of such *Signs* shall only be from an external source.

## **SECTION 14 – NON-CONFORMING SIGNS**

### **14.1 NON-CONFORMING SIGNS**

- a. Any *Sign* lawfully *Erected*, or displayed before the day this by-law shall come into force, may remain and be maintained notwithstanding that it does not conform with the by-law, provided that no such *Sign* shall be substantially *Altered*, unless the same shall either conform or be made to conform in all respects with this by-law;
- b. Where a *Sign* referred is substantially *Altered*, it will no longer be exempt from the by-law and that *Sign* shall be brought into full conformity with this by-law; and
- c. *Signs* will continue to be subject to any other statute, by-law or regulation applicable to the *Sign* in question.

## **SECTION 15 – BILLBOARDS**

### **15.1 VACANT INDUSTRIALAND COMMERCIAL ZONED LANDS AND UTILITY CORRIDORS**

Notwithstanding Section 6 and Section 8, one (1) *Billboard Sign* may be permitted on vacant lot *Zoned Industrial Use* or *Commercial Use*, or within a Utility Corridor in accordance with the requirements that *Billboard Sign Signs* be:

- a. be located within the limits of the Employment Areas as shown in Schedule “E”;
- b. be set back a minimum of 5.0 metres from all street lines;
- c. not exceed a maximum *Sign Area* of 20.0 square metres for any single *Sign Face* with a total *Sign Area* of 40 square metres for all *Sign Faces* combined;
- d. not exceed 8.0 metres in height measured from the finished grade level at the base of the supporting structure;
- e. be set back a minimum of 5.0 metres from any common lot boundary with an adjacent lot;
- f. not be located closer than 1.0 metre to any driveway;
- g. be set back a minimum of 600 metres from any other *Billboard Sign* located on the same side of the street;
- h. not be permitted within 100 metres from a building containing Residential dwelling units or lands *Zoned Residential*;
- i. not be located within, and be setback 100 metres from, Special *Sign Districts* as shown on Schedules “A”, “B”, “C” and “D”; and
- j. shall not be placed within 400 m of any 400-series *Highway* unless permitted by the Ministry of Transportation Ontario Corridor Signing Policy, or successor policies.

### **15.2 DEVELOPED INDUSTRIAL AND COMMERCIAL ZONED LANDS**

Notwithstanding Section 6 and Section 8, one (1) *Billboard Sign* may be permitted on a developed lot *Zoned Industrial Use* or *Commercial Use*, in accordance with the following requirements that *Billboard Signs Erected* in accordance with this subsection shall:

- a. only be permitted on a lot in lieu of the additional *Ground Sign* permitted by Section 6.1 (i) of this by-law;
- b. be located within the within the limits of the Employment Areas as shown in Schedule “E”;
- c. be set back a minimum of 1.0 metre from all street lines;

- d. not exceed a maximum *Sign Area* of 20.0 square metres for any single *Sign Face* with a total *Sign Area* of 40 square metres for all *Sign Faces* combined;
- e. not exceed 8.0 metres in height measured from the finished grade level at the base of the supporting structure;
- f. be set back a minimum of 5.0 metres from any common lot boundary with an adjacent lot;
- g. not be located closer than 1.0 metre to any driveway;
- h. be set back a minimum of 600 metres from any other *Billboard Sign* located on the same side of the street;
- i. not be permitted on a lot that abuts a Residential *Zone* and not be located within 100 metres from a building containing Residential units or lands *Zoned* Residential;
- j. not be located within, and be setback 100 metres from, Special *Sign Districts* as shown on Schedules "A", "B", "C" and "D"; and
- k. shall not be placed within 400 m of any 400-series *Highways*, as per Ministry of Transportation Ontario guidelines.

## **SECTION 16 – PROHIBITED SIGNS ON PUBLIC LANDS**

### **16.1 PROHIBITED SIGNS ON PUBLIC LANDS**

Notwithstanding any other provisions of this by-law, no *Person* shall *Erect*, install, post, display, *Alter*, maintain, or keep any of the following types of *Signs* on public properties or within road allowances under the jurisdiction of the *City*:

- a. *Signs* which incorporate in any manner any flashing or moving *Illumination* which varies in intensity or which varies in colour, and *Signs* which have any visible moving parts, visible mechanical movement of any description, or other apparent movement achieved by electrical pulsations or by actions of normal wind current;
- b. *Signs* which by reason of size, location, content, colouring, or manner of *Illumination* obstruct the vision of drivers or pedestrians, or obstruct or detract from the visibility or effectiveness of any traffic *Sign* or control device on public streets and roads or which are located in a *Daylighting Triangle*;
- c. *Signs* which make use of words such as "Stop", "Look", "One Way", "Danger", "Yield", or any similar words, phrases, symbols, lights, or characters in such manner as to tend to interfere with, mislead, or confuse traffic and which are not *Erected* by a Public Authority;
- d. *Signs* located so as to obstruct or impede any required fire escape, fire exit, walkway, passageway, door, window, skylight, flue or air intake or exhaust or so as to prevent or impede free access of fire fighters to any part of the building;
- e. *Signs* on or over *Public Lands*, public rights-of-way, or road allowances unless permitted by this by-law;
- f. *Signs* painted on, attached to, or supported by a tree, stone, or other natural object, traffic *Sign* post, traffic *Sign* pole, or wooden utility pole;
- g. Banners, pennants, spinners and streamers; and
- h. *Election Signs* and *Third-Party Election Signs*

## **SECTION 17 – SIGNS PERMITTED ON PUBLIC LANDS WITHOUT SIGN PERMITS**

Notwithstanding Sections 3.1 to 3.3, the following *Signs* shall be permitted on road allowances under the jurisdiction of *City*, in accordance with requirements specified herein and shall be exempted from the requirements of a permit.

### **17.1 PUBLIC INFORMATION SIGNS**

*Public Information Signs* as permitted.

## **17.2 REAL ESTATE OPEN HOUSE SIGNS**

*Real Estate Open House Signs* are permitted for a dwelling that is presently for sale, rent or lease shall be permitted in accordance with the following:

- a. *Signs* shall be displayed for a maximum 72 hours;
- b. A maximum of three (3) *Signs* per Open House;
- c. *Signs* shall have a maximum size of 0.60 metres by 0.60 metres and a maximum *Sign* height of 0.60 metres;
- d. *Signs* shall be setback a minimum of 1.0 metres from the street curb and sidewalk or 3.0 metres from the edge of the pavement where there is no curb; and
- e. *Signs* are required to list the address of the property being advertised.

## **17.3 CHARITABLE/COMMUNITY/RELIGIOUS TEMPORARY SIGNS**

*Temporary Signs* for *Charitable Organizations*, *Community Organizations* and *Religious Organizations* advertising festivals and community events, except *Ground Signs* as set out in Section 18.2, shall be permitted in accordance with the following:

- a. A maximum of one (1) *Temporary Sign* is permitted per event by any one organization;
- b. The *Sign* can be displayed for a maximum time period of thirty (30) days and shall be removed immediately following the event;
- c. The *Sign* shall be permitted only if written approval is received from the *City's* Public Works Department;
- d. The *Sign* shall:
  - i. have a maximum *Sign Area* of 4.4 square metres (48 square feet) with a total *Sign Area* not to exceed 8.8 square metres (96 square feet);
  - ii. have a maximum *Sign* height of 2.5 metres;
  - iii. be located a minimum of 3.0 metres from a driveway;
  - iv. not be located within a *Daylighting Triangle*;
  - v. not be located within a minimum of 22 metres (72 feet) any other *Sign*;
  - vi. comply with relevant Ontario Hydro, and CSA Standards; and
  - vii. not be located within the Special *Sign* Districts as shown on Schedules "A", "B", "C" and "D" of this by-law.

## **SECTION 18 – SIGNS PERMITTED WITH SIGN PERMITS ON PUBLIC LANDS**

The following *Signs* shall be permitted for on road allowances under the jurisdiction of *City*, in accordance with requirements specified herein.

### **18.1 HOME BUILDER A-FRAME SIGNS**

Home Builder *A-Frame Signs* used to advertise the sale of new homes and used to direct traffic to sale trailers, sales pavilions, and model homes shall be permitted in accordance with the following:

- a. Shall be located within one (1) kilometer of the from the construction/project site in which the new homes are located/to be built and shall be permitted to be displayed on Saturdays and Sundays only;
- b. A maximum of three (3) *Signs* shall be permitted per builder per project, or a maximum of three (3) *Signs* per sales trailer or pavilion;
- c. Shall be setback a minimum of 1.0 metres from the street curb and/or sidewalk or 3.0 metres from the edge of the pavement where there is no curb;
- d. Shall have a maximum *Sign Area* of one (1) square metre per side, maximum height of 1.2 metres, and maximum width of 0.8 metres;

- e. Notwithstanding the above, where a *Sign* is to be located within 20 metres of a street intersection the maximum *Sign* height shall be reduced to 0.6 metres;
- f. Shall not permitted on traffic islands;
- g. No permit shall be issued until an agreement satisfactory to the *City* has been entered into indemnifying the *City* harmless from any liability related to the *Erection* of the *Sign*. The agreement shall be secured with liability insurance in the amount of five (5) million dollars naming the *City* as coinsured. Such insurance policies shall be kept current at all times with updated policies sent to the *City*; and
- h. Shall not be located within the Special *Sign* Districts as shown on Schedules "A", "B", "C" and "D" to This By-law.

## **18.2 GROUND SIGNS USED BY RELIGIOUS/CHARITABLE/COMMUNITY ORGANIZATIONS**

*Ground Signs* are permitted to be used by *Charitable Organizations*, *Community Organizations* and *Religious Organizations*, in accordance with the following provisions:

- a. *Signs* shall have a maximum *Sign Area* of 0.60 square metres;
- b. *Signs* shall be setback a minimum of 1.5 metres from any sidewalk, street curb, roadway, driveway or any other *Sign*;
- c. *Signs* shall not be located within a *Daylighting Triangle*;
- d. Written approval must be received from the abutting property Owner(s);
- e. *Signs* shall be constructed as to be easily dismantled in the case of roadway, sidewalk or public utility maintenance or construction;
- f. Written approval must be received from the appropriate road authority having jurisdiction;
- g. *Signs* shall not be *Erected* until an agreement satisfactory to the *City* has been entered into indemnifying the *City* harmless from any liability related to the *Erection* of the *Sign*;
- h. *Signs* shall not be located within the Special *Sign* Districts as shown on Schedules "A", "B", "C", and "D" to this by-law; and
- i. *Ground Signs* may be *Digital Signs* which are compliant with Section 19 of this by-law.

## **SECTION 19 – GENERAL PROVISIONS FOR DIGITAL SIGNS**

### **19.1 DIGITAL SIGNS**

The following provisions shall apply to *Digital Signs*:

- a. *Ground Signs* or *Billboard Signs* may be *Digital Signs*;
- b. a *Digital Sign* may only display static messages;
- c. the transition time between one image to the next cannot exceed one second;
- d. a *Digital Sign* must display messages for a minimum of 10 seconds;
- e. to transition from one image to the next, the message may fade or gradually transition, however, a transition must not include any other visible effects, including, but not limited to blinking, flashing or other rapid movement;
- f. the light shall not project onto any adjacent *Premises* located in *Residential Use* areas;
- g. the *Illumination* shall not increase the light levels within 10.0 metres of all points of the *Sign Face* by more than 3.0 lux above the ambient lighting level;
- h. the difference between the level of *Illumination* before and after there is a transition of digital messages shall be no greater than 25 per cent;
- i. the *Illumination* shall not exceed 5,000 nits during the period between sunrise and sunset;
- j. the *Illumination* shall not exceed 300 nits during the period between sunset and sunrise;
- k. where *Digital Signs* are adjacent to Residential areas, *Digital Signs* shall not be *Illuminated* between the hours of 9:00 p.m. and 7:00 a.m.;

- l. notwithstanding provision (j), *First-Party Digital Signs* associated with a lawful business may remain in operation while the business is in operating lawfully;
- m. notwithstanding provision (j), *Digital Signs* for the following types of organizations may remain illuminated at any time:
  - i. hospitals, emergency treatment facilities and blood banks;
  - ii. telephone exchanges;
  - iii. power generating stations and electrical substations;
  - iv. control centres for land transportation;
  - v. public transit facilities;
  - vi. public water treatment and storage facilities;
  - vii. water and sewage pumping stations;
  - viii. emergency response facilities;
  - ix. fire, rescue, and police stations;
  - x. storage facilities for vehicles or boats used for fire, rescue and police purposes; and
  - xi. communication facilities, including radio and television stations;
- n. the *Digital Sign* must shut off in the event of a malfunction; and
- o. to obtain a permit, the *Digital Sign* owner must produce third-party certification from a *Digital Sign* expert, such as a *Digital Sign* manufacturer, advising, that the *Sign* meets the requirements of the by-law with respect to the provisions in Section 19.

## **SECTION 20 – MAINTENANCE**

### **20.1 MAINTENANCE**

The *Owner*, *Permit Holder* and/or authorized agent of the *Owner* or *Permit Holder*, shall maintain, or cause such *Sign* to be maintained, in a proper state of repair and good condition, so that such *Sign* does not become unsafe, unsightly or dangerous, to the satisfaction of the *City* and in accordance with any applicable Site Plan Agreement(s) or Site Plan Letter(s) of Undertaking.

## **SECTION 21 – MATERIALS AND STRUCTURAL REQUIREMENTS**

### **21.1 MATERIAL**

All materials incorporated into a *Sign* shall comply with the relevant requirements of the Ontario *Building Code*. Every *Sign* shall comply with all governing requirements of the Ontario Hydro Electric Commission or the Vaughan Hydro Electric Commission, whichever has the jurisdiction.

### **21.2 STRUCTURAL**

All *Signs* shall be designed and installed, such as to resist safely and effectively all loads that may be exerted upon them and in any case shall comply with structural requirements of the Ontario *Building Code*.

## **SECTION 22 – SIGN VARIANCE COMMITTEE**

### **22.1 THE COMMITTEE**

A *Sign Variance Committee*, hereinafter called “*Committee*”, be and is hereby created.



## 22.2 GENERAL PROVISIONS

- a. The *Committee* shall consist of four *Members* with representation from Heritage Resources, Development Planning, *City Clerk's*, By-law and Compliance, Licensing and Permit Services and Building Standards departments.
- b. The representatives from such departments shall be appointed in writing by the Chief Administrative Officer or designate, to serve for a term as specified in the appointment.
- c. A *Member* shall hold office until their successor is appointed, and are eligible for reappointment, and, where a *Member* ceases to be a *Member* before the expiration of their term, another eligible *Person* shall be appointed for the unexpired portion of the term.

## 22.3 PROCEDURE AND CONDUCT

The Rules of Procedure and Conduct of Meetings of the *Sign Variance Committee* attached hereto as Schedule "F", hereinafter referred to as "Rules of Procedure" shall apply to the *Committee*, provided the *Committee* may amend the Rules of Procedure from time to time.

## 22.4 RECOMMENDATIONS

The *Committee* shall consider all applications respecting minor variances to the *Sign By-law* and make recommendations to the Director of Building Standards, or in his or her absence, the Director of By-law and Compliance, Licensing and Permit Services, on the disposition of the applications.

## 22.5 POWER AND AUTHORITY

The power and authority to grant or refuse a *Sign* variance application is hereby delegated to the Director of Building Standards, and in his or her absence, the Director of By-law and Compliance, Licensing and Permit Services.

## 22.6 APPEALS

Where an *Applicant* wishes to appeal the refusal of their application, the *Applicant* shall deliver a notice of appeal in writing to the *City Clerk's* Department within 7 days of being served with the decision. *Council* shall review the appeal and make a final determination to uphold or vary the decision.

## **SECTION 23 – EXEMPTIONS**

### 23.1 EXEMPTIONS

- a. The *City* and the *Region* are exempt from the requirements of the *City's Sign By-law*, which extends to *Signs* developed by the *City* or *Region* for the purpose of distribution by other parties, subject to prescribed conditions set out by the *City* or *Region* in agreements with these parties.
- b. Third parties who have entered into a written agreement with the *City* or *Region* are exempt from certain provisions of the *City's Sign By-law*, subject to the following conditions:
  - i. a written agreement must set out the conditions under which the *Signs* may be placed;
  - ii. the written agreement must specify which parts of the *Sign By-law*, if any, are still applicable; and
  - iii. if the third party violates an applicable portion of the by-law as set out in the agreement, they will be subject to the penalties and remedies prescribed in the *Sign By-law*.

Schedules "A", "B", "C", "D", "E" and "F" shall form part of this by-law.

This By-law shall come into effect on the 19th day of June, 2018.

By-laws 203-92, 212-94, 9-96, 168-96, 19-97, 110-97, 179-2003, 275-2006, 154-2009, 12-2010, 154-2010, 107-2011, 54-2012, 091-2013, 050-2014 -2003, 178-2003, 209-2007, 286-91, 286-91 and 136-2017 are hereby repealed.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, *City Clerk*

Authorized by Item No. 20 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

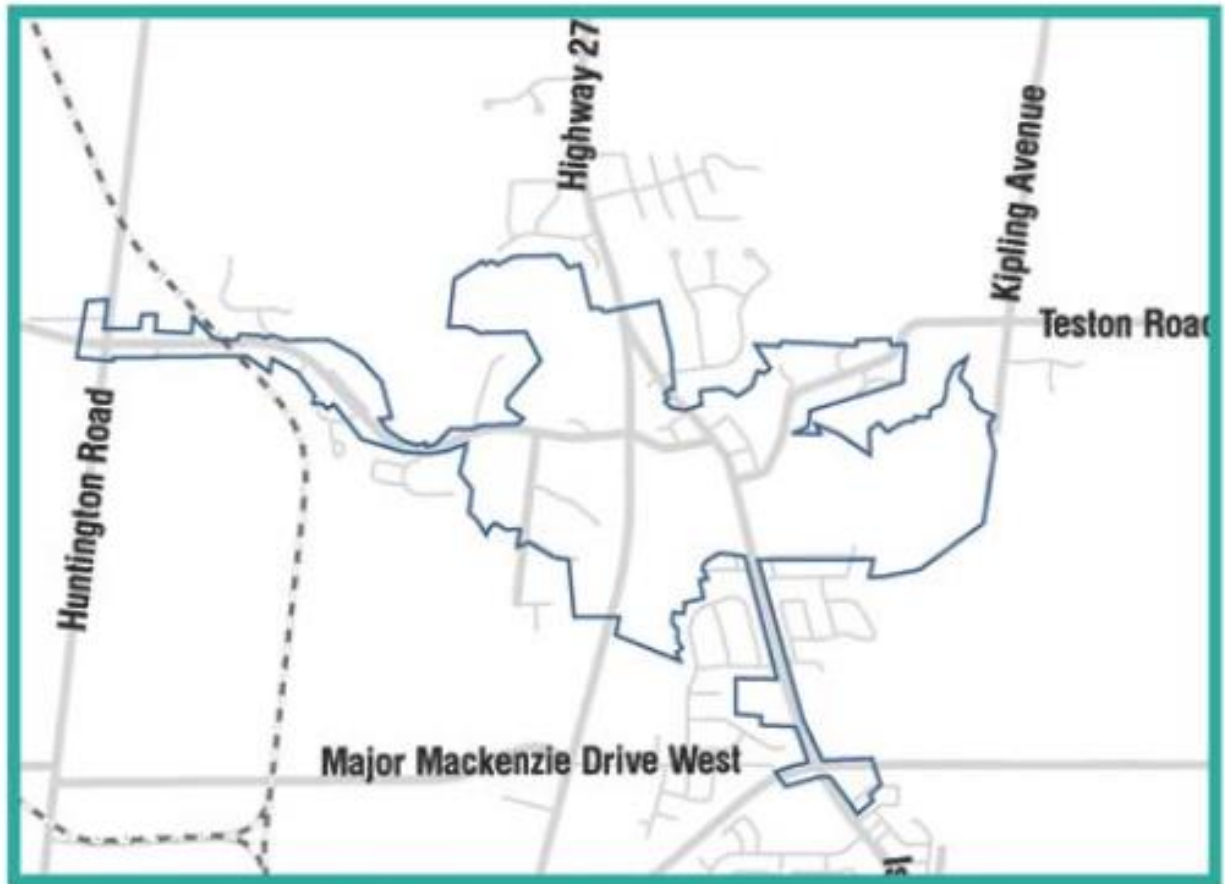
## **SCHEDULE “A” – THORNHILL HERITAGE CONSERVATION DISTRICT PLAN AREA**

This map was taken from the *City Official Plan*, posted at [www.vaughan.ca](http://www.vaughan.ca).



## **SCHEDULE “B” – KLEINBURG HERITAGE CONSERVATION DISTRICT PLAN AREA**

This map was taken from the *City Official Plan*, posted at [www.vaughan.ca](http://www.vaughan.ca).



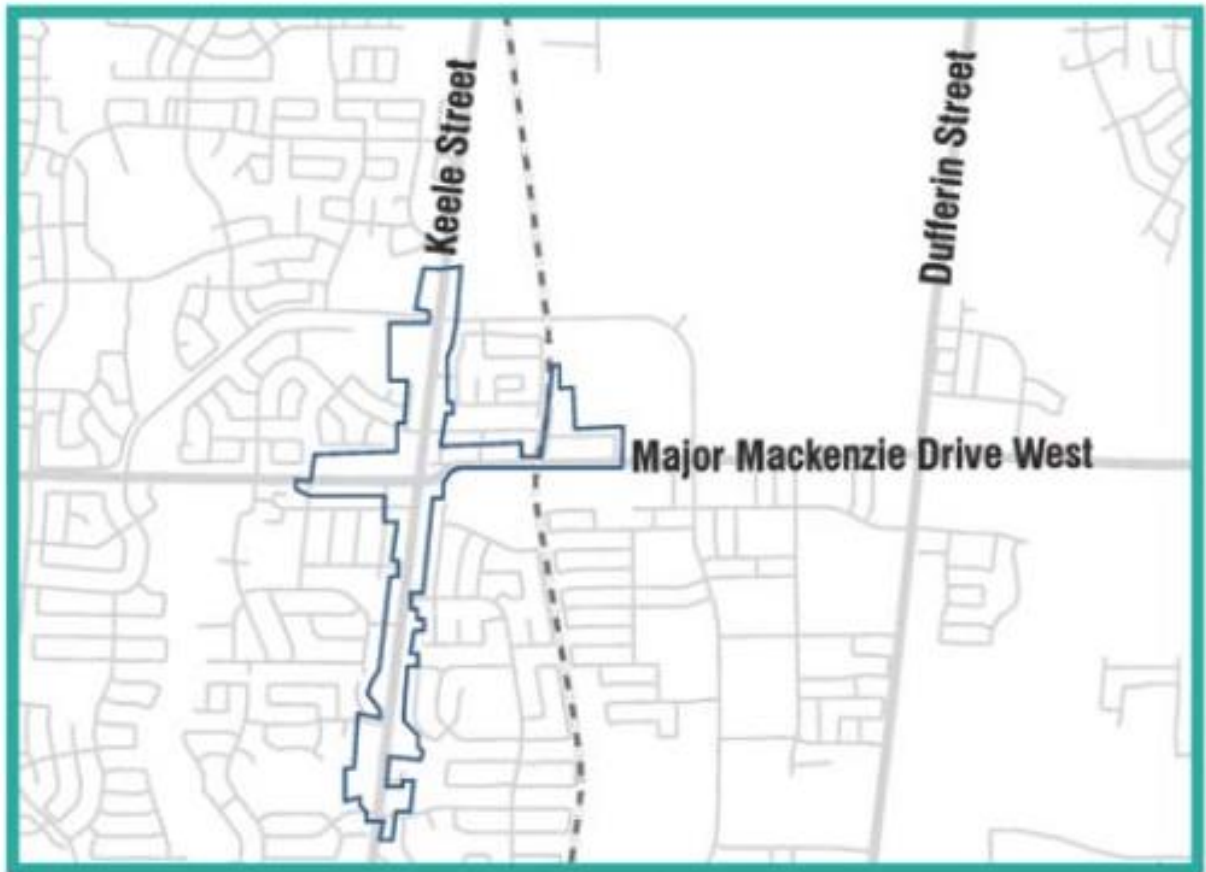
## **SCHEDULE “C” – WOODBRIDGE HERITAGE CONSERVATION DISTRICT PLAN AREA**

This map was taken from the *City Official Plan*, posted at [www.vaughan.ca](http://www.vaughan.ca).



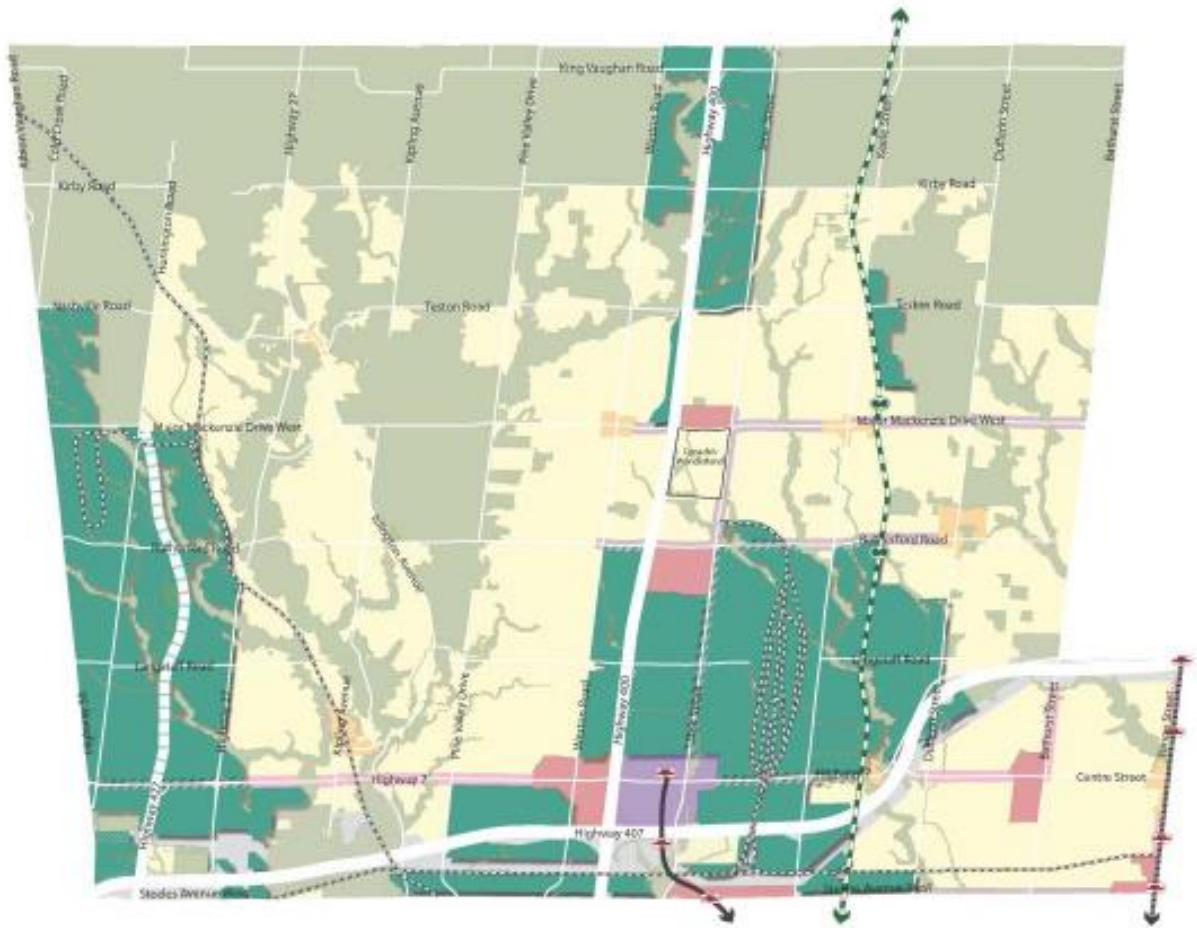
## **SCHEDULE “D” – MAPLE HERITAGE CONSERVATION DISTRICT PLAN AREA**

This map was taken from the *City Official Plan*, posted at [www.vaughan.ca](http://www.vaughan.ca).



## **SCHEDULE “E” – CITY OF VAUGHAN EMPLOYMENT AREAS**

This figure was taken from the City Official Plan, posted at [www.vaughan.ca](http://www.vaughan.ca), in which Employment Areas are shown in turquoise.



## **SCHEDULE “F” – RULES OF PROCEDURE AND CONDUCT OF MEETINGS ON THE SIGN VARIANCE COMMITTEE**

### **E1 – QUORUM**

If no *Quorum* is present one half hours after the time appointed for a meeting, the *Chairman* shall record the names of the *Members* present, and the meeting shall stand adjourned until the date of the next such regular meeting, provided that, if those *Members* who are present at that time, remain until a *Quorum* is present, then the meeting shall proceed.

### **E2 – MEETING OF THE COMMITTEE**

A meeting of the *Committee* shall be held at the hour of 2:00 pm on the first and third of each month, unless otherwise changed by a majority of the *Member's* present.

### **E3 – CALLING A MEETING TO ORDER AND QUORUM**

As soon after the hour fixed for the holding of the meeting of the *Committee* as a *Quorum* is present, the *Chairman* shall take the chair and call the meeting to order.

### **E4 – ABSENCE OF THE CHAIRMAN**

In the absence of the *Chairman*, the *Members* present shall elect a *Chairman*.

### **E5 – DUTIES OF THE CHAIRMAN**

It shall be the duty of the *Chairman* to:

- a. put to a vote all questions which are regularly moved and seconded, or necessarily arise in the course of the proceedings, and to announce the results;
- b. decline to put to vote motions which infringe the rules of procedure;
- c. enforce on all occasions the observance of order and decorum among the *Members*;
- d. call by name, any *Member*, persisting in breach of the rules of the *Committee*, thereby ordering that *Person* to vacate the meeting;
- e. decided all questions of order at meetings of the *Committee*; and
- f. authenticate by their *Signature* when necessary, all resolutions and minutes of the *Committee*.

### **E6 – MINUTES**

Minutes of the meeting shall be approved at the following meeting.

### **E7 – ADOPTION OF MINUTES**

As soon as a regular meeting is called to order, the *Chairman* shall ask if there are an objection to the minutes of the previous meeting and shall forthwith, or after correction or change, declare the minutes adopted and shall *Sign* them.

### **E8 – PREPARATION OF AGENDA**

Prior to each meeting, the *Chairman* shall prepare and agenda of all the business to be brought before such meeting. The agenda shall be distributed to *Members* of the *Committee*, together with all reports at least five days before the meeting.



## E9 – ORDER OF BUSINESS

All discussions shall be through the *Chairman*. The *Committee* shall deal with matters in the order shown on the agenda which shall normally be as follows:

- a. Adoption of minutes
- b. Disclosure of interest
- c. Items for discussion/deputations, if any
- d. Motion to adjourn

## E10 – MOTIONS

Every motion or resolution other than a motion to adjourn, shall be read aloud, and when duly moved and seconded, shall be open for discussion. The *Chairman* may not move or second a motion.

## E11 – AMENDMENTS TO A MOTION

Amendments to a motion shall be put to a vote in the reverse order to that in which they are moved. Every amendment shall be decided or withdrawn before the main question is put to the vote.

## E12 – QUESTIONS CONTAINING TWO OR MORE MATTERS

When the question under consideration concerns two or more matters, then upon the request of any *Member*, the vote upon each matter shall be taken separately.

## E13 – VOTING ON THE MATTER

After a question is put by the *Chairman*, no *Member* shall speak to the question, nor shall any other motion be made until after the result of the vote has been declared.

## E14 – VOTING ON MOTIONS

- a. Each *Member* present and voting shall announce or indicate his vote openly, and no vote shall be taken by ballot or any other secret means. In the event a *Member* present abstains from voting, they will be deemed to have voted in the negative unless the *Member's* reason for abstaining is a possible conflict of interest, in which case, their abstention shall be deemed to be neither an affirmative nor a negative vote.
- b. A simple majority of *Members* present is required to carry a motion of the *Committee*.
- c. The *Chairman* is entitled to vote all motions.
- d. A tie vote on a motion to recommend approval or refusal of an application, results in the motion being recommended for refusal.

## E15 – RECORDED VOTE

When a *Member* present requests a recorded vote, all *Members* present at the meeting must vote in alphabetical order, except the *Chairman* who shall vote last, unless they have declared a conflict of interest. The names of each *Member* who voted, and the manner in which he voted, shall be noted in the Minutes. The *Chairman* shall announce the results.

#### E16 – SPEAKING ON MOTION

No *Member* shall speak more than once on the same question or for longer than five minutes without the consent of the majority of *Members* present.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 141-2018**

### **A By-law to dedicate certain lands as part of the public highway.**

The Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the lands which are situate in the City of Vaughan, in the Regional Municipality of York, being:

Part of Block 50, Plan 65M-3627, designated as Part 1 on Plan 65R-37830, registered in the Land Registry Office for the Land Titles Division of York Region (No. 65); be and they are hereby dedicated as part of public highway known as "Zenway Boulevard".

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.  
Adopted by Vaughan City Council on January 30, 2018.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 142-2018**

**A By-law to adopt Amendment Number 27 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 27 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “1” and “2” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 46 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

**AMENDMENT NUMBER 27  
TO THE VAUGHAN OFFICIAL PLAN 2010  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 27 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”.

Authorized by Item No. 46 of Report No. 21  
of the June 5, 2018 Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 1 and Volume 2, to permit a residential development consisting of 135, 4-storey Townhouse (Back-to-back and Block Townhouse) dwelling units within 14 residential blocks and, four (4), 19 to 22-storey residential apartment buildings on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Land identified as “Area Subject to Amendment No. 27” on Schedule “1”, attached hereto, subject to the requirements for a Section 37 Agreement, for the portion of the Subject Lands designated “High-Rise Residential” only:

1. permit a maximum building height of 22-storeys; and,
2. permit a maximum density of 4.7 FSI.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the west side of Islington Avenue, north of Steeles Avenue West, municipally known as 7082 Islington Avenue, being Part of Lot 26, Registrar’s Compiled Plan 9691, City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 27.”

## III BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and establishes the framework for regulating the development of land. The PPS is applied province-wide and provides direction to support complete communities, a strong economy and a clean and healthy environment. The policies of the PPS focus growth and development to “Settlement Areas”. This Amendment is consistent with the policy objectives of the PPS, as the Subject Lands are located within a Settlement Area as defined by the PPS. The Subject Lands are located between approximately 100 m and 325 m from the Steeles Avenue West right-of-way, which is a Regional Rapid Transit Corridor, and is also served by the Toronto Transit Commission (“TTC”) and are located within proximity to existing retail and service commercial uses. The location of the Subject Lands supports alternate

modes of transportation such as transit, cycling and walking. The Development minimizes land consumption, proposes housing typologies (Back-to-Back and Block Townhouses, and residential apartments) that will help meet projected housing needs, add to the variety of housing units available, and utilizes existing servicing and infrastructure. The proposed development is consistent with the intent of the Settlement Areas and housing policies, which promote the efficient use of land, and which support healthy communities. The subject development will provide a greater variety of housing options for the City of Vaughan, thereby contributing to the projected housing needs.

2. The Provincial Growth Plan for the Greater Golden Horseshoe ("Growth Plan") builds on the PPS to establish a unique land use planning framework that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. The Growth Plan enables the development of regional growth plans that guide government investments and land use planning policies. The Growth Plan promotes the achievement of complete communities that are designed to support healthy and active living, prioritizes intensification and higher densities that make efficient use of land and infrastructure, protects the natural environment, supports transit viability, and encourages a range and mix of housing options. This Amendment is consistent with the objectives of the Growth Plan as it optimizes the use of the existing land supply by incorporating a compact built-form, makes efficient use of existing infrastructure, enhances and restores the natural environment, is located in close proximity to a Regional Transit Priority Network, and provides a range and mix of housing at a density that is transit-supportive and supportive of complete communities.
3. The York Region Official Plan ("YROP") designates the Subject Lands as "Urban Area", which permits a range of residential, commercial, employment and institutional uses. The Subject Lands are accessed by Islington Avenue, a Regional Road with a planned 36 m right-of-way and a planned regional cycling connection. The Subject Lands are within close proximity to the Steeles Avenue West right-of-way which is a Regional Rapid Transit Corridor also served by the Toronto Transit Commission ("TTC"). In support of transit-infrastructure, the YROP establishes a policy framework that encourages a broad range of housing types within efficient and compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region's residents. The YROP also encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. This Amendment is consistent with the YROP as the proposed development would permit transit-supportive density to the nearby regional transit priority corridor, diversifies the housing options found in the community by offering a mix of housing options (Back-to-Back Townhouse, Block Townhouse, and residential

apartment buildings with studio, 1 and 2-bedroom units), and creates new pedestrian connections to Islington Avenue and trail connections to the valleylands to the west. The proposed residential development is consistent with the YROP policy objectives.

4. VOP 2010 states that new development shall be designed to respect and reinforce the existing physical character and uses in the surrounding area as they relate to lot configuration and size, built form, setbacks and character. The proposed residential development provides an appropriate transition that is compatible with the existing low and mid-rise buildings with mixed-uses in the surrounding area.

The Subject Lands are located within a unique parcel of land that is bounded to the west by valleylands, Islington Avenue to the east, the rail lines to the north, and residential and commercial buildings and Steeles Avenue West right-of-way to the south. The Development respects the neighbourhood context by offering a wider range of housing typologies within the low and high-rise mixed-forms.

The in-effect Official Plan policies and zoning on the Subject Lands permit 7 apartment buildings with 1,040 residential units, with a maximum building height of 12-storeys. The Development reduces the number of apartment buildings from 7 to 4, and the remaining balance of residential units have been redistributed into taller buildings, thereby, increasing the density only on the portions of the lands proposed to be designated "High-Rise Residential". The proposed maximum building height, and FSI is considered appropriate within this area.

The proposed Back-to-Back Townhouse dwellings will establish a residential development which offers consistency in scale and building setbacks. The variety in building and unit types provides for a compact built-form that is consistent with the objective for accommodating Low-Rise residential housing stock within community areas, while still achieving intensification within the built-up areas of the City, and offer an appropriate range and mix of housing units.

This Amendment is facilitated by Section 37 of the *Planning Act*, and the "City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act*", where Vaughan Council may authorize an increase in building height and/or density in return for the provision of community benefits. Sections 10.1.2.9 of VOP 2010 include policies that permit bonusing for increased building height and/or density in return for the provision of community benefits in the form of facilities, services or other matters provided that the development represents good planning. The development is considered good planning as it addresses the policies contained in the Official Plan, including urban design policies and objectives, the relationship of the



development to its context, the adjacent streets, the creation of a good public realm, and adequate infrastructure.

In consideration of the above, it has been demonstrated that the proposed development meets the intent of the "Community Area" policies of VOP 2010, and provides for a low-rise and high-rise development that is appropriate and compatible with the surrounding development and will have no adverse impact on the surrounding communities or any natural features to the west containing the valleylands.

5. On April 23, 2018, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests.
6. The statutory Public Hearing was held on September 19, 2017. The recommendation of the Committee of the Whole to receive the Public Hearing report September 19, 2017 and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 26, 2017. Subsequently, on June 19, 2018, Vaughan Council ratified the June 5, 2018, Committee of the Whole recommendation, to approve Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision Files OP.15.007, Z.15.030 and 19T-17V006 (Islington Steeles Ventures Inc.).

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) is hereby amended by:

1. Modifying Schedule 13 "Land Use" by adding the map attached hereto as Schedule "2" and thereby redesignating the Subject Lands from "Mid-Rise Mixed-Use" and "Natural Areas", with a maximum building height of 9 to 12-storeys, and a Floor Space Index ("FSI") of 2.5 times the area of the Subject Lands to "Low-Rise Residential", "High-Rise Residential" and "Natural Areas" and identifying a maximum building height of 22-storeys and a Floor Space Index (FSI) of 4.7 on portions of the Subject Lands designated "High-Rise Residential".
2. Amending Volume 1, Schedule 14-C "Areas Subject to Site Specific Plans" by adding the Subject Lands identified on Schedule "1" to this Amendment, known as "#40 - 7082 Islington Avenue."

- “(OPA #27) 13.1.1.40            The lands known as 7082 Islington Avenue are identified on Schedule 14-C as Item #40 and are subject to the policies set out in Section 13.41 of this Plan.

- |            |           |  |
|------------|-----------|--|
| "(OPA #27) | 13.41     | 7082 Islington Avenue  |
|            | 13.41.1   | General  |
|            | 13.41.1.1 | The following policies shall apply to the lands identified on Map 13.41.A.   |
|            | 13.41.1.2 | Notwithstanding the policy contained in Section 9.2.2.1.a), and 9.2.2.1.c), the lands identified on Map 13.41.A as "Low-Rise Residential" shall be permitted to be developed with Back-to-Back Townhouse and Townhouse Block dwelling units with a maximum building height of 4-storeys. Site-specific development standards shall be established in the implementing by-law.  |
|            | 13.41.1.3 | Notwithstanding the policy contained in Section 9.2.3.2.a), 9.2.3.2.d) and 9.2.3.2.e), the lands identified on Map 13.41.A as "Low-Rise Residential" shall be permitted to be developed with a maximum of 16 Back-to-Back Townhouse dwelling units within a Townhouse block, and be permitted to front on a common element private road. The facing distance between blocks of Townhouses that are not separated by a public street shall generally be a minimum of 16.5 metres. |
|            | 13.41.1.4 | Notwithstanding the policy contained in Section 9.2.3.6.a), the lands identified on Map 13.41.A identified as "High-Rise Residential" shall be permitted to be developed with a total of 4 residential apartment buildings with a maximum building height of 22-storeys. Site-specific development standards shall be established in the implementing by-law.  |
|            | 13.41.1.5 | The policies of Section 9.2.3.6.d) ii) shall not apply.  |
|            | 13.41.1.6 | Notwithstanding policy 9.2.3.6. d) iii), a minimum distance of 20 m between High-Rise Buildings for portions above 12-storeys shall be required.   |

"13.41.1.7

Notwithstanding Schedule I, Height and Density Parameter:

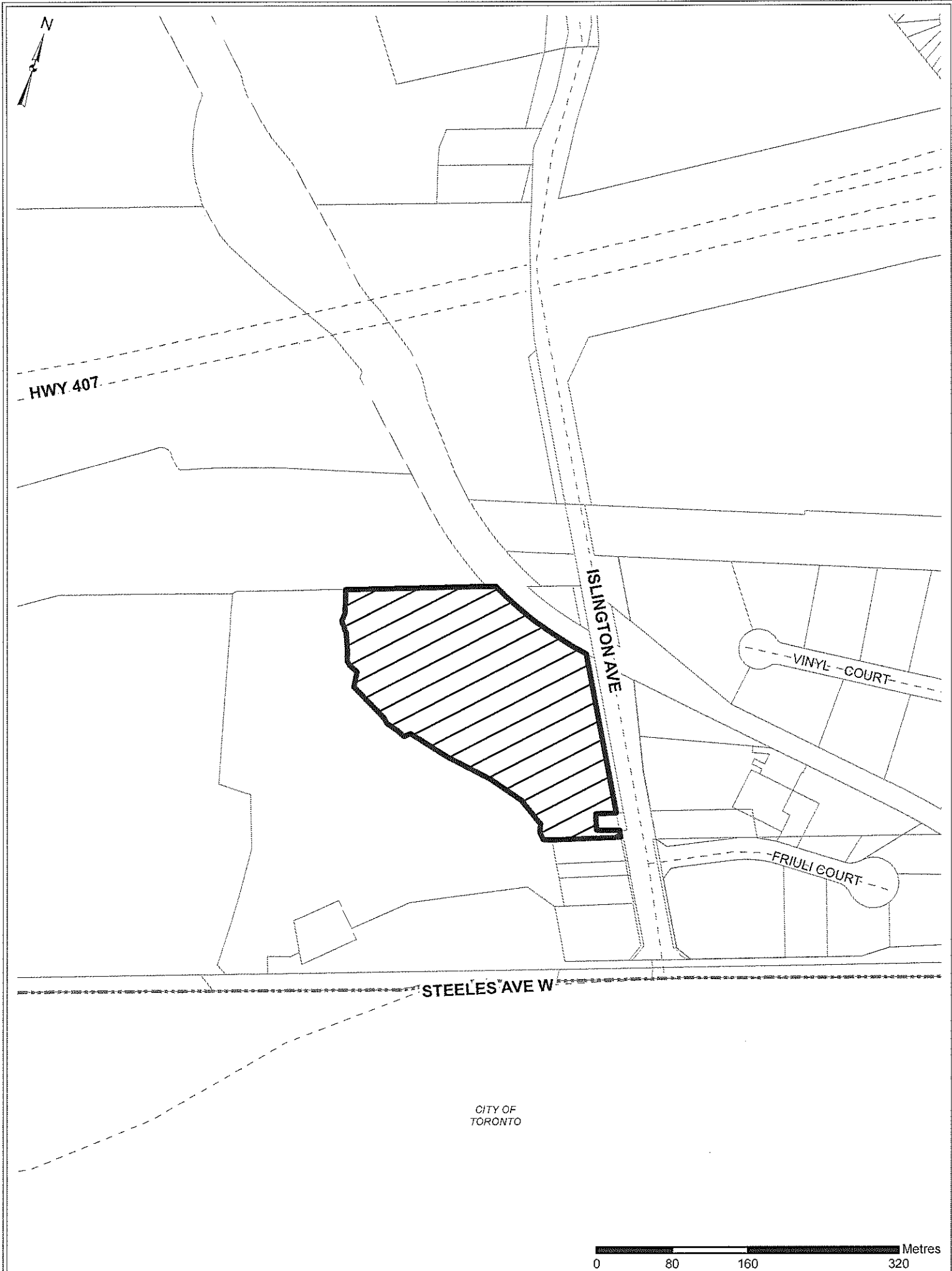
- a. the lands identified as "Area Subject to Amendment No. 27" on Schedule "2", which are designated "High-Rise Residential" shall be permitted a maximum building height of 22-storeys, and a maximum Floor Space Index (FSI) of 4.7. The 1,180 m<sup>2</sup> amenity area, as identified in the implementing Zoning By-law, shall be included towards the calculation of the Floor Space Index ("FSI") within the "High-Rise Residential" designation.
- b. prior to the implementation of the site-specific Zoning By-law, the requirements for a Section 37 Agreement shall be satisfied (OPA #27)".

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, and Site Development Approval, pursuant to the *Planning Act*.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



THIS IS SCHEDULE '1'  
TO AMENDMENT NO. 27  
ADOPTED THE 19<sup>th</sup> DAY OF June, 2018

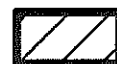
FILE:OP.15.007 & Z.15.030

RELATED FILES: 19T-17V006

LOCATION: PART OF LOT 1, CONCESSION 7

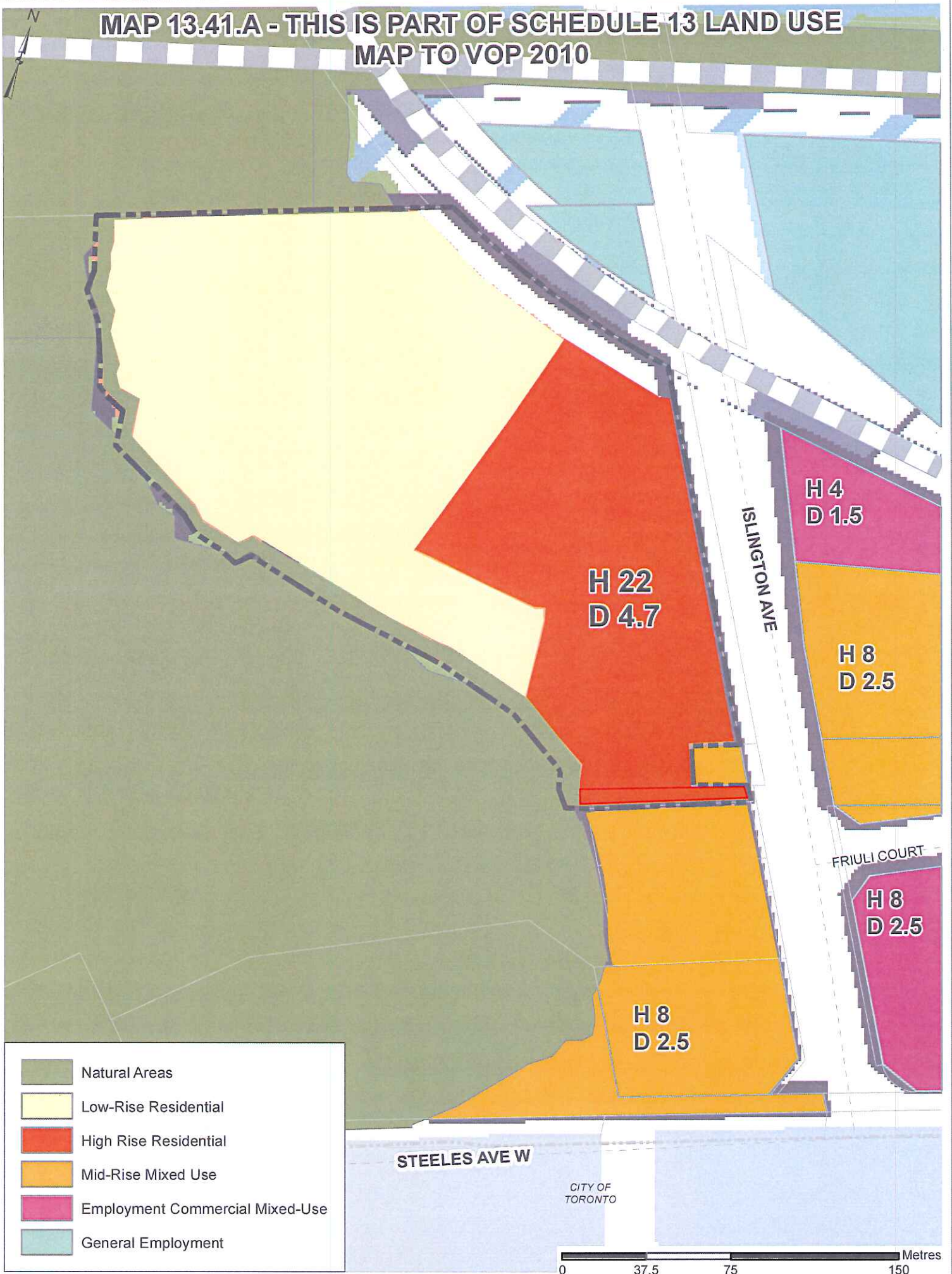
APPLICANT: ISLINGTON STEELES VENTURES INC.

CITY OF VAUGHAN



AREA SUBJECT TO  
AMENDMENT NO. 27

MAP 13.41.A - THIS IS PART OF SCHEDULE 13 LAND USE  
MAP TO VOP 2010



THIS IS SCHEDULE '2'  
TO AMENDMENT NO. 27  
ADOPTED THE 10<sup>th</sup> DAY OF June, 2018

FILES: OP.15.007 & Z.15.030  
RELATED FILE: 19T-17V006  
LOCATION: PART OF LOT 1, CONCESSION 7  
APPLICANT: ISLINGTON STEELES VENTURES INC.  
CITY OF VAUGHAN

AREA SUBJECT TO  
AMENDMENT NO. 27

## APPENDIX I

The Subject Lands are located on the west side of Islington Avenue, north of Steeles Avenue West, and are municipally known as 7082 Islington Avenue, being Lot 26, Registrar's Compiled Plan 9691 in the City of Vaughan.

The purpose of this Amendment is to amend the policies of Vaughan Official Plan 2010 ("VOP 2010") to permit the development of 135 Back-to-Back Townhouse and Townhouse Dwelling units, on common element private road, and four (4), 19 to 22-storey residential apartment buildings with an amenity area, 4-levels of underground parking, and a maximum density of 4.7 FSI on the portions of the Subject Lands designated "High-Rise Residential", respectively, subject to the requirement of a Section 37 Agreement, pursuant to the *Planning Act*.

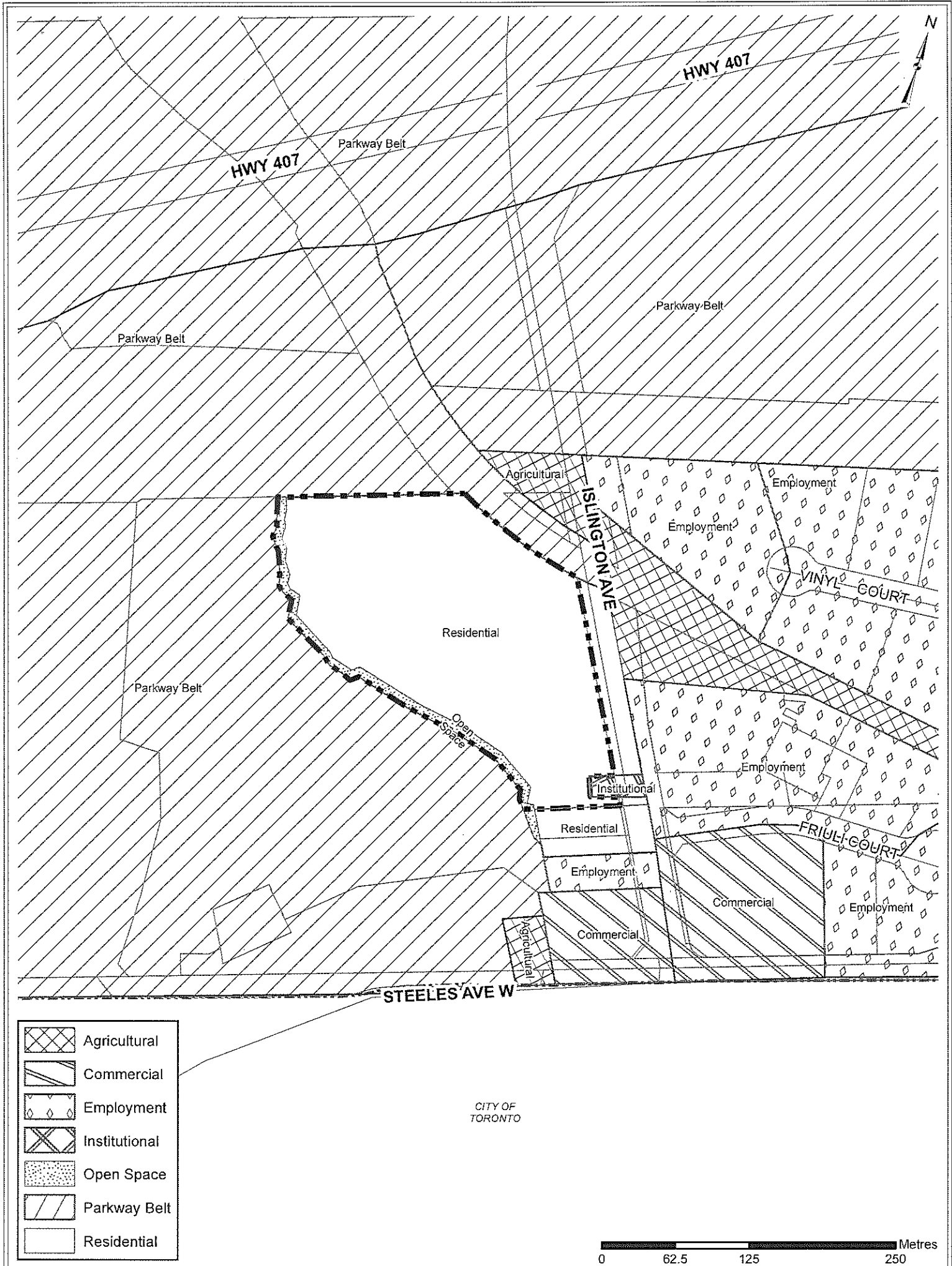
On June 19, 2018, Vaughan Council ratified the June 5, 2018, recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.15.007 (Islington Steeles Ventures Inc.) as follows:

1. THAT Official Plan Amendment File OP.15.007 (Islington Steeles Ventures Inc.) BE APPROVED, to amend the following policies and development criteria of Vaughan Official Plan 2010 for the Subject Lands shown on Attachments #2 and #3 as follows:
  - a) Schedule 13 - to redesignate the Subject Lands from "Mid-Rise Mixed-Use" and "Natural Areas" with a maximum permitted building height of 12-storeys, and a Floor Space Index ("FSI") of 2.75 times the area of the lot, to "Low-Rise Residential", "High-Rise Residential" with a maximum building height of 22-storeys and an FSI of 4.7 times the area of the Subject Lands designated "High-Rise Residential" and "Natural Areas";
  - b) Section 9.2.2.1.a) respecting the "Low-Rise Residential" designation to increase the maximum permitted building height from 3-storeys to 4-storeys;
  - c) Section 9.2.2.1.c) respecting the "Low-Rise Residential" designation to permit Back-to-Back Townhouses as a permitted building type;
  - d) Section 9.2.3.2.a), d) and e) respecting the "Townhouse" development criteria to permit the following:
    - i) a maximum of 16 Back-to-Back Townhouse Dwelling units within a Townhouse block, whereas a maximum of 6 units in a row are permitted;
    - ii) Townhouses and Back-to-Back Townhouse Dwellings to front on a private common element road;
    - iii) a minimum facing distance of 16.5 m between blocks of Townhouse Dwelling units that are not separated by a public street, whereas 18 m is required;
  - e) Section 9.2.3.6.d) ii) respecting the "High-Rise Building" development criteria requiring that the portions of the buildings beyond 12-storeys to be setback a minimum of 15 m from any lot line, and that Section 9.2.3.6.d) ii) shall not apply; and,
  - f) Section 9.2.3.6.d) iii) respecting the "High-Rise Building" development criteria to permit a minimum distance of 20 m between High-Rise Buildings above 12-storeys, whereas 30 m is required.
2. THAT Zoning By-law Amendment File Z.15.030 (Islington Steeles Ventures Inc.) BE APPROVED; to amend Zoning By-law 1-88 for the Subject Lands, shown on Attachments #2 and #3, from "RA3(H) Residential Apartment Zone" with the Holding Symbol "(H)" to "RT1(H) Residential Townhouse Zone" and "RA3(H) Residential Apartment Zone" both with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone", and "OS2 Open Space Park Zone" in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report, subject to the following condition:
  - a) The implementing Zoning By-law shall identify a minimum 1,180 m<sup>2</sup> amenity area, which shall be used for no other purpose other than an amenity area, and to permit portions of an underground parking garage below-grade within the "OS2 Open Space Park Zone", which is to be constructed to an interim condition as part of the Phase 1 of the development, to the satisfaction of the City.
3. THAT the implementing Official Plan and Zoning By-law Amendments include this provision for a contribution, pursuant to Section 37 of the *Planning Act*, for the \$330,000.00 cash payment. The



4. Section 37 benefits will be implemented through the Section 37 Agreement between the Owner and the City of Vaughan to be executed prior to the enactment of the implementing Official Plan and Zoning By-law Amendments. The payment of the Section 37 amount shall be paid to the City prior to the issuance of the first Building Permit for any above grade structure(s) on the Phase 2 Development shown on Attachment #7, and shall be allocated, at the discretion of the Development Planning Department, towards the costs associated with: upgrades to community facilities; enhanced public access to natural heritage features; development of playground facilities on site; and/or off-site sporting facilities. The amount of the payment shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Vaughan to be calculated from the date of the enactment of the Zoning By-law Amendment.
5. THAT the Mayor and the City Clerk be authorized to execute a Section 37 Density Bonusing Agreement (the "Section 37 Agreement"), pursuant to Section 37 of the *Planning Act*, for the implementation of the community benefits identified in Recommendation #3.
6. THAT the Holding Symbol "(H)", as shown on Attachment #4, shall not be removed from the Subject Lands, or any portion (phase) thereof, until the following conditions are satisfied:
  - a) the Owner shall submit a Ministry of Environment and Climate Change ("MOECC") Record of Site Condition registered on the Environmental Site Registry of the City of Vaughan, to the satisfaction of the City and MOECC;
  - b) the Owner satisfy all requirements of the Toronto Region and Conservation Authority (the "TRCA");
  - c) Vaughan Council shall identify and allocate water and sanitary servicing capacity for the Phase 2 portion of the Subject Lands zoned "RA3(H) Residential Apartment Zone", as shown on Attachment #4;
  - d) Prior to the execution of the Site Plan Agreement for Tower "4" of Phase 2, (lands to be zoned "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)"), the Owner shall enter into an Agreement with the City of Vaughan to dedicate any unencumbered lands that are located within Block 7 of the 4.5 m wide trail connection, as shown on Attachment #5; and,
  - e) the proposed sanitary sewer extension and connection is resolved to the satisfaction of the City and York Region.
7. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
8. THAT Draft Plan of Subdivision File 19T-17V006 (Islington Steeles Ventures Inc.) BE APPROVED, to create one residential block, an open space buffer block, trail connection blocks and reserves in the manner shown on Attachment #5, subject to the Conditions of Approval set out in Attachment #1 of this report.
9. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:
 

"IT IS HEREBY RESOLVED THAT related Site Development File DA.18.015 (Islington Steeles Ventures Inc. - Phase 1) be allocated servicing from the York Sewage Servicing/Water Supply System for a total of 135 residential units (413 persons equivalent)."
10. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V006 (Islington Steeles Ventures Inc.) shall include the following clauses:
  - a) "The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."



## APPENDIX II

### EXISTING LAND USES

### OFFICIAL PLAN AMENDMENT NO. 27

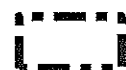
FILE:OP.15.007 & Z.15.030

RELATED FILES: 19T-17V006

LOCATION: PART OF LOT 1, CONCESSION 7

APPLICANT: ISLINGTON STEELES VENTURES INC.

CITY OF VAUGHAN



LANDS SUBJECT TO  
AMENDMENT NO. 27



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 143-2018**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from "RA3(H) Apartment Residential Zone", with the Holding Symbol "(H)", and subject to site-specific Exception 9(1323) to "RT1(H) Residential Townhouse Zone" and "RA3(H) Residential Apartment Zone" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone", in the manner shown on Schedule "1".
  - b) Deleting Exception 9(1323) in its entirety from Section 9.0 "EXCEPTIONS" and substituting therefor the following paragraphs:

"(1323) A. The following provisions shall apply to all the lands zoned "RT1(H) Residential Townhouse Zone" with the Holding Symbol "(H)" as shown on Schedule "E-1451".

    - a) Lands zoned with the Holding Symbol "(H)" shall be used only for the production of field crops or a use legally existing as of the date of the enactment of this By-law.
    - b) The Holding Symbol "(H)" shall remain on the "RT1(H) Residential Townhouse Zone" of the Subject Lands until such time as the following conditions are met:
      - i. The Owner shall submit a Ministry of Environment and Climate Change (the "MOECC") Record of Site Condition, registered on the Environmental Site Registry of the City of Vaughan, to the satisfaction of the City and MOECC;
      - ii. The Owner shall address all detail design comments, to the satisfaction of the Toronto and Region Conservation Authority (the "TRCA"); and,

- iii. The proposed water and sanitary sewer extension and connection is resolved to the satisfaction of the City of Vaughan and York Region.

(1323) A1. Notwithstanding the provisions of:

- a) Subsection 2.0 Definitions respecting “Dwelling”, “Dwelling - Street Townhouse”, “Lot”, and “Street Line”;
- b) Subsection 3.8(a), (c) and (g) respecting Minimum Parking Requirements for an Apartment Dwelling, Parking Area Requirements, and Maximum Driveway Access width;
- c) Subsection 3.17 respecting Portions of Buildings Below Grade;
- d) Subsection 4.22.2 respecting Front and Exterior Porch Encroachments;
- e) Section 3.21 respecting Frontage on a Public Street;
- f) Subsections 4.1.2 respecting Minimum Soft Landscaped Area, Subsection 4.1.4(b), (e), and (f) respecting Parking and Access Requirements;
- g) Subsection 4.6 respecting Minimum Amenity Area;
- h) Subsection 4.29 respecting Permitted Uses in the “RT1 Residential Townhouse Zone”;
- i) Subsections 7.1.2 and 7.2.1, 7.3 respecting Permitted Uses in the “OS1 Open Space Conservation Area Zone” and “OS2 Open Space Park Zone”; and,
- j) Schedule “A3” in the “RT1 Residential Townhouse Zone”.

The following provisions shall apply to the lands zoned “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” on Schedule “E-1451”:

- ai) BACK-TO-BACK TOWNHOUSE, DWELLING - Means a Low-Rise Residential building up to a maximum of 4-storeys in height, and part of a row or block of residential units. A block of Back-to-Back Townhouse units shall consist of two rows sharing a common back wall, and shall contain a minimum of 10 units but no more than a maximum of 14 units within each block. Each Back-to-Back Townhouse Dwelling shall have its own at-grade entrance with frontage on a common element private road;
- aii) STREET TOWNHOUSE, DWELLING - Means a Townhouse Dwelling in which each Dwelling unit is situated on its own lot or parcel of tied land (“POTL”), which abuts a public street or common element private road;
- aiii) LOT - Means a parcel of land fronting on a public road or private common element road; and,

- aiv) STREET LINE - Means the dividing line between a lot and a street or a private common element road;
- bi) A minimum of 27 visitor parking spaces is required. A minimum dimension of 2 m x 6.7 m shall be provided for a parallel parking space located along the private common element road; and,
- biii) A maximum driveway width (at Islington Avenue) of 15 m is permitted.
- ci) There shall be a minimum setback of 3 m to the north interior side lot line, and 1 m to the south interior side lot line, and 0 m to the front lot line for an underground parking garage within the "OS1 Open Space Conservation Zone", as shown on Schedule "E-1451A";
- cii) There shall be a minimum rear yard setback of 0 m to the rear lot line abutting Towers "1" and "2" for an underground parking garage and Amenity Area within the "OS2 Open Space Park Zone", as shown on Schedule "E-1451A";
- ciii) There shall be a 1 m setback to the interior side lot line for the 4.5 m wide trail connection within the "OS1 Open Space Conservation Zone" for an underground parking garage, as shown on Schedule "E-1451A".
- di) A maximum encroachment of 3.0 m into a required front yard, and exterior side yard, and to permit a minimum encroachment of 0.5 m for steps located in the exterior side yard is permitted;
- dii) A no encroachment zone of 0.5 m shall be maintained within the property line;
- ei) No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public or private street;
- fi) A minimum front yard landscaping of 30%, and a minimum of 50% soft landscaping is permitted;
- fii) A minimum 0 m landscape strip width around the periphery of an outdoor parking area, and a 0 m high landscape screening abutting a street is permitted; and,
- fiii) For lots with a lot frontage less than 6 m, the minimum width of a driveway shall be 2.7 m.
- gi) A minimum 1,180 m<sup>2</sup> amenity area shall be provided for lands within the "OS2 Open Space Park Zone", which shall be used for no other purpose other than an amenity area. The 1,180 m<sup>2</sup> amenity area shall be included towards the calculation of the Floor Space Index (the "FSI") within the lands zoned "RA3(H) Apartment Residential Zone".

- hi) The following additional uses shall be permitted in the "RT1 Residential Townhouse Zone":
  - Back-to-Back Townhouse Dwelling
  - Street Townhouse Dwelling
- ii) The following uses shall be permitted within the "OS1 Open Space Conservation Zone":
  - Conservation Uses – conservation project and forestry project
  - Recreational Uses - limited to a walking trail only
  - At-grade Visitor Parking;
  - Bicycle Parking;
  - Hard and Soft Landscaping; and,
  - A portion of an underground parking garage for Tower "1" only.
- iii) The following uses shall be permitted within the "OS1 Open Space Conservation Zone" containing the 4.5 m wide trail connection:
  - A portion of an underground parking garage for Tower "4" only.
- iii) The following uses shall be permitted within the "OS2 Open Space Park Zone":
  - An Amenity Area of 1,180 m<sup>2</sup>; and,
  - Bicycle Parking; and,
  - A portion of the underground parking garage for Towers "1" and 2" only.
- ji) The Minimum Lot Frontage shall be 5.49 m for Blocks 9 to 14 only;
- jii) The Minimum Lot Area shall be:
  - 93.9 m<sup>2</sup> per unit for Dwellings within the "RT1 Residential Townhouse Zone" for the following:
    - Lots 4 to 6 (Block 14);
    - Lots 9 to 13 (Block 13);
    - Lots 16 to 19 (Block 12);
    - Lots 28 to 31 (Block 10);
    - Lot 34 (Block 9);
    - Lots 38 to 52 (Block 8); and,
    - Lots 54 to 135 (Blocks 1 to 7), excluding Lot 77.
- jiii) The Minimum Lot Depth shall be 12.5 m for Blocks 1 to 8 only.
- jiv) The Minimum Front Yard Setback shall be 3 m for Blocks 1, 2, 3, 5, 6, 7, 8 and 9 only;
- jv) The Minimum Rear Yard Setback shall be:

- 0 m for Blocks 1 to 8;
  - 2.7 m for Block 9;
  - 2.2 m for Block 10;
  - 6.5 m for Block 11; and,
  - 6 m for Block 12;
- jvii) The Minimum Exterior Side Yard Setback shall be:
- 2.5 m for Block 1;
  - 2.7 m for Block 2;
  - 1.4 m for Block 3;
  - 1.9 m for Block 5;
  - 2 m for Block 6; and,
  - 1.5 m for Blocks 7 and 8.
- jviii) The Maximum Building Height shall be:
- 13.6 m (4-storeys) for Blocks 1 to 8;
  - 12.5 m for Blocks to 9 to 14;
- jix) A maximum of 16 units within a Block of Back-to-Back Townhouse Dwellings is permitted within Block 8 only.
- jx) A maximum of 7 units in a row for a Street Townhouse Dwelling is permitted.
- jxi) The Interior Garage Dimension shall be:
- Maximum of 3.18 m for all Lots, except Lots 32, 33 and 53
  - Maximum of 5.61 m for Lot 33 in Block 9 only; and,
  - One(1) riser (step) within the interior of the minimum garage width shall be permitted.

(1323) B. The following provisions shall apply to all the lands zoned “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” as shown on Schedule “E-1451”.

- a) Lands zoned with the Holding Symbol “(H)” shall be used only for the production of field crops or a use legally existing as of the date of the enactment of this By-law.
- b) The Holding Symbol “(H)” shall remain on the “RA3(H) Apartment Residential Zone” of the Subject Lands until such time as the following conditions are met:
  - i. The Owner shall submit a Ministry of Environment and Climate Change (the “MOECC”) Record of Site Condition, registered on the Environmental Site Registry of the City of Vaughan, to the satisfaction of the City and MOECC;

- ii. The Owner Shall address all detail design comments, to the satisfaction of the Toronto and Region Conservation Authority (the "TRCA");
- iii. Water and sanitary servicing capacity shall be identified on the Phase 2 portion of the Subject Lands, as shown on Schedule "E-1451" zoned "RA3(H) Apartment Residential Zone" and allocated by Vaughan Council; and,
- iv. The Owner shall enter into a formal Agreement with the City of Vaughan to dedicate the remaining portion of the unencumbered trail connection (if any) to the City at an agreed point in time for the portion of the lands zoned "RA3(H) Apartment Residential Zone" only, to the satisfaction of the City.

(1323) B1. Notwithstanding the provisions of:

- a) Subsection 2.0 Definitions respecting "Lot", and "Street Line";
- b) Subsection 3.8(a), (c) and (g) respecting Minimum Parking Requirements for an Apartment Dwelling, Parking Area Requirements, and Maximum Driveway Access width;
- c) Subsection 3.13 respecting Minimum Landscaped Area;
- d) Section 3.21 respecting Frontage on a Public Street;
- e) Subsections 4.1.2 respecting Minimum Landscaped Area, Subsection 4.1.4(b), (e), and (f) respecting Parking and Access Requirements, and Subsection 4.1.6 respecting Minimum Amenity Area;
- f) Subsection 4.1.6 respecting Minimum Amenity Area; and,
- g) Schedules "A" respecting the zone standards in the "RA3 Apartment Residential Zone".

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1451":

- ai) LOT - Means a parcel of land fronting on a public road or common element private road;

- a) STREET LINE - Means the dividing line between a lot and a street or a private common element road; and,
- b) The following residential and visitor parking spaces rates within the “RA3 Apartment Residential Zone” are permitted:
  - 1 residential parking space per unit
  - 0.2 visitor parking spaces per unit
- bii) A maximum driveway width (at Islington Avenue) of 15 m is permitted.
- ci) A minimum landscape strip width of 2 m abutting Islington Avenue is permitted.
- di) No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public or private common element road.
- ei) A 0 m landscape strip width around the periphery of an outdoor parking area, and a 0 m high landscape screening abutting a street is permitted.
- fii) The minimum amenity area shall be 10 m<sup>2</sup> per unit. The 1,180 m<sup>2</sup> amenity area shall be included towards the calculation of the Floor Space Index (the “FSI”) within the lands zoned “RA3(H) Apartment Residential Zone”.
- gi) The Minimum Lot Area shall be 50 m<sup>2</sup> per unit within the RA3 Apartment Residential Zone;
- gii) The Minimum Front Yard Setback shall be 2 m for Towers 2 and 3;
- giii) The Minimum Interior Side Yard Setback shall be:
  - 0 m for Tower 4; and,
  - 2 m for Towers 2 and 3;
- giv) The Minimum Rear Yard Setback shall be:
  - 0 m for Tower 4; and,
  - 3 m for Tower 1.
- gv) The Maximum Building Height shall be:
  - 65 m (19-storeys) for Towers 1 and 4; and,
  - 75 m (22-storeys) for Towers 2 and 3.
- c) Deleting Schedule “E-1451” and substituting therefor the Schedule “E-1451” attached hereto as Schedule “1”.
- d) Adding Schedule “E-1451A” attached hereto as Schedule “2”.
- e) Deleting Key Map 7A and substituting therefor the Key Map 7A attached hereto as Schedule “3”.
- f) Adding new clause h) after clause g) of Exception Paragraph 9(1323) B1. as follows:

“h) the maximum building height and maximum density for the lands designated “High-Rise Residential” shall be 22-storeys (75 m), exclusive of all mechanical equipment and architectural features, (4.7 Floor Space Index - “FSI”), subject to Section 37 of the *Planning Act*, in return for the following:

- Monetary payment of \$330,000.00 to the City of Vaughan, and shall be allocated, at the discretion of the Development Planning Department towards costs associated with: upgrades to community facilities; enhanced public access to natural heritage features; development of playground facilities on-site; and/or off-site sporting facilities. The amount of payment shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Vaughan to be calculated from the date of the enactment of the Zoning By-law Amendment.

The Section 37 contributions shall be implemented through an agreement executed between the Owner and the City of Vaughan, to the satisfaction of the City of Vaughan.”

2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

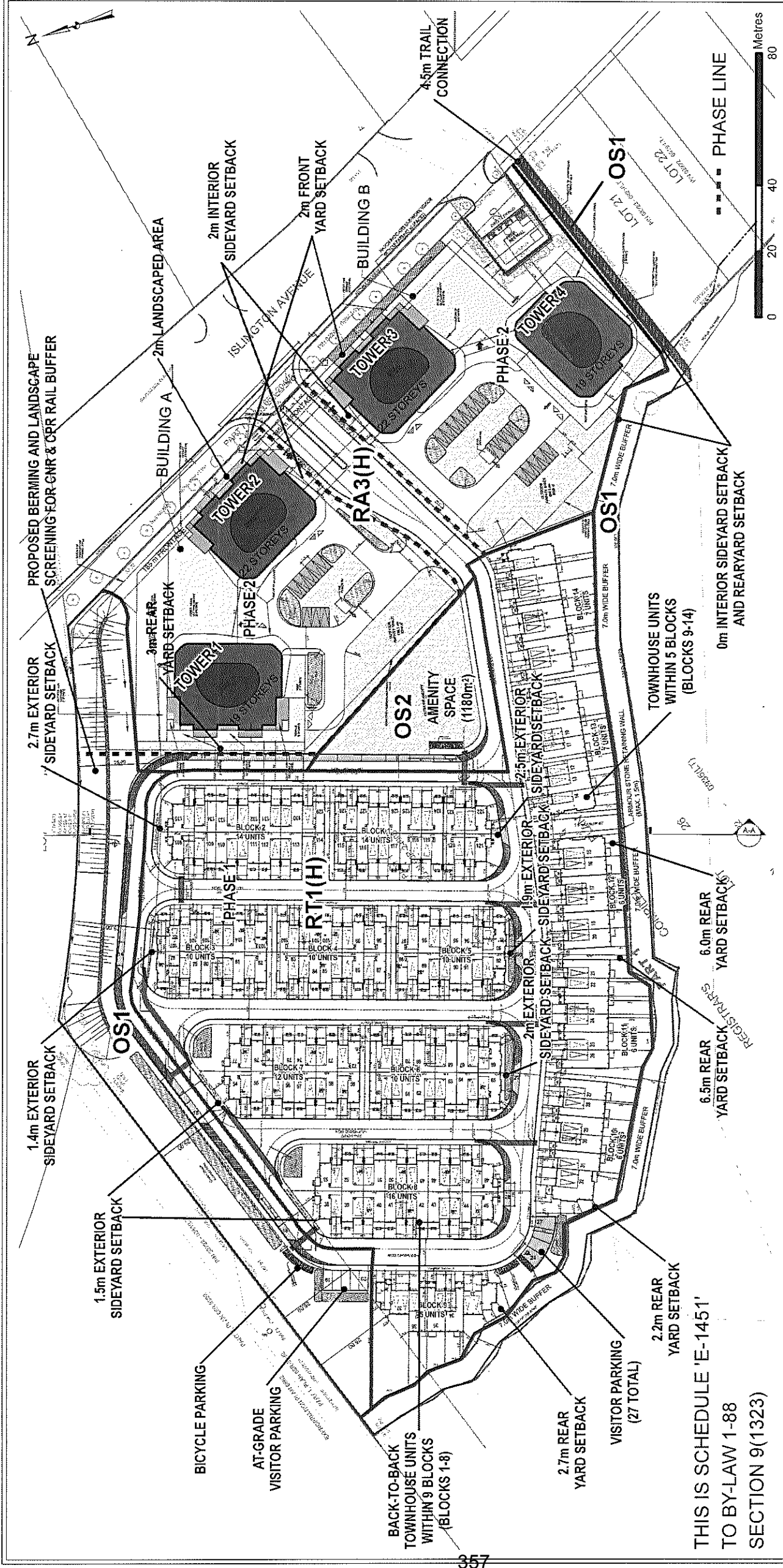
Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 46 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.



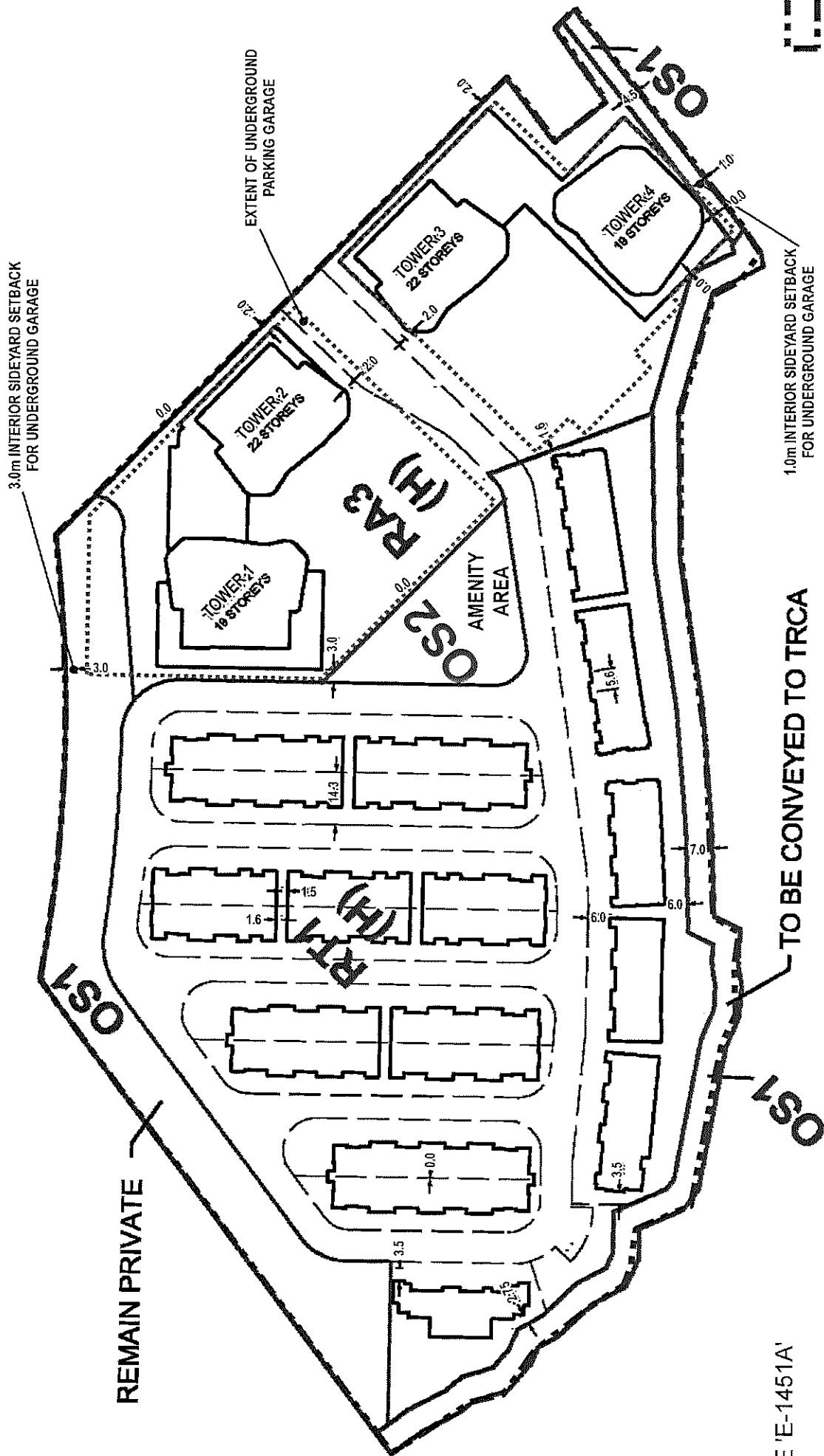


THIS IS SCHEDULE '1'  
TO BY-LAW 1-88  
SECTION 9(1323)

FILE:OP.15.007 & Z.15.030  
RELATED FILES: 19T-17V006  
LOCATION: PART OF LOT 1, CONCESSION 7  
APPLICANT: ISLINGTON STEELES VENTURES INC.  
CITY OF VAUGHAN

THIS IS SCHEDULE '1'  
TO BY-LAW 143 -2018  
PASSED THE 10<sup>th</sup> DAY OF JUNE, 2018

SIGNING OFFICERS  
MAYOR  
CLERK



THIS IS SCHEDULE 'E-1451A'  
TO BY-LAW 1-88  
SECTION 9(1323)



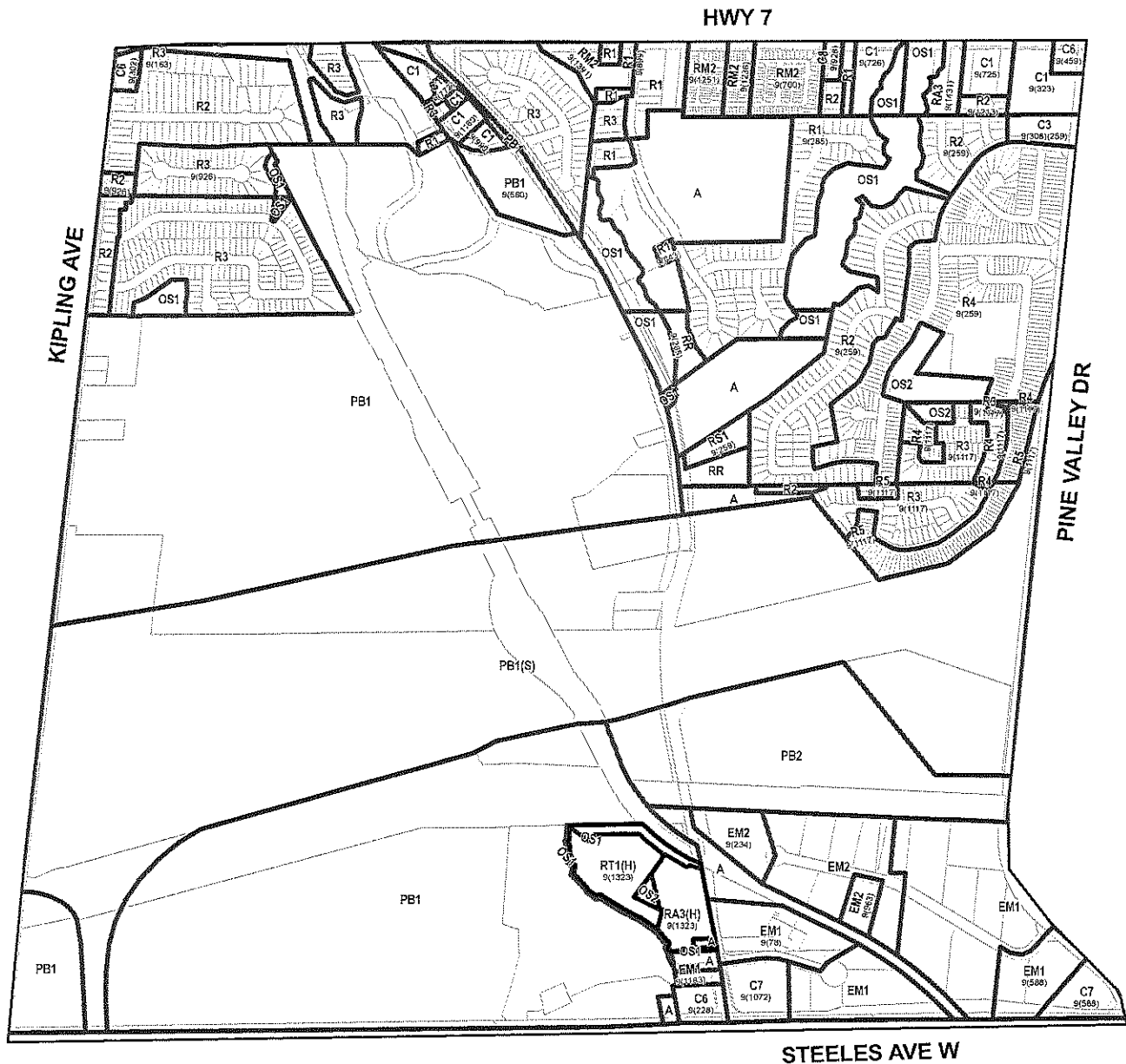
THIS IS SCHEDULE '2'  
TO BY-LAW 143 -2018  
PASSED THE 19th DAY OF JUNE, 2018

FILE: OP.15.007 & Z.15.030  
RELATED FILES: 19T-17V006  
LOCATION: PART OF LOT 1, CONCESSION 7  
APPLICANT: ISLINGTON STEELES VENTURES INC.  
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



0 125 250 500 Metres

FILE:OP.15.007 & Z.15.030  
RELATED FILES: 19T-17V006  
LOCATION: PART OF LOT 1, CONCESSION 7  
APPLICANT: ISLINGTON STEELES VENTURES INC.  
CITY OF VAUGHAN

CLERK

### **SUMMARY TO BY-LAW 143-2018**

The lands subject to this By-law are located west of Islington Avenue, north of Steeles Avenue West, and municipally known as 7082 Islington Avenue, and being Part of Lot 1, Concession 7, Part of Lot 26 on Registrar's Compiled Plan 9691.

The purpose of this By-law is to facilitate a phased residential development consisting of 135 Back-to-Back and Townhouse Dwelling units within 14 residential blocks on a common element private road (Phase 1), and with 4, 19 to 22-storey residential apartment buildings with an amenity area and 4-levels of underground parking, consisting of 913 residential and visitor parking spaces (Phase 2). This By-law also permits 27 visitor parking spaces to serve the Phase 1 development.

The By-law amends site-specific Exception 9(1323) by delineating the Phased development areas, where Phase 1 will consist of the low-rise development to be zoned "RT1(H) Residential Townhouse Zone" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone", and "OS2 Open Space Park Zone; and, Phase 2 will consist of the high-rise development to be zoned "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)". The removal of the Holding Symbol "(H)" is contingent upon the following conditions being satisfied:

- a) the Owner shall submit a Ministry of Environment and Climate Change ("MOECC") Record of Site Condition registered on the Environmental Site Registry of the City of Vaughan, to the satisfaction of the City and MOECC;
- b) the Owner satisfy all requirements of the Toronto Region and Conservation Authority (the "TRCA");
- c) Vaughan Council shall identify and allocate water and sanitary servicing capacity for the Phase 2 portion of the Subject Lands zoned "RA3(H) Residential Apartment Zone", as shown on Attachment #4;
- d) Prior to the execution of the Site Plan Agreement for Tower "4" of Phase 2, (lands to be zoned "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)"), the Owner shall enter into an Agreement with the City of Vaughan to dedicate any unencumbered lands that are located within Block 7 of the 4.5 m wide trail connection, as shown on Attachment #5; and,
- e) the proposed sanitary sewer extension and connection is resolved to the satisfaction of the City and York Region.

To facilitate the Phased development (Phases 1 and 2), the following site-specific zoning exceptions, which delete and replace the existing site-specific Exception 9(1323), are permitted:

- a) definitions for Dwelling, Dwelling – Street Townhouse, Dwelling – Back-to-Back Townhouse, Lot, and Street Line;
- b) reduced minimum number of parking spaces for an Apartment Dwelling;
- c) reduced minimum requirements for landscape areas;
- d) encroachments of balconies, canopies, steps and projections;
- e) increased interior and front yard setbacks to portions of buildings below grade;
- f) frontages on a common element private road;
- g) reduced minimum landscaped areas, parking access requirements and amenity area;
- h) Back-to-Back Townhouse and Street Townhouse dwellings as permitted uses;
- i) limited uses to the "OS1 Open Space Conservation Zone" including a playground, walking trail, at-grade visitor parking, an underground parking garage, and hard and soft landscaping.
- j) Reduced driveway widths;
- k) Reduced parking dimensions for parallel parking spaces;
- l) Increased maximum building height;
- m) Increased maximum density;
- n) Reduced amenity area standards;
- o) Provisions for the increase in the maximum building height and density, pursuant to Section 37 of the *Planning Act*, to be applied on the Subject Lands.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 144-2018**

**A By-law to delegate authority regarding certain matters to staff.**

**WHEREAS** section 23.1(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, authorizes a municipality to delegate its powers and duties to a person or body subject to certain restrictions;

**AND WHEREAS** the Council of the Corporation of the City of Vaughan has identified certain routine administrative functions that should be delegated to staff to improve daily business efficiencies;

**AND WHEREAS** the Council of the Corporation of the City of Vaughan has recognized the need to delegate authority to staff during prescribed periods to ensure the continuity of business and the delivery of uninterrupted customer service;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. THAT the delegation of powers and duties as set out in Schedule “A” to this by-law is hereby approved.
2. THAT this by-law does not repeal or replace any existing or future by-laws that delegate authority to staff.
3. THAT notwithstanding any provision of this By-law, matters identified herein may be referred to Council for consideration.
4. THAT this by-law shall come into force and effect on the date it is passed.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 24 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

**SCHEDULE “A”  
DELEGATED AUTHORITY**

DELEGATED AUTHORITY		DELEGATE	CONDITIONS/RESTRICTIONS	LEGISLATIVE AUTHORITY	DURATION*
<b>BUILDING STANDARDS</b>					
1.	Power to enter into agreements described in Clause 8(3)(c) of the <i>Building Code Act</i> .	Chief Building Official	Legislative requirements under section 8(3) must be satisfied.	<i>Building Code Act, 1992</i> , S.O. 1992, c.23, as amended, section 8(3.1)	At all times.
2.	Power to appoint inspectors.	Chief Building Official	The Chief Building Official must maintain an up to date list of all inspectors appointed.  Prior to their appointment, each candidate for appointment must hold the necessary legislated qualifications for the position to which they are to be appointed.	<i>Building Code Act, 1992</i> , S.O. 1992, c.23, as amended, section 3(2)  <i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, section 23.	At all times.
<b>CITY CLERK</b>					
1.	Execution of confidentiality of data and non-disclosure agreements.	City Clerk	Agreements are to be reviewed by Legal Services Department	<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, sections 9, 11 and 23.1	At all times.
<b>DEVELOPMENT PLANNING</b>					
1.	The powers of Council under Section 41 of the <i>Planning Act</i> outlined in the City’s Site Plan Control Area By-law 123-2013, as amended, for the following classes of development:  -Region of York School Boards, including portables (Note 3, Schedule 1, By-law 123-2013)	Deputy City Manager of Planning and Growth Management	This delegated authority only applies where an application is made under Section 41 of the <i>Planning Act</i> that is not appealed to the Local Planning Appeal Tribunal and conforms to the Official Plan of the Vaughan Planning Area and does not require a Zoning By-law Amendment Application.	<i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended, section 41  <i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, sections 23.1, 23.2 (2)	Council Summer Hiatus and Election Period between Council meetings.

\*“Council Summer Hiatus and Election Period between Council Meetings” means (i) the period of time between the last meeting of Council prior to the summer hiatus period and the first meeting of Council after the summer hiatus period; and (ii) the period of time between the last meeting of a term of Council and the first meeting of the next term of Council.

**SCHEDULE "A"**  
**DELEGATED AUTHORITY**

DELEGATED AUTHORITY	DELEGATE	CONDITIONS/RESTRICTIONS	LEGISLATIVE AUTHORITY	DURATION*
<ul style="list-style-type: none"> <li>-Private Schools</li> <li>-Day Care Centre</li> <li>-Nursing Homes</li> <li>-Senior Citizens (Private)</li> <li>-Private Recreational Facilities</li> <li>-All Office Development</li> <li>-All Hotel Development</li> <li>-All Commercial Development outside the Employment Area</li> <li>-Employment Area Development abutting Arterial Roads and Provincial Highways and any Open Space within Employment Area</li> <li>-Retail / Service Commercial / Retail Warehouse Development</li> <li>-Industrial Development Outside the Employment Area</li> <li>-Single Detached Dwellings located in a Heritage District (Section 6. v) iii), By-law 123-2013)</li> </ul>				

\*"Council Summer Hiatus and Election Period between Council Meetings" means (i) the period of time between the last meeting of Council prior to the summer hiatus period and the first meeting of Council after the summer hiatus period; and (ii) the period of time between the last meeting of a term of Council and the first meeting of the next term of Council.

**SCHEDULE “A”  
DELEGATED AUTHORITY**

DELEGATED AUTHORITY		DELEGATE	CONDITIONS/RESTRICTIONS	LEGISLATIVE AUTHORITY	DURATION*
	<p>-Corporate Commercial Re-branding (Note 8, Schedule 1, By-law 123-2013)</p> <p>Notwithstanding the above, any class of development identified for delegation, may be “bumped-up” for approval by Vaughan Council in accordance with Section 6. v) v) of By-law 123-2013</p>				
2.	Extend the 210-day non-decision appeal period provided at section 17(40) of the <i>Planning Act</i>	Deputy City Manager of Planning and Growth Management		<i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended, Subsection 17(40.1)	At all times.
3.	<p>Authority to:</p> <p>a. Consider applications to repeal designating by-laws and either give notice of decision to refuse the application or give notice of intention to repeal the by-law;</p> <p>b. Consider applications to alter property or erect, demolish or remove buildings or structures on properties designated under Parts IV and V of the <i>Ontario Heritage Act</i>, R.S.O. 1990, c.O.18 and either consent to the application, with or without terms and conditions, or refuse the application, and give notice of decision; and</p>	Deputy City Manager of Planning and Growth Management		<i>Ontario Heritage Act</i> , R.S.O. 1990, c.O.18	Council Summer Hiatus and Election Period between Council meetings.

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**SCHEDULE “A”  
DELEGATED AUTHORITY**

DELEGATED AUTHORITY		DELEGATE	CONDITIONS/RESTRICTIONS	LEGISLATIVE AUTHORITY	DURATION*
	c. Give notice of intention to designate properties				
<b>ECONOMIC DEVELOPMENT</b>					
1.	Power to execute Community Improvement Plan agreements.	Mayor and City Clerk	The agreements must be in a form satisfactory to the City Solicitor and with content consistent with previous reports satisfactory to the Chief Financial Officer and City Treasurer, Chief Corporate Initiatives and Intergovernmental Relations and the Deputy City Manager, Planning and Growth Management.	<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, section 23.1.  Community Improvement Project Areas By-law 176-2015 and CIP By-law 177-2015	Council Summer Hiatus and Election Period between Council Meetings.
2	Approve grant applications and execution of grant agreements for grant sources that stipulate that Council approval is required for such applications or agreements.	City Clerk, CFO & City Treasurer, or City Manager	The terms and conditions of such applications and agreements and related documents must be acceptable to the City Solicitor.	<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, section 23.1.	Council Summer Hiatus and Election Period between Council Meetings.

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**SCHEDULE “A”  
DELEGATED AUTHORITY**

DELEGATED AUTHORITY		DELEGATE	CONDITIONS/RESTRICTIONS	LEGISLATIVE AUTHORITY	DURATION*
<b>LEGAL SERVICES</b>					
1.	Commence any action or other legal proceeding on behalf of the City where the monetary value of the claim is below \$100,000, excluding interest and costs.	City Solicitor	City Solicitor shall report to Council from time to time on all actions or other legal proceedings involving the City, including a description of any settlement of any action or other legal proceeding.	<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, sections 9, 11 and 23.1	At all times.
2.	Where the monetary value of a claim is \$100,000 or more, excluding interest and costs, commence any action or other legal proceeding on behalf of the City to ensure that no limitation period or other time restriction expires before Council instructions can be obtained.	City Solicitor	City Solicitor to obtain instructions of Council as soon as practicable thereafter.	<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, sections 9, 11 and 23.1	At all times.
3.	Take all steps necessary to defend any action or legal proceeding commenced against the City.	City Solicitor	City Solicitor shall report to Council from time to time on all actions or other legal proceedings involving the City, including a description of any settlement of any action or other legal proceeding.	<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, sections 9, 11 and 23.1	At all times.
4.	Commence any counterclaim, crossclaim or third party claim as part of the City's defence to any action or other legal proceeding.	City Solicitor	City Solicitor shall report to Council from time to time on all actions or other legal proceedings involving the City, including a description of any settlement of any action or other legal proceeding.	<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, sections 9, 11 and 23.1	At all times.

\*“Council Summer Hiatus and Election Period between Council Meetings” means (i) the period of time between the last meeting of Council prior to the summer hiatus period and the first meeting of Council after the summer hiatus period; and (ii) the period of time between the last meeting of a term of Council and the first meeting of the next term of Council.

**SCHEDULE "A"**  
**DELEGATED AUTHORITY**

DELEGATED AUTHORITY		DELEGATE	CONDITIONS/RESTRICTIONS	LEGISLATIVE AUTHORITY	DURATION*
5.	Retain external counsel, any expert or other person to assist in an actual or potential action or other legal proceeding or to obtain legal advice on behalf of the City.	City Solicitor	The cost of the retainer falls within the approved City budget.	<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, sections 9, 11 and 23.1</i>	At all times.
6.	Accept service of any legal document on behalf of the City.	City Solicitor or City Clerk		<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, sections 9, 11 and 23.1</i>	At all times.
7.	Obtain standing or participate in any administrative proceeding on behalf of the City.	City Solicitor	City Solicitor to obtain instructions of Council as soon as practicable thereafter.	<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, sections 9, 11 and 23.1</i>	At all times.
8.	Take all necessary steps to protect or pursue the rights of the City in its capacity as an owner, occupier, landlord or tenant of property.	City Solicitor	City Solicitor shall report to Council from time to time on all actions or other legal proceedings involving the City, including a description of any settlement of any action or other legal proceeding.	<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, sections 9, 11 and 23.1</i>	At all times.
9.	Take all steps deemed necessary to collect debts and outstanding accounts, enforce orders, decisions, awards and judgements made in favour of the City, including the commencement of claims or other legal proceedings.	City Solicitor	City Solicitor shall report to Council from time to time on all actions or other legal proceedings involving the City, including a description of any settlement of any action or other legal proceeding.	Various Acts and Regulations, including the <i>Courts of Justice Act</i> , Rules of Civil Procedure and Small Claims Court Rules.	At all times.
10.	Enter into a settlement with any person or entity on behalf of the City where the monetary amount of the settlement is below \$100,000, inclusive of interest or costs.	City Solicitor	Sufficient funds are available within the approved budget.  City Solicitor shall report to Council from time to time on all actions or other legal proceedings involving the City, including a description of any settlement of	<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, sections 9, 11 and 23.1</i>	At all times.

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**SCHEDULE “A”  
DELEGATED AUTHORITY**

DELEGATED AUTHORITY		DELEGATE	CONDITIONS/RESTRICTIONS	LEGISLATIVE AUTHORITY	DURATION*
			any action or other legal proceeding.		
11.	Execute any agreement or other legal document on behalf of the City that is necessary to carry out the City Solicitor’s authority as set out herein, including releases, receipts, waivers, indemnities, and minutes of settlement.	City Solicitor or City Clerk		<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, section 23.1.</i>	At all times.
12.	Support Committee of Adjustment approvals before the Local Planning Appeal Tribunal where City staff have no objections or are in support of the application.	City Solicitor		<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, section 23.1.</i>	At all times.
13.	Support Committee of Adjustment refusals before the Local Planning Appeal Tribunal where City staff support the refusal of the application.	City Solicitor		<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, section 23.1.</i>	At all times.
14.	Where Committee of Adjustment decisions are contrary to the City staff position, that staff attend before the Local Planning Appeal Tribunal to request conditions, if any, only.	City Solicitor		<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, section 23.1.</i>	At all times.
15.	Where a Committee of Adjustment decision does not have significant impacts or broader implications, or where the parties are represented by lawyers and/or planners, that staff only attend before the Local Planning Appeal Tribunal to request conditions, if any.	City Solicitor		<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, section 23.1.</i>	At all times.
16.	Where an appeal of a Committee of Adjustment matter results in a revised proposal or a settlement proposal that is supported by the parties and staff or	City Solicitor		<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, section 23.1.</i>	At all times.

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**SCHEDULE “A”  
DELEGATED AUTHORITY**

DELEGATED AUTHORITY		DELEGATE	CONDITIONS/RESTRICTIONS	LEGISLATIVE AUTHORITY	DURATION*
	there are no objections, that the Local Planning Appeal Tribunal be advised that the City supports the revised or settlement proposal.				
17.	Take all steps necessary to respond to appeals filed with the Local Planning Appeal Tribunal in accordance with Council decisions, including the retention of external lawyers and experts, as required, and filing or responding to procedural matters, as deemed necessary.	City Solicitor and Deputy City Manager, Planning and Growth Management		<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, section 23.1.	At all times.
18.	Where time does not allow for obtaining Council authority, that all steps necessary to respond to appeals before the Local Planning Appeal Tribunal prior to the expiry of any time restrictions or limitation periods be taken, in accordance with recommendations of the Deputy City Manager, Planning and Growth Management and the City Solicitor.	City Solicitor and Deputy City Manager, Planning and Growth Management	City Solicitor to obtain instructions of Council as soon as practicable thereafter.	<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, section 23.1.	At all times.
19.	Participate in and/or give notice of intention to use mediation, conciliation or other dispute resolution techniques to all appellants and to invite participants to dispute resolution process as deemed necessary.	City Solicitor and Deputy City Manager, Planning and Growth Management	Subsections 17(26.2), 17(37.3), 22(8.2), 34(11.0.0.2), 34(20.2), 51(49.2) and 53(27.2) of the <i>Planning Act</i>	Subsections 17(26.1), 17(37.2), 22(8.1), 34(11.0.0.1), 34(20.1), 51(49.1) and 53(27.1) of the <i>Planning Act</i>	At all times.

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**SCHEDULE “A”  
DELEGATED AUTHORITY**

DELEGATED AUTHORITY		DELEGATE	CONDITIONS/RESTRICTIONS	LEGISLATIVE AUTHORITY	DURATION*
<b>REAL ESTATE</b>					
1.	Approve execution of agreements of purchase and sale for fee simple title together with such other documents as may be required in connection with the City's acquisition of real property for City projects at fair market value, provided that fair market value is \$100,000 or less.	City Solicitor	Terms and conditions of such agreements and related documents must be acceptable to the Senior Manager, Real Estate and the Deputy City Manager of the relevant department.	<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, sections 23.1 and 270(1)	Council Summer Hiatus and Election Period between Council Meetings
2.	Approve execution of agreements of purchase and sale for fee simple title together with such other documents as may be required in connection with the City's disposal, at or above fair market value, of City-owned real property that has been declared surplus or where the requirement for a surplus declaration has been waived in accordance with this authority.	City Solicitor	Terms and conditions of such agreements and related documents must be acceptable to the Senior Manager, Real Estate and the Deputy City Manager of the relevant department.	<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, sections 23.1 and 270(1)	Council Summer Hiatus and Election Period between Council Meetings
3.	Waive the requirement for surplus declaration for real property when the conveyance is (a) to a government organization or a public utility, (b) within the scope of usual operations of the City, (c) at or above current market value, (d) the current fair market value of the real property is \$100,000 or less.	Senior Manager, Real Estate or City Solicitor	Waiver is subject to the approval of the Deputy City Manager of the relevant department.	<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, sections 23.1 and 270(1)	Council Summer Hiatus and Election Period between Council Meetings
4.	Waive the requirement for surplus declaration for real property when the conveyance is (a) to a government organization or a public utility, (b) within	City Manager and Deputy City Manager of the		<i>Municipal Act, 2001</i> , S.O. 2001, C.25, as amended, sections 23.1 and 270(1)	Council Summer Hiatus and Election

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**SCHEDULE “A”  
DELEGATED AUTHORITY**

DELEGATED AUTHORITY		DELEGATE	CONDITIONS/RESTRICTIONS	LEGISLATIVE AUTHORITY	DURATION*
	the scope of usual operations of the City, (c) at or above current market value, and (d) the current fair market value of the real property exceeds \$100,000.	relevant department			Period between Council Meetings
5.	Approve execution of agreements for the acquisition of temporary and permanent easements as required for approved capital projects or other municipal purposes, together with such other documents as may be required in connection with such acquisitions, provided the value of consideration does not exceed \$50,000.	Senior Manager, Real Estate or City Solicitor	Terms and conditions of such agreements and related documents must be acceptable to the City Solicitor.	<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, sections 23.1 and 270(1)</i>	At all times.
6.	Approve execution of agreements for the disposition of temporary and permanent easements as required for approved capital projects or other municipal purposes, together with such other documents as may be required in connection with such acquisitions, provided the value of consideration does not exceed \$50,000.	Senior Manager, Real Estate or City Solicitor	Terms and conditions of such agreements and related documents must be acceptable to the City Solicitor.	<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, sections 23.1 and 270(1)</i>	At all times.
7.	Approve execution of agreements for the acquisition of temporary and permanent easements as required for approved capital projects or other municipal purposes, together with such other documents as may be required in connection with such acquisitions, provided the value of consideration does not exceed \$100,000.	City Manager	Terms and conditions of such agreements and related documents must be acceptable to the City Solicitor.	<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, sections 23.1 and 270(1)</i>	At all times.

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**SCHEDULE “A”  
DELEGATED AUTHORITY**

<b>DELEGATED AUTHORITY</b>		<b>DELEGATE</b>	<b>CONDITIONS/RESTRICTIONS</b>	<b>LEGISLATIVE AUTHORITY</b>	<b>DURATION*</b>
8.	Approve execution of agreements for the disposition of temporary and permanent easements as required for approved capital projects or other municipal purposes, together with such other documents as may be required in connection with such acquisitions, provided the value of consideration does not exceed \$100,000.	City Manager	Terms and conditions of such agreements and related documents must be acceptable to the City Solicitor.	<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, sections 23.1 and 270(1)</i>	At all times.
9.	Approve execution of agreements for the amendment, extension, renewal, and/or revival of leases and licenses on substantially the same terms and conditions of the original agreements.	Senior Manager, Real Estate or City Solicitor	Terms and conditions of such agreements and related documents must be acceptable to the City Solicitor.	<i>Municipal Act, 2001, S.O. 2001, C.25, as amended, sections 23.1 and 270(1)</i>	Council Summer Hiatus and Election Period between Council Meetings

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# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 145-2018**

**A By-law to authorize the acquisition of approximately 65.2 hectares of land and to authorize the Mayor and Clerk to execute an Agreement of Purchase and Sale between Her Majesty the Queen in Right of Ontario as Represented by the Minister of Infrastructure and the City of Vaughan.**

NOW THEREFORE the Council of The Corporation of the City of Vaughan Enacts as FOLLOWS:

1. That the acquisition of approximately 65.2 hectares (161.1 acres) of land for park purposes described as being Part of the East Half of Lots 2 and 3 and Part of Lot 4, Concession 8, designated as Parts 1 to 3 (inclusive) and 5 to 14 (inclusive) on Plan 65R-37505; subject to Easements defined in the Agreement, from Her Majesty the Queen in Right of Ontario as Represented by the Minister of Infrastructure, at a purchase price of \$8,300,000.00 plus Land Transfer Tax (LTT), administration fees, appraisal fees and any due diligence required to complete this transaction be and is hereby authorized.
2. The source of funding for this acquisition is the CIL Recreation Land Reserve.
3. That the Mayor and Clerk be authorized to execute agreements and any other documents necessary to facilitate the transaction.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 24  
of the Committee of the Whole (Closed Session)  
Adopted by Vaughan City Council of  
June 19, 2019.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 146-2018**

**A By-law to authorize the sale of lands and to authorize the Mayor and Clerk to execute an Agreement of Purchase and Sale between the Corporation of the City of Vaughan and Metrolinx.**

NOW THEREFORE the Council of The Corporation of the City of Vaughan Enacts as FOLLOWS:

1. That the lands described in Attachment #1 be declared as surplus;
2. That pursuant to the Disposal of Property By-law #121-95, notice of the disposition of the lands be deemed in the listing on the Council Agenda;
3. That the disposition of the properties described in Attachment #1, be at fair market value, with terms and conditions satisfactory to the City Manager and the City Solicitor; and
4. The Mayor and Clerk be authorized to execute all documentation necessary to complete these transactions.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 24  
of the Committee of the Whole (Closed Session)  
Adopted by Vaughan City Council on  
June 19, 2018.

Details of the property requirements are outlined below:

1. Block 18 Storm Water Management Pond, lineal strip along west and south edge of pond  
Property Identification Number (PIN) 03340-2543 (north side of Rutherford Road)  
Fee Simple Interest Requirement: being Part 1 on a draft reference plan to be deposited, consisting of 14,215.3 square feet (1,320.6 square metres).  
Temporary Easement Requirement: being Parts 3 to 5 on a draft plan to be deposited, consisting of 14,114.1 square feet (1311.2 square metres).
2. Block 18 Future Park Site, lineal strip of land adjacent to the rail corridor PIN 03340-2575 (North side of Rutherford Road)  
Fee Simple Interest Requirement: being Parts 1 & 2 on draft reference plan to be deposited, consisting of 22,883.7 square feet (2,125.9 square metres).
3. City Hall Campus Parking Lot, PIN's 03340-0888 & 03340-4304  
Fee Simple Interest Requirement: being Parts 1 on draft reference plans to be deposited, consisting of 14,973.1 square feet (1,391.0 square metres).  
Temporary Easement Requirement: being Parts 2 to 4 on draft plans to be deposited, consisting of 38,908.5 square feet (3,614.6 squares).
4. Vicinity of Maple Station, PIN 03343-0269\*, 03343-0859, 03343-0161, 03343-1054, 03343-1056 and 03343-2024 (North of Major Mackenzie Drive)  
Fee Simple Interest Requirement: being Parts 1 to 6 inclusive on Reference Plan 65R-37248, consisting of 73,685.7 square feet (6,845.4 square metres). \*(03343-0269 - will be subject to the City retaining an easement over a portion for existing City infrastructure)
5. West Side of Westway Crescent, PIN 03272-2989 & 03272-1473 (South of Rutherford Road)  
Fee Simple Interest Requirement: being Parts 1 on draft reference plans to be deposited, consisting of 15,945.1 square feet (1,481.3 square metres).
6. Part of Block 18 adjacent to City woodlot, PIN's 03340-2109 & 03340-2106  
Fee Simple Interest Requirement: being Parts 1 on draft reference plans to be deposited, consisting of 18,370.3 square feet (1,706.6 square metres).
7. East Side of Simcoe Street, PIN 03343-0859 (North of Major Mackenzie Drive)  
Fee Simple Interest Requirement: being Parts 1 to 3 inclusive on draft reference plan to be deposited, consisting of 12,738.4 square feet (1,183.4 square metres).
8. South Side of McNaughton Road, PIN 03343-1880  
Fee Simple Interest Requirement: being Part 1 on draft reference plan to be deposited, consisting of 3,016.2 square feet (280.2 square metres).
9. West Side of Royal Appian Crescent, PIN 03272-1474 (South of Rutherford Road)  
Fee Simple Interest Requirement: being Parts 3 to 7 inclusive on draft reference plan to be deposited, consisting of 17,769.6 square feet (1,650.8 square metres).

# ***THE CITY OF VAUGHAN***

## ***BY-LAW***

### **BY-LAW NUMBER 147-2018**

**A By-law to authorize the acquisition approximately of 0.24 hectares and to authorize the Mayor and Clerk to execute an Agreement of Purchase and Sale between Morgan Mae Enterprises Limited and the City of Vaughan.**

NOW THEREFORE the Council of The Corporation of the City of Vaughan Enacts as FOLLOWS:

1. That the acquisition of approximately 0.583 acres (0.24 hectares) of land for the Portage Parkway Extension and interim cul-de-sac legally described as BLK 14 PL 65M2532, designated as Parts 1, 2, 4 and 5 on Plan 65R-37632 from Morgan Mae Enterprises Limited at fair market value, plus Land Transfer Tax (LTT), appraisal fees and due diligence required to complete the transaction be and is hereby authorized.
2. That the source of funding for this land acquisition be funding from approved capital project DE-7192-18 VMC/NE Quad – Portage Parkway Expansion (Jane Street to Black Creek).
3. That the Mayor and Clerk be authorized to execute agreements and any other documents necessary to facilitate the transaction.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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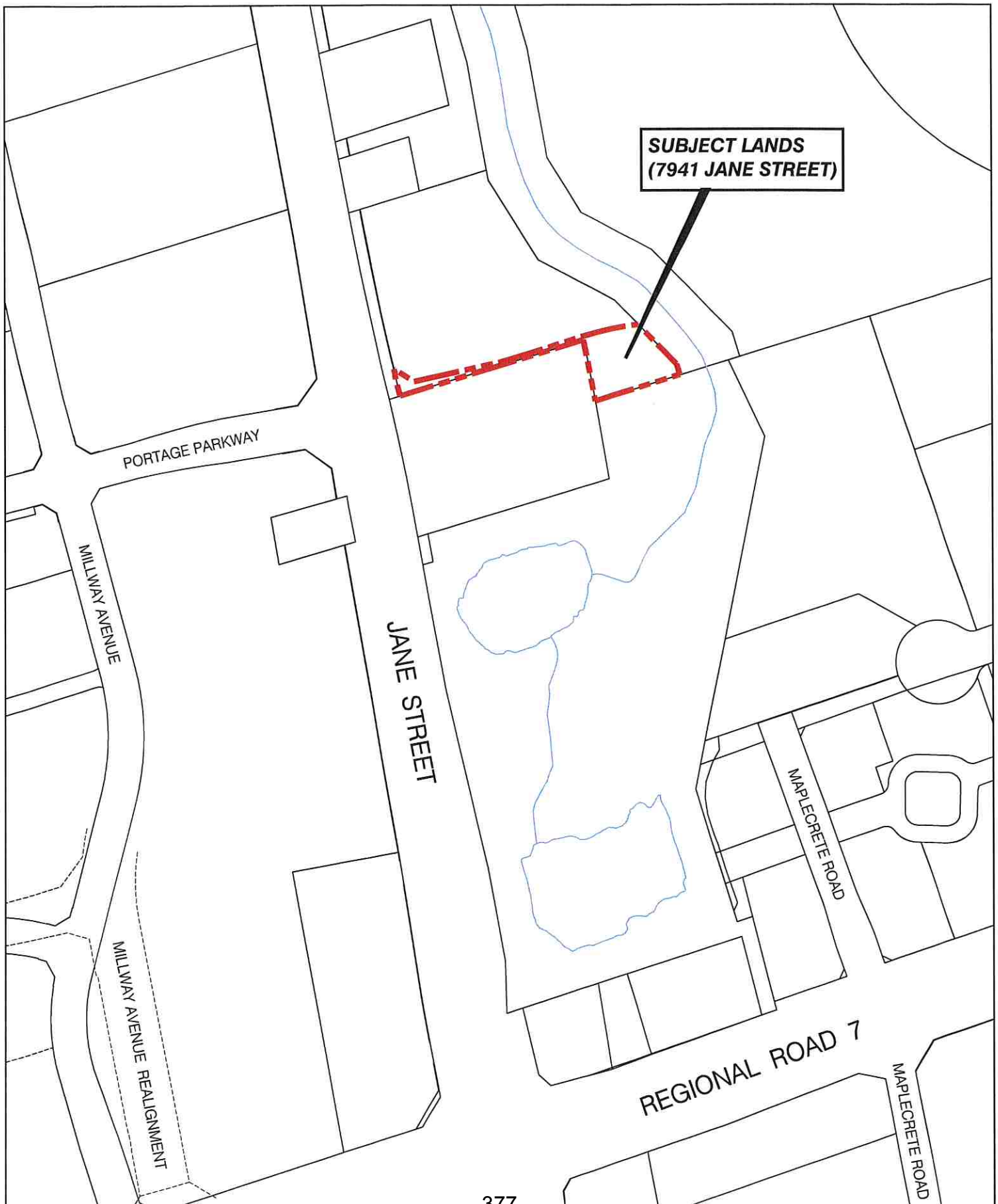
Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 24  
of the Committee of the Whole (Closed Session)  
Adopted by Vaughan City Council of  
June 19, 2019.

**LOCATION MAP**  
**(7941 JANE STREET)**



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 148-2018**

**A By-law to adopt Amendment Number 752 to the Official Plan of the Vaughan Planning Area.**

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 752 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

**AMENDMENT NUMBER 752**  
**TO THE OFFICIAL PLAN**  
**OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 752 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitute Amendment Number 752.

Also attached hereto but not constituting part of the Amendment are Appendices "I" and "II".

Authorized by Item No. 3 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

## I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No.332 (North Maple Planning Study), as amended by OPA #535 (Maple Valley Plan), OPA #604 (Oak Ridges Moraine Conservation Plan) and OPA #666 to add site specific policies for lands identified as "Area Subject to Amendment No. 752" on Schedule "1" attached hereto to permit a parking area on the Subject Lands to be used for the adjacent lands designated "General Commercial". This Amendment will facilitate the development of the Subject Lands with an expanded parking area to serve the existing turf maintenance building, existing administrative office and a 4-storey office building on the adjacent lands designated "General Commercial".

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 752". The Subject Lands are located on the east side of McNaughton Road East, south of Eaglet Court, in Part of Lot 22, Concession 3, City of Vaughan.

## III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The Provincial Policy Statement (the "PPS") 2014 provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean and healthy environment. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion, support active transportation, and are transit-supportive, where transit is planned, exists or may be developed.

Development is encouraged to locate in designated settlement areas, which are intended to be areas where growth is focused. Land use patterns within settlement areas should be based on an appropriate mix of land uses at densities that make efficient use of land and existing infrastructure.

The development represents the intensification of a currently underutilized parcel of land within a settlement area in the City of Vaughan. The built form is designed to be compatible with the surrounding land uses and will support new residential and mixed-use growth planned for the surrounding area. The development represents an appropriate use of a remnant parcel of land



in a settlement area, that is consistent with the policies of the PPS.

2. The Growth Plan is a framework document that seeks to implement the Provincial vision for the establishment of strong, prosperous communities to the year 2031. The Growth Plan seeks to guide decisions on a number of matters including: transportation, infrastructure, land-use planning, urban form, housing, natural heritage and resource protection. The Growth Plan includes population and employment projections for the Greater Golden Horseshoe area that are to be implemented by regional and local municipalities.

With regard to how population and employment growth is to be accommodated, the Growth Plan identifies the importance of optimizing the use of the existing land supply to avoid the overdesignated of new land for future urban development. Objectives of the Growth Plan include creating complete communities that offer a range of options to live, work and play; provide greater choice in housing types to meet the needs of people in various states of life; curb urban sprawl and reduce traffic by improved access to a range of transportation options.

The Subject Lands are located within the built boundary of the Growth Plan. The development will improve an underutilized parcel of land, and will contribute to the efficient use of existing and planned infrastructure including roads, and private parking facilities that will be better utilized through the intensification of uses on the Subject Lands that are also appropriate and compatible with the existing and planned surrounding uses.

The development will efficiently use existing infrastructure, thereby meeting this objective of the Growth Plan. The development would introduce a compact and efficient built form of development on an underutilized parcel of land and improve the urban aesthetic.

The Subject Lands are located in close proximity to existing residential, retail, and institutional uses, are served by an existing bus route, and are located within one kilometer of the Maple Go Station, which will encourage the use of alternative modes of transportation. The Development conforms to the relevant policies and objective of the Growth Plan.

3. The Subject Lands are designated "Oak Ridges Moraine Settlement Area" by the Oak Ridges Moraine Conservation Plan ("ORMCP"), which permits the existing turf maintenance and office buildings and development.
4. The York Region Official Plan 2010 ("YROP 2010") designates the Subject Lands as "Urban Area", which permits a range of residential, commercial, industrial and institutional uses.

Official Plan Amendment File OP.17.004 was reviewed by York Region and considered to be of local significance and in accordance with Regional Official Plan Policy 8.3.8, York Region advised that the Amendment does not adversely affect Regional planning policies or interests. On July 7, 2017, York Region exempted Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) from approval by Regional Committee of the Whole and Council.

5. The Subject Lands are designated "Open Space Special Policy Area 3" by OPA #332, as amended, which permits golf courses and cemeteries, and monitoring activities related to the former Keele Valley Landfill site and accessory parking associated with the permitted uses. The development of a parking area used for the adjacent lands designated "General Commercial" is not a permitted use and therefore, an Amendment is required. The development conforms to the PPS, the Growth Plan and the YROP 2010.

Having received a statutory Public Hearing held on June 20, 2017, the recommendation of the Committee of the Whole to receive the Public Hearing report of June 20, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on June 27, 2017. Vaughan Council approved Official Plan Amendment File OP.17.004 to facilitate the development of the Subject Lands with an expanded parking area to serve the existing turf maintenance building, existing administrative office and the development of a 4-storey office building on the adjacent lands designated "General Commercial".

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 332 to the Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

1. Adding the following policy to Subsection 3.3 OPEN SPACE AND PARK AREAS, at the end of paragraph f) ii):

"(OPA #752)

To permit a shared parking area for office uses located on the adjacent lands designated "General Commercial", and for the office and golf maintenance building located on the lands designated "Open Space Policy Area 3".

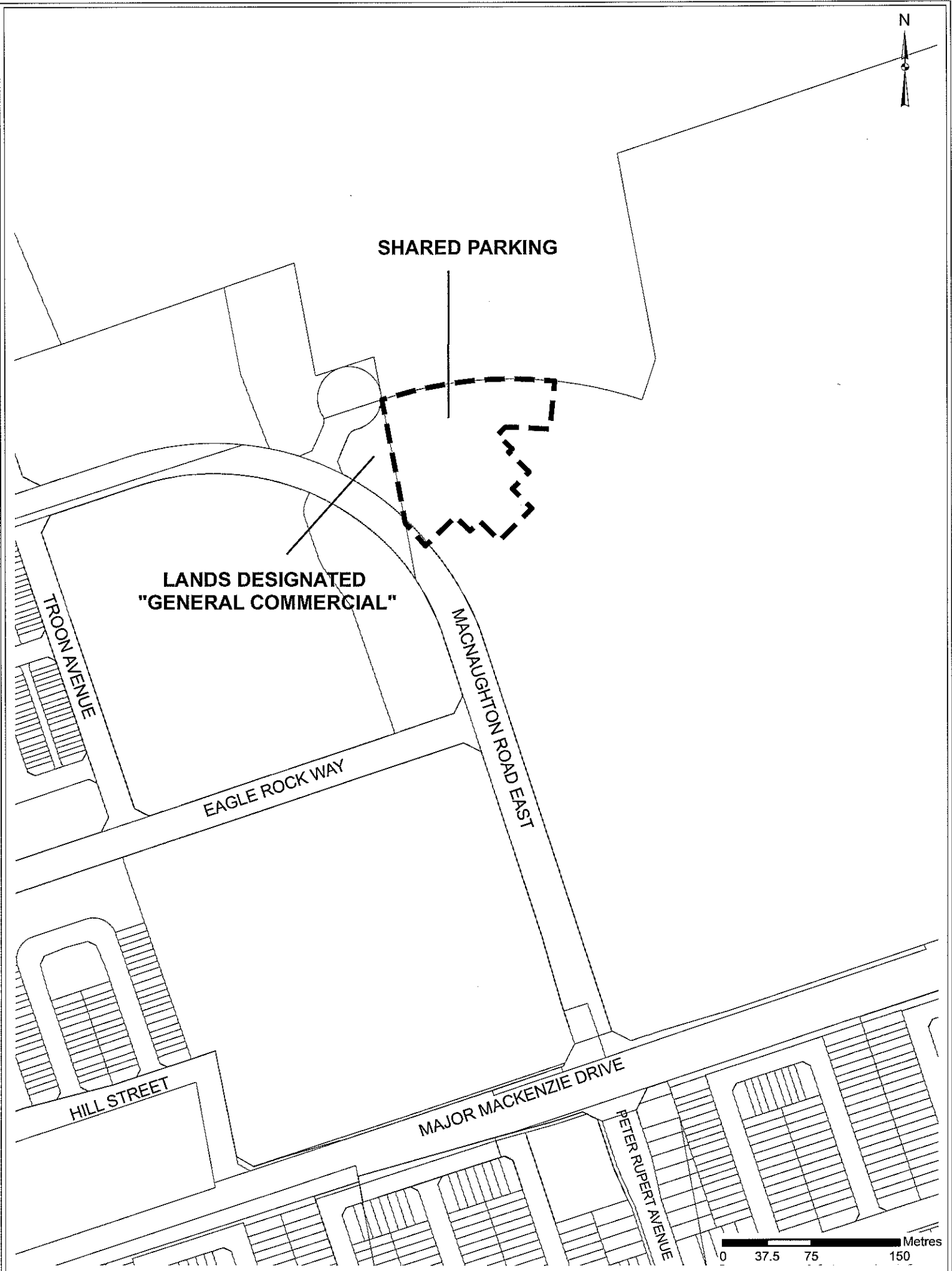
LOCATION: On the east side of McNaughton Road East, south of Eaglet Court, municipally known as 1 Eaglet Court and 10,000 Dufferin Street, Part of Lot 22, Concession 3, City of Vaughan."

V      IMPLEMENTATION


It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the Vaughan Zoning By-law and Site Development approvals pursuant to the Planning Act.

VI     INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



THIS IS SCHEDULE '1'  
TO BY-LAW 148 -2018  
PASSED THE 19<sup>th</sup> DAY OF JUNE, 2018

 AREA SUBJECT TO  
AMENDMENT NO. 752

FILE: OP.17.004  
RELATED FILES: Z.17.010, DA.16.053 & DA.17.020  
LOCATION: PART OF LOT 22, CONCESSION 3  
APPLICANT: YORK MAJOR HOLDINGS INC.  
CITY OF VAUGHAN

SIGNING OFFICERS  
  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CLERK

## **APPENDIX I**

The lands are located on the east side of McNaughton Road East, south of Eaglet Court, municipally known as 10,000 Dufferin Street, being Part of Lot 22, Concession 3, City of Vaughan.

On June 19, 2018, Council considered an application to amend the Official Plan and resolved the following:

- “1. THAT Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) BE APPROVED to:
  - a) amend in-effect Official Plan Amendment (“OPA”) #332 (North Maple Planning Study) as amended by OPA #535 (Maple Valley Plan), OPA #604 (Oak Ridges Moraine Conservation Plan) and OPA #666, to permit shared parking for a proposed office building located in “Area B” and for the existing office and golf maintenance buildings located on “Area A” of the Subject Lands designated “Open Space Policy Area 3” and “Oak Ridges Moraine Settlement Area”, as shown on Attachment #3;
  - b) to correct mapping errors in Vaughan Official Plan 2010 (“VOP 2010”), to correctly designate “Area B”, as shown on Attachment #3, as “Community Commercial Mixed-Use” on Schedule 13 (Volume 1) and on Map 12.3.A Area Specific Policy 12.3 Keele Valley Landfill Area (Volume 2).”



## APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT NO. 752

FILE: OP.17.004

RELATED FILES: Z.17.010, DA.16.053 & DA.17.020

LOCATION: PART OF LOT 22, CONCESSION 3

APPLICANT: YORK MAJOR HOLDINGS INC.

CITY OF VAUGHAN



LANDS SUBJECT TO  
AMENDMENT NO. 752

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 149-2018**

**A By-law to adopt Amendment Number 29 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 29 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “1” and “2” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 21  
of the Committee of the Whole,  
Adopted by Vaughan City Council on  
June 19, 2018.

**AMENDMENT NUMBER 29**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 29 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”

Authorized by Item No. 3 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.



## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 12.3 Keele Valley Landfill Area Policies to facilitate the development of a 4-storey office building and the expansion of an existing parking area.

This Amendment will facilitate the following with respect to the Subject Lands identified as “Area Subject to Amendment No. 29” on Schedule “1” attached hereto:

1. Re-designate the Lands from “Private Open Space – Policy Area 3” to “Community Commercial Mixed-Use”.
2. To permit the required parking for the development of an office building on the lands designated “Community Commercial Mixed-Use” to be located on the adjacent lands designated “Private Open Space”.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the east side of McNaughton Road East, south of Eaglet Court, in Part of Lot 22, Concession 3, City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 29.”

## III BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. The Provincial Policy Statement (the “PPS”) 2014 provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean and healthy environment. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion, support active transportation and, are transit-supportive, where transit is planned, exists or may be developed.

Development is encouraged to locate in designated settlement areas, which are intended to be areas where growth is focused. Land use patterns within settlement areas should be based on an appropriate mix of land uses at densities that make efficient use of land and existing infrastructure.

The development represents the intensification of a currently underutilized parcel of land within a settlement area in the City of Vaughan. The built form is designed to be compatible with the surrounding land uses and will support new residential and mixed-use growth planned for the surrounding area. The development represents an appropriate use of a remnant parcel of land in a settlement area, that is consistent with the policies of the PPS.

2. The Growth Plan is a framework document that seeks to implement the Provincial vision for the establishment of strong, prosperous communities to the year 2031. The Growth Plan seeks to guide decisions on a number of matters including: transportation, infrastructure, land-use planning, urban form, housing, natural heritage and resource protection. The Growth Plan includes population and employment projections for the Greater Golden Horseshoe area that are to be implemented by regional and local municipalities.

With regard to how population and employment growth is to be accommodated, the Growth Plan identifies the importance of optimizing the use of the existing land supply to avoid the overdesign of new land for future urban development. Objectives of the Growth Plan include creating complete communities that offer a range of options to live, work and play; provide greater choice in housing types to meet the needs of people in various states of life; curb urban sprawl and reduce traffic by improved access to a range of transportation options.

The Subject Lands are located within the built boundary of the Growth Plan. The development will improve an underutilized parcel of land, and will contribute to the efficient use of existing and planned infrastructure including roads, and private parking facilities that will be better utilized through the intensification of uses on the Subject Lands that are also appropriate and compatible with the existing and planned surrounding uses.

The development will efficiently use existing infrastructure, thereby meeting this objective of the Growth Plan. The development would introduce a compact and efficient built form of development on an underutilized parcel of land and improve the urban aesthetic.

The Subject Lands are located in close proximity to existing residential, retail, and institutional uses, are served by an existing bus route, and are located within one kilometer of the Maple Go Station, which will encourage the use of alternative modes of transportation. The Development conforms to the relevant policies and objective of the Growth Plan.

3. The Subject Lands are designated "Oak Ridges Moraine Settlement Area" by the Oak Ridges Moraine Conservation Plan ("ORMCP"), which permits the existing turf maintenance and office buildings and development.
4. The York Region Official Plan ("YROP 2010") designates the Subject Lands as "Urban Area", which permits a range of residential, commercial, industrial and institutional uses. The office development and expansion parking of an existing parking area conform to the YROP 2010.
5. The expanded parking lot is designated "Private Open Spaces – Policy Area 3" by VOP 2010, Volume 2, Area Specific Policy 12.3 – Keele Valley Landfill Area. Policy 12.3, has been appealed to the Local Planning Appeal Tribunal ("LPAT"), formerly known as the Ontario Municipal Board ("OMB"), by landowners in the immediate area. The Subject Lands are located within the boundary of Specific Policy 12.3, however since this policy of VOP 2010 has been appealed to the LPAT, it is not in-effect on the Subject Lands.

The land use designation for the proposed office building is incorrectly identified in VOP 2010 on Schedule 13 (Volume 1) as "Private Open Spaces". The correct land use designation is "Community Commercial Mixed-Use" as identified in OPA #332, as amended. The land use designation is also incorrectly identified in Volume 2, Area Specific Policy 12.3 – Keele Valley Landfill Area Map 12.3.A (Volume 2) as "Private Open Spaces – Policy Area 3" of VOP 2010. The correct land use designation is "Commercial Mixed-Use" as identified in OPA #332, as amended.

The "Community Commercial Mixed-Use" permits commercial uses including the development. The parking area used for the office building is not a permitted use in "Private Open Spaces-Policy Area 3" therefore, this Amendment is required. The development conforms to the PPS, the Growth Plan and YROP 2010.

6. The statutory Public Hearing was held on June 20, 2017. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 20, 2017, and to

forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 27, 2017. Vaughan Council approved Official Plan Amendment File OP.17.004 (York Major Holdings) on June 19, 2018.

7. On July 7, 2017, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) is hereby amended by:

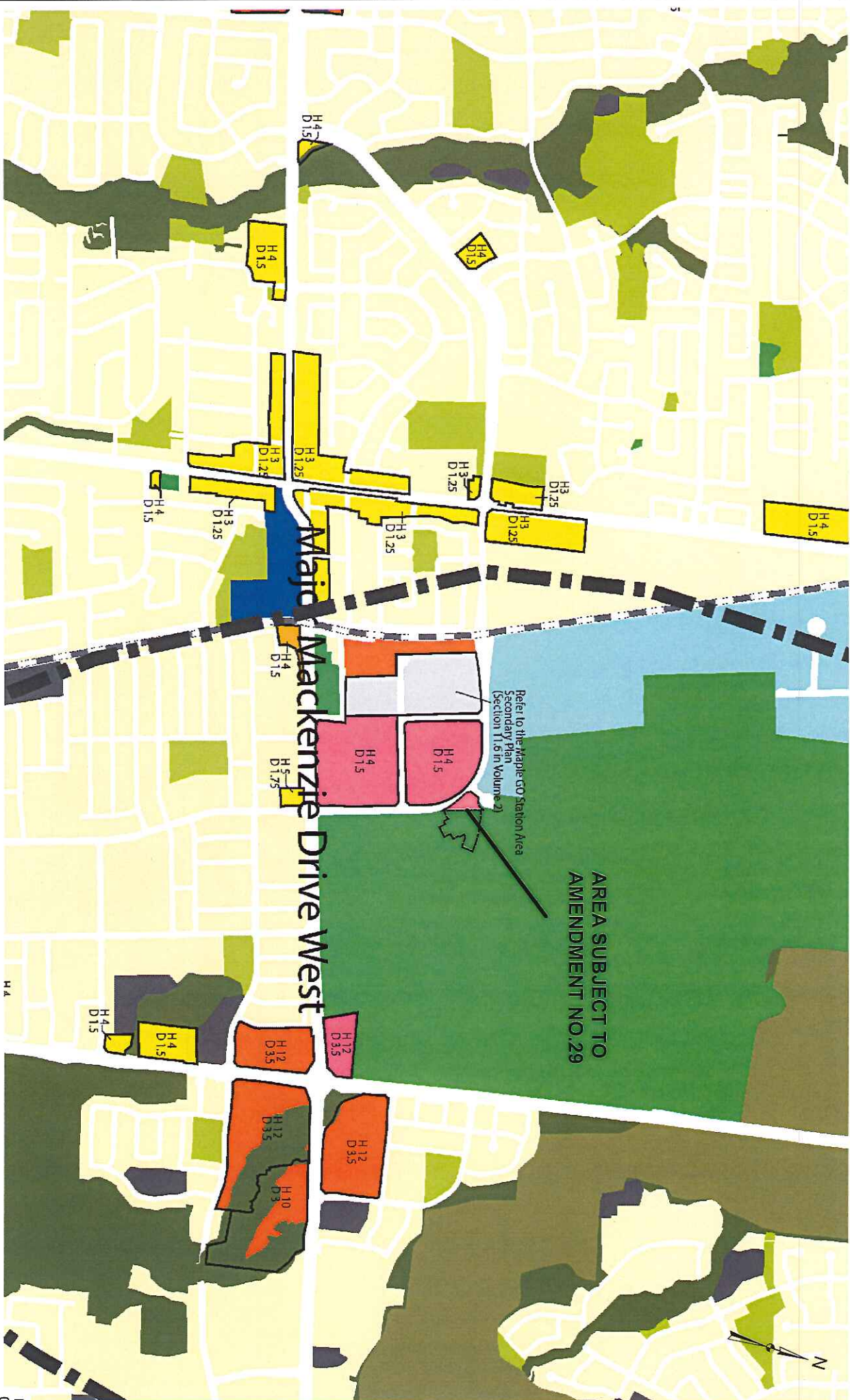
1. Amending Schedule 13 “Land Use” of Volume 1 of VOP 2010 by redesignating the Subject Lands, from “Private Open Spaces” to “Community Commercial Mixed-Use” in the manner shown as Schedule “1”, attached hereto.
2. Amending the title to Section 12.3.2.16 of Volume 2 of the “Keele Valley Landfill Area” Plan to:  
  
**“200 McNaughton Road/ Commercial Mixed-Use”.**
3. Adding the following policy to the end of Section 12.3.2.13 of Volume 2 of the “Keele Valley Landfill Area” Plan:  
  
“The expanded parking lot located on lands designated “Private Open Spaces – Policy Area 3” shall be shared with the existing office and golf maintenance buildings located on 10,000 Dufferin Street and the office development located on lands designated “Commercial Mixed-Use”, municipally known as 1 Eaglet Court.”
4. Amending Map 12.3.A “Keele Valley Landfill Area – Land Use Plan” of Volume 2 of VOP 2010, as per Schedule “2”, to redesignate the Subject Lands, from “Private Open Spaces – Policy Area 3” to “Commercial Mixed-Use”.

#### V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the Vaughan Zoning By-law 1-88, and Site Development Approvals, pursuant to the Planning Act.

VI      INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



**SCHEDULE 13**  
**Land Use**

- Natural Areas
  - Parks
  - Private Open Spaces
  - Agricultural
  - Rural
  - Low-Rise Residential
  - Low-Rise Mixed-Use
  - Mid-Rise Residential
  - Mid-Rise Mixed-Use
  - High-Rise Residential
  - High-Rise Mixed-Use
  - Community Commercial Mixed-Use
  - Employment Commercial Mixed-Use
  - General Employment
  - Prestige Employment
  - Major Institutional
  - New Community Areas
  - Theme Park and Entertainment
  - Parkway Belt West Lands
  - Infrastructure and Utilities
  - Lands Subject to Secondary Plans (see Schedule 14)
- Roads**
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
  - Oak Ridges Moraine Natural Core
  - Oak Ridges Moraine Natural Linkage
  - Oak Ridges Moraine Countryside
- Hamlet**
- See Minister's Decision on OMAKP Designation
- Municipal Boundary**
- Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2

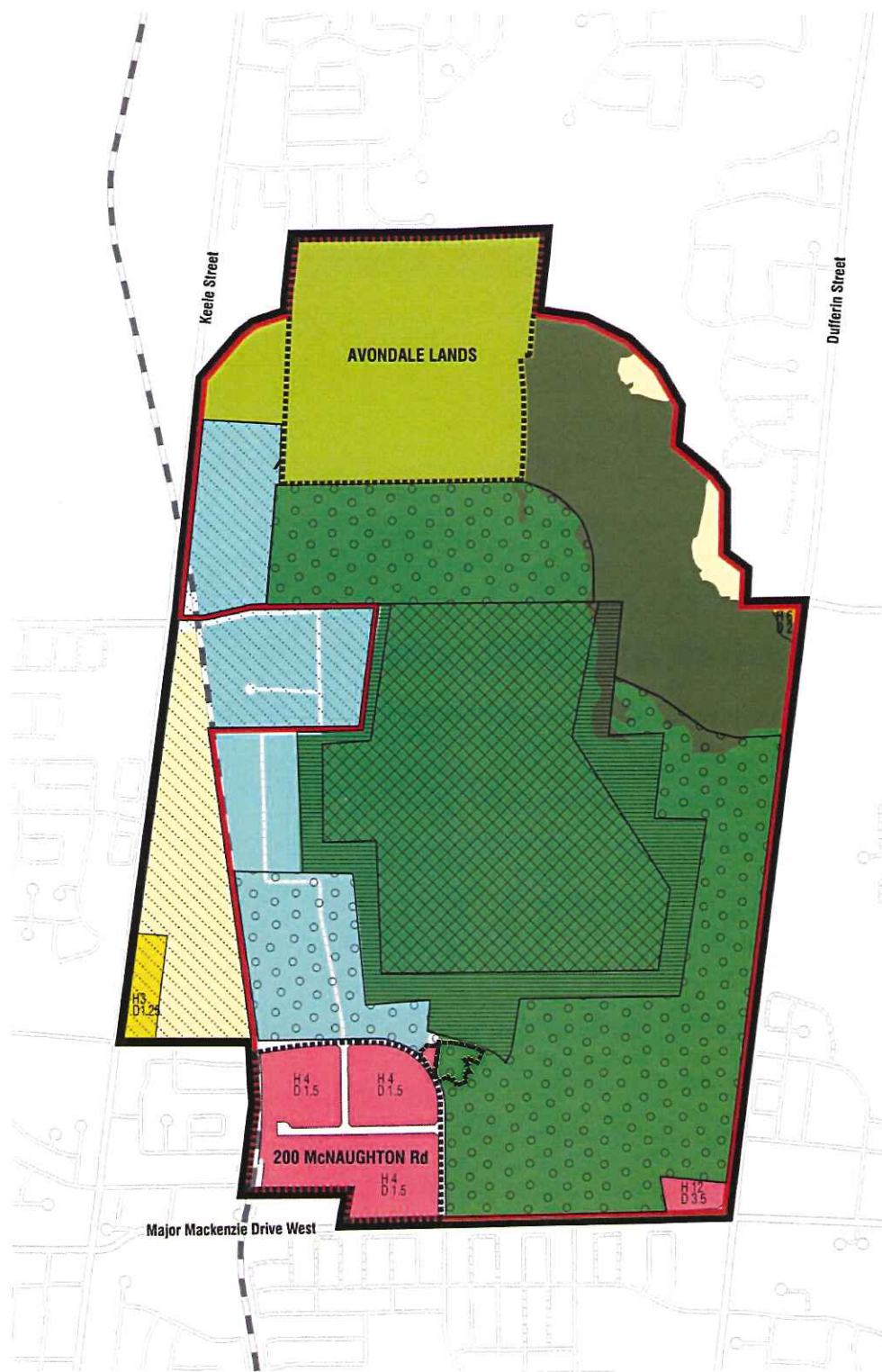


FILE: OP.17.004  
RELATED FILES: Z.17.010, DA.16.053 & DA.17.020  
LOCATION: PART OF LOT 22, CONCESSION 3  
APPLICANT: YORK MAJOR HOLDINGS INC.  
CITY OF VAUGHAN

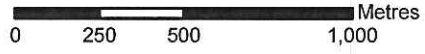
THIS IS SCHEDULE '1'  
TO OFFICIAL PLAN AMENDMENT NO. 29  
ADOPTED THE 19<sup>th</sup> DAY OF JUNE, 2018



MAP 12.3.A: KEELE VALLEY LANDFILL AREA - LAND USE PLAN



- |                      |                                |               |
|----------------------|--------------------------------|---------------|
| Amendment Area       | Low-Rise Mixed-Use             | Policy Area 1 |
| Natural Areas        | Mid-Rise Residential           | Policy Area 2 |
| Parks                | Commercial Mixed-Use           | Policy Area 3 |
| Private Open Spaces  | General Employment             | Policy Area 4 |
| Low-Rise Residential | Waste Disposal Assessment Area |               |



THIS IS SCHEDULE '2'  
TO OFFICIAL PLAN AMENDMENT NO. 29  
ADOPTED THE 19<sup>th</sup> DAY OF JUNE, 2018

FILE: OP.17.004  
RELATED FILES: Z.17.010, DA.16.053 & DA.17.020  
LOCATION: PART OF LOT 22, CONCESSION 3  
APPLICANT: YORK MAJOR HOLDINGS INC.  
CITY OF VAUGHAN

  
AREA SUBJECT TO  
AMENDMENT NO. 29

## **APPENDIX I**

The Subject Lands are located on the southeast corner of McNaughton Road East and Eaglet Court, municipally known as 1 Eaglet Court and part of 10,000 Dufferin Street, being Part of Lot 22, Concession 3, City of Vaughan.

The purpose of this Amendment is the following:

1. To re-designate the Subject Lands from "Private Open Space – Policy Area 3" to "Community Commercial Mixed-Use".
2. To permit the required parking for the proposed office building on the lands designated "Community Commercial Mixed-Use" to be located on the adjacent lands designated "Private Open Space".

On June 19, 2018, Vaughan Council ratified the June 5, 2018 recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) as follows (in part):

- "1. THAT Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) BE APPROVED to:
  - a) amend in-effect Official Plan Amendment ("OPA") #332 (North Maple Planning Study) as amended by OPA #535 (Maple Valley Plan), OPA #604 (Oak Ridges Moraine Conservation Plan) and OPA #666, to permit shared parking for a proposed office building located in "Area B" and for the existing office and golf maintenance buildings located on "Area A" of the Subject Lands designated "Open Space Policy Area 3" and "Oak Ridges Moraine Settlement Area", as shown on Attachment #3;
  - b) to correct mapping errors in Vaughan Official Plan 2010 ("VOP 2010"), to correctly designate "Area B", as shown on Attachment #3, as "Community Commercial Mixed-Use" on Schedule 13 (Volume 1) and on Map 12.3.A Area Specific Policy 12.3 Keele Valley Landfill Area (Volume 2)."





# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 150-2018**

**A By-law to amend City of Vaughan By-law 1-88, as amended.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Adding clause aii) after clause ai) to Exception Paragraph 9(1097) as follows:

"aii) The following provisions shall apply to the lands shown on Schedule "E-1203(2)" zoned C1 Restricted Commercial Zone:

    - i) Definition of "Lot Line, Front" means the street line which abuts McNaughton Road East;
    - ii) Definition of "Lot Line, Rear" means the lot line which abuts the lands zoned OS2 Open Space Park Zone;
    - iii) Parking spaces and areas required for the lands zoned C1 Restricted Commercial Zone shall be provided and maintained on the adjacent lands zoned OS2;
    - iv) A canopy may encroach into the minimum Front Yard Setback a maximum of 3.5 m;
    - v) The minimum landscape strip where a Commercial Zone abuts an Open Space Zone shall not be required;
    - vi) The minimum Front Yard Setback shall be 6.3 m;
    - vii) The minimum Exterior Yard Setback shall be 6.3 m;
    - viii) The maximum Building Height shall be 23.4 m;
    - ix) The minimum Rear Yard Setback shall be 0 m;
    - x) The minimum Lot Depth shall be 30 m;"
  - b) Adding clause iv) after clause ei) iii) to Exception Paragraph 9(1097) as follows:

"iv) The following provisions shall apply to the lands shown on "E-1203(2)" zoned OS2 Open Space Park Zone:

    - a) Parking spaces and areas for the lands zoned C1;
    - b) A canopy for the office building on the lands zoned C1, shall be permitted;

2. Add Schedule "E-1203(2)" attached hereto as Schedule "1".
3. Delete Schedule "E-1203(1)" and substitute therefor with Schedule "E-1203(1)" attached hereto as Schedule "2".
4. Delete Schedule "E-1203" and substitute therefor with Schedule "E-1203" attached hereto as Schedule "3".
5. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

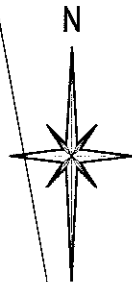
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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.



NOT TO SCALE

EAGLET COURT

C1

OS2

SUBJECT LANDS

#### LEGEND

**C1** RESTRICTED COMMERCIAL ZONE

**OS2** OPEN SPACE PARK ZONE

EAGLE ROCK WAY

MCNAUGHTON ROAD EAST

THIS IS SCHEDULE 'E-1203(2)'  
TO BY-LAW 1-88,  
SECTION 9(1097)

**THIS IS SCHEDULE '1'**  
**TO BY-LAW 150 - 2018**  
**PASSED THE 19<sup>th</sup> DAY OF JUNE, 2018**

NOT TO SCALE

FILE No. Z.17.010  
RELATED FILES: OP.17.004, DA.16.053 & DA.17.020  
LOCATION: Part of Lots 21 & 22, Concession 3  
APPLICANT: YORK MAJOR HOLDINGS INC.  
CITY OF VAUGHAN

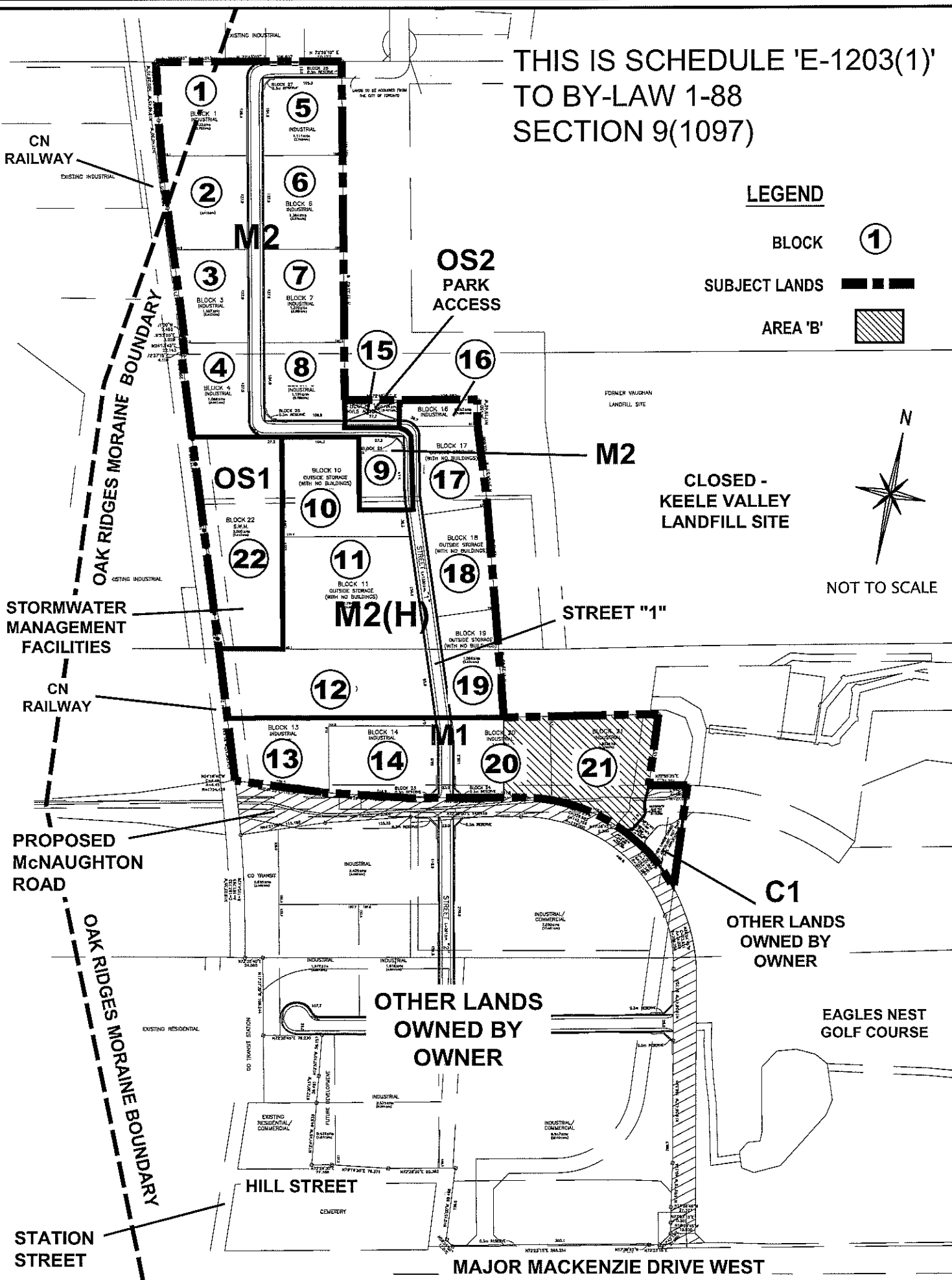
SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



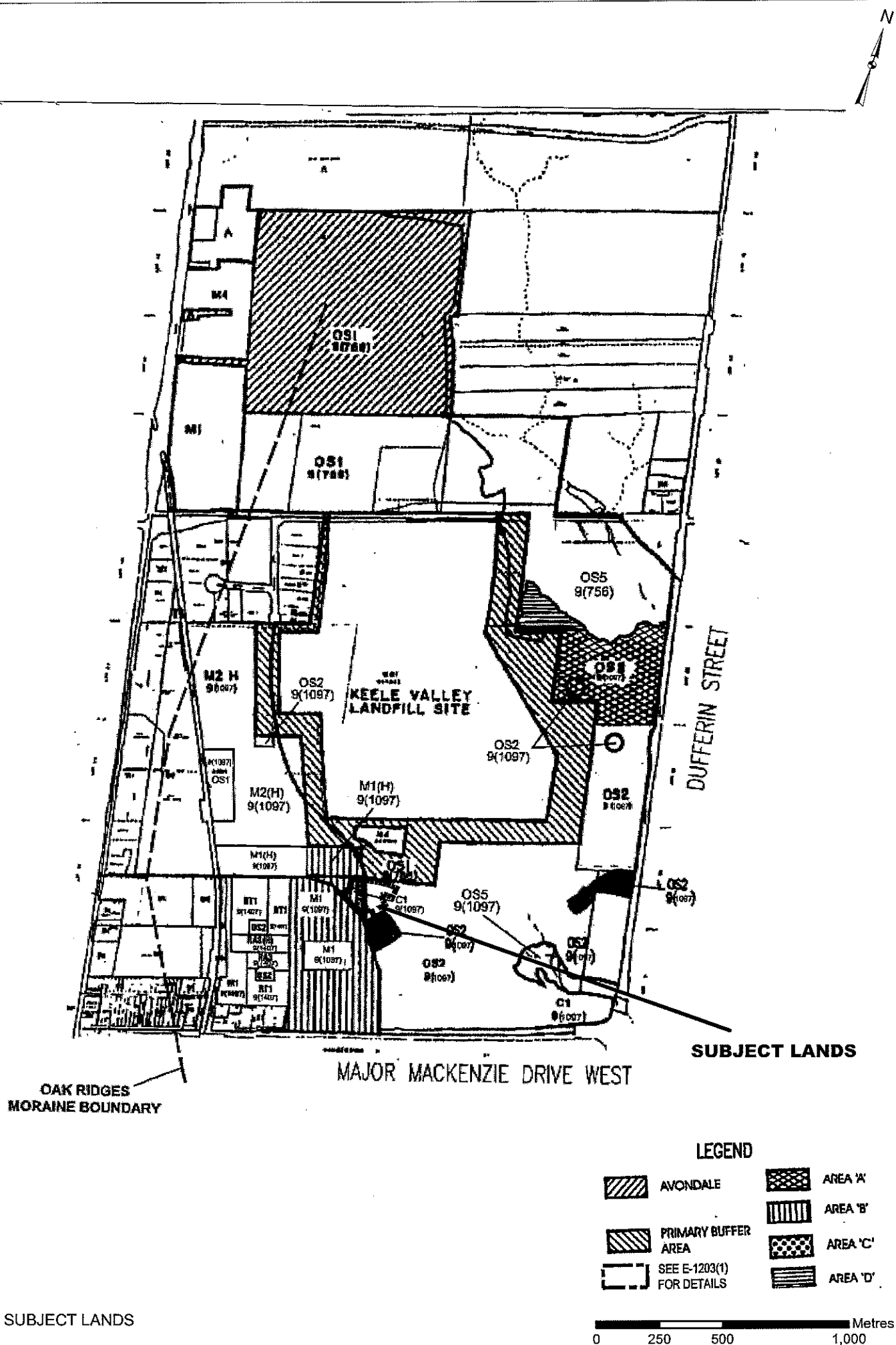
THIS IS SCHEDULE 'E-1203(1)'  
TO BY-LAW 1-88  
SECTION 9(1097)



THIS IS SCHEDULE '2'  
TO BY-LAW 150 - 2018  
PASSED THE 19th DAY OF June, 2018

FILE No. Z.17.010  
RELATED FILES: OP.17.004, DA.16.053 & DA.17.020  
LOCATION: Part of Lots 21& 22, Concession 3  
APPLICANT: YORK MAJOR HOLDINGS INC.  
CITY OF VAUGHAN

SIGNING OFFICERS  
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MAYOR  
\_\_\_\_\_  
CLERK



THIS IS SCHEDULE '3'  
TO BY-LAW 150 -2018  
PASSED THE 19<sup>th</sup> DAY OF June, 2018

FILE: Z.17.010  
RELATED FILES: OP.17.004, DA.16.053 & DA.17.020  
LOCATION: PART OF LOTS 21 & 22, CONCESSION 3  
APPLICANT: YORK MAJOR HOLDINGS INC.  
CITY OF VAUGHAN

SIGNING OFFICERS

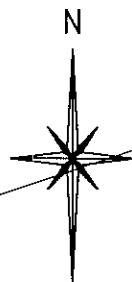
MAYOR

CLERK

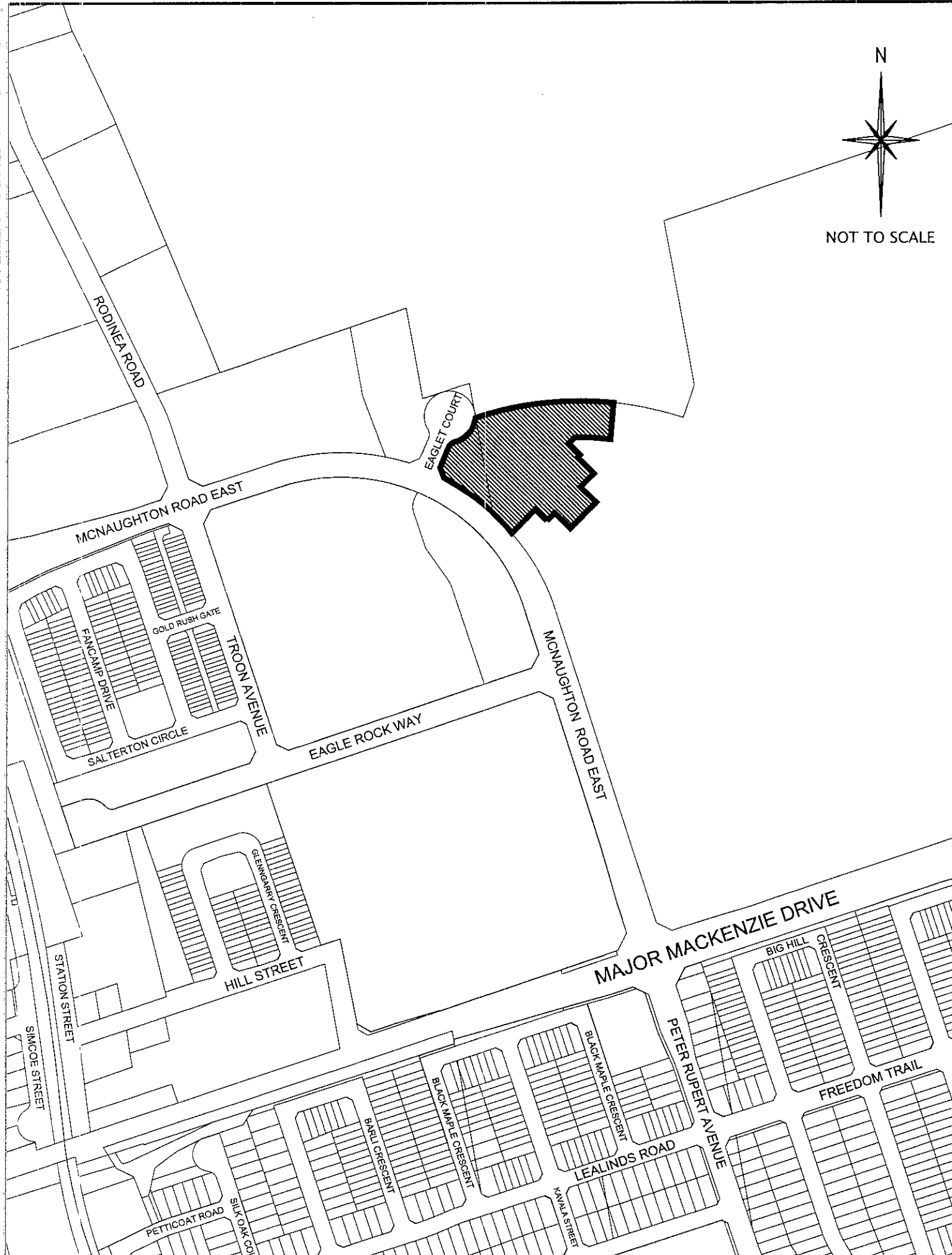
### **SUMMARY TO BY-LAW 150-2018**

The lands subject to this By-law are located on the east side of McNaughton Road East and south of Eaglet Court, municipally known as 10,000 Dufferin Street and 1 Eaglet Court, in Part of Lots 21 and 22, Concession 3, City of Vaughan.

The purpose of this by-law is to amend Zoning By-law 1-88, Exception Paragraph 9(1097) to permit the site-specific zoning exceptions to the OS2 Open Space Park Zone and C1 Restricted Commercial Zone respecting the definition of front lot line and rear lot line, parking requirements, minimum landscape strip width, minimum front yard setback, minimum exterior yard setback, maximum building height, minimum rear yard setback and minimum lot depth to facilitate an office building with off-site parking.



NOT TO SCALE



## LOCATION MAP TO BY-LAW 150 - 2018

FILE No. Z.17.010

RELATED FILES: OP.17.004, DA.16.053 & DA.17.020

LOCATION: Part of Lots 21 & 22, Concession 3

APPLICANT: YORK MAJOR HOLDINGS INC.

CITY OF VAUGHAN

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# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 151-2018**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Vaughan Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto, from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RD1 Residential Detached Zone One, RD3 Residential Detached Zone Three, RD3 (H) Residential Detached Zone Three with the Holding Symbol "(H)", OS1 Open Space Conservation Zone, OS1 (H) Open Space Conservation Zone with the Holding Symbol "(H)", and OS5 Open Space Environmental Protection Zone in the manner shown on the said Schedule "1".
  - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1466) A. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1596" until the Holding Symbol "(H)" is removed pursuant to Subsection 36(3) or (4) of the Planning Act and the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:

    - i) The Holding Symbol "(H)" shall not be removed from Lots 1 to 5 and Block 92 until:
      - a. York Region has completed and approved the design of the Teston Road extension and is satisfied with the likelihood of its ultimate construction; or
      - b. York Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction; and
    - ii) The Holding Symbol "(H)" shall not be removed from Lots 46 to 53, Lots 1 to 7 and Blocks 91 and 92 until such time as the design of Teston Road has been completed and approved by York Region, the

temporary stormwater management pond is decommissioned, and the ultimate stormwater management pond that interfaces with the landscape and features is constructed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority."

B. Notwithstanding the provisions of:

- a) Subsection 4.23 and 4.25 and Schedule "A" respecting the zone standards in the RD1 Residential Detached Zone One and the RD3 Residential Detached Zone Three;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1596":

- ai) A maximum of 87 lots for detached dwellings shall be permitted;
- aii) The minimum lot frontage shall be as follows:
- 21 m for lots 14 to 18, and 24 to 26
  - 18 m for lots 19, 23, and 27;
  - 13.2 m for lot 20
  - 12.5 m for lot 21
  - 12.3 m for lot 22;"

c) Adding Schedule "E-1596" attached hereto as Schedule "1".

d) Deleting Key Map 3F and substituting therefor the Key Map 3F attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

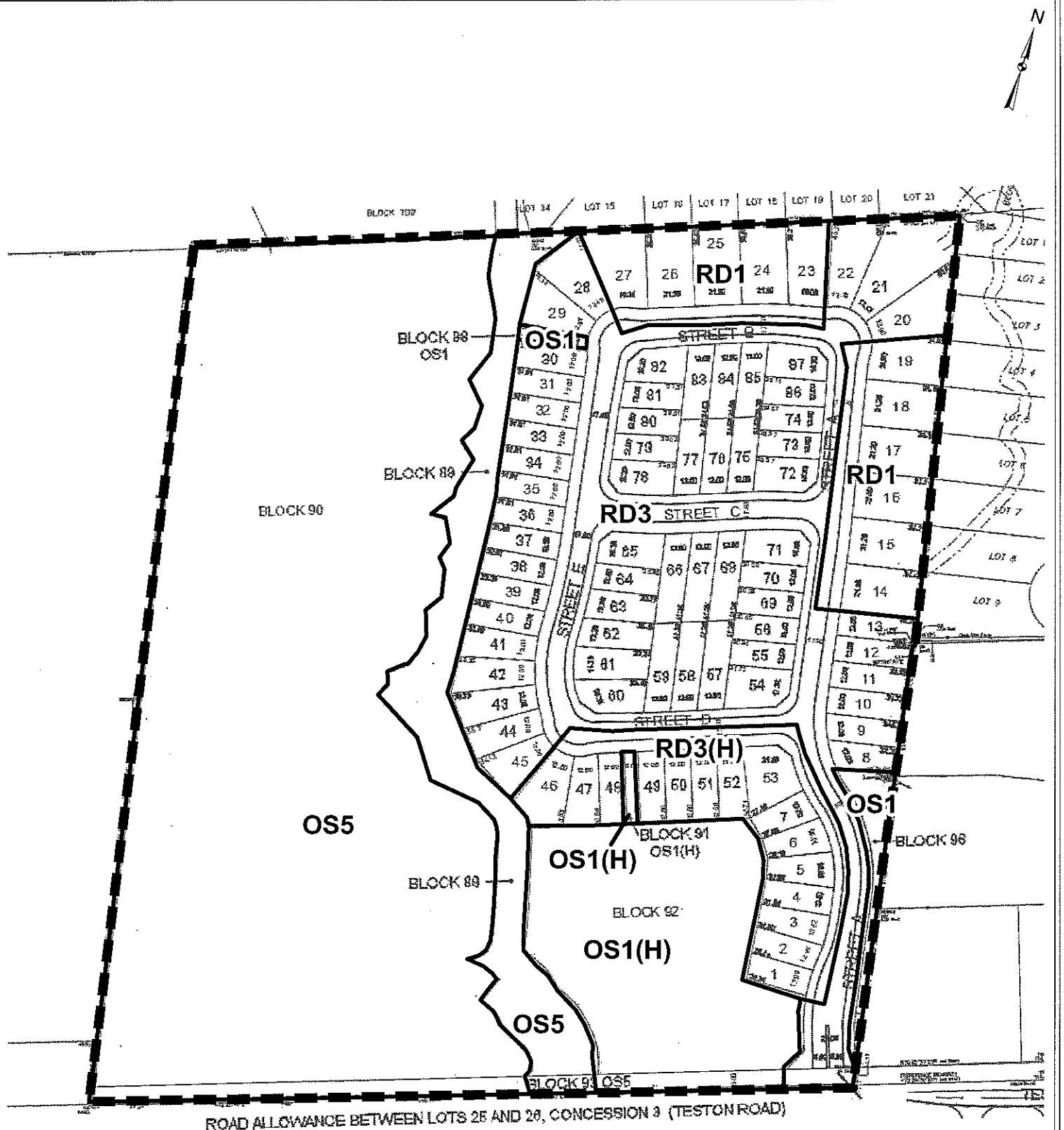
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Hon. Maurizio Bevilacqua, Mayor

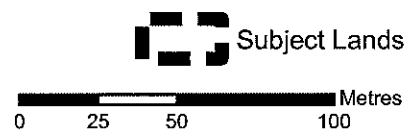
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Todd Coles, City Clerk

Authorized by Item No. 35 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.



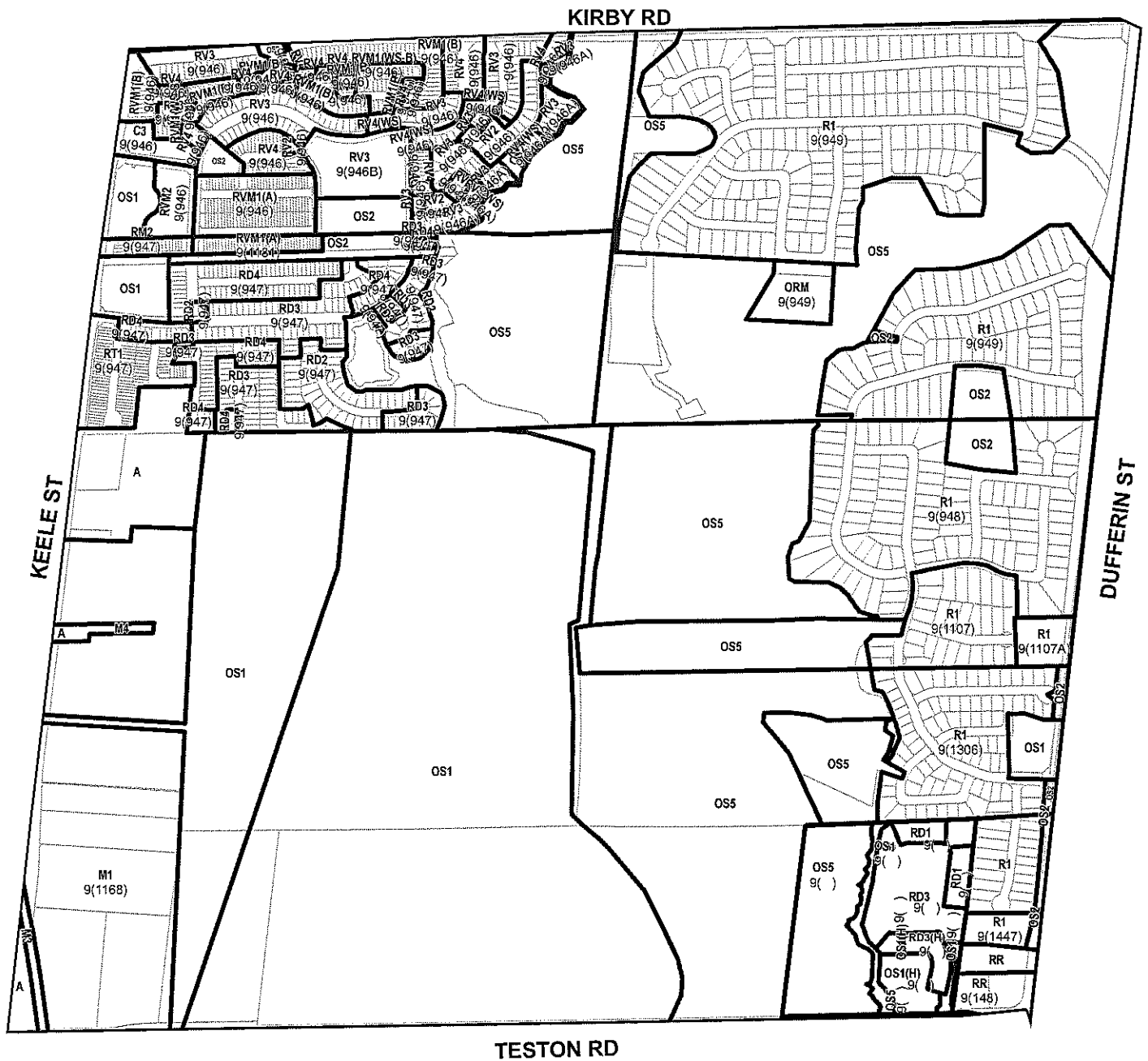
THIS IS SCHEDULE 'E-1596'  
TO BY-LAW 1-88  
SECTION 9(146)



THIS IS SCHEDULE '1'  
TO BY-LAW 151-2018  
PASSED THE 19th DAY OF JUNE, 2018

FILE: Z.17.026  
RELATED FILES: OP.17.010, 19T-17V009  
LOCATION: PART OF LOT 26, CONCESSION 3  
APPLICANT: TESTON SANDS INC.  
CITY OF VAUGHAN

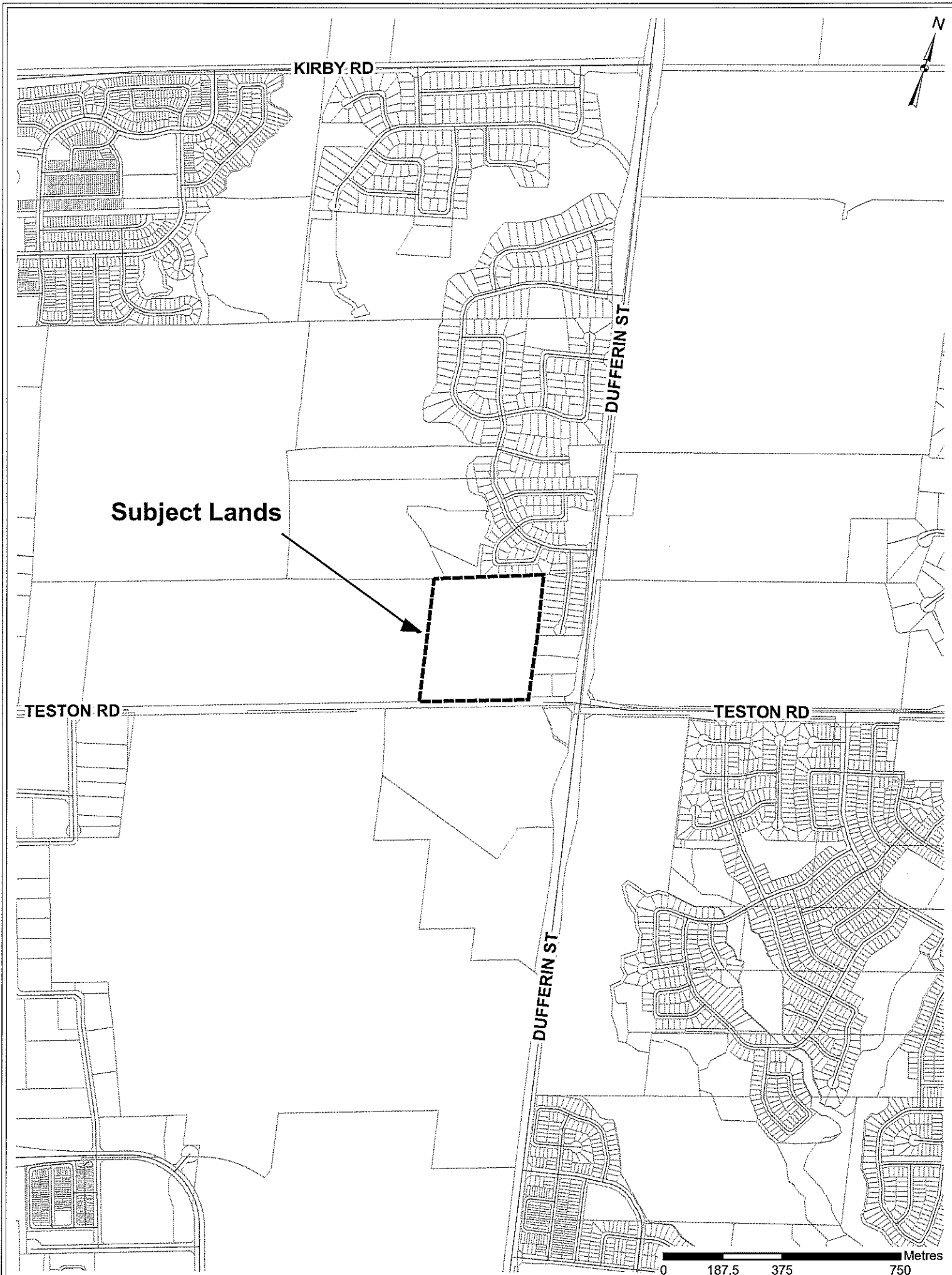
SIGNING OFFICERS  
  
MAYOR  
  
CLERK



0 120 240 480 Metres

FILE: Z.17.026  
RELATED FILES: OP.17.010, 19T-17V009  
LOCATION: PART OF LOT 26, CONCESSION 3  
APPLICANT: TESTON SANDS INC.  
CITY OF VAUGHAN

CLERK



## LOCATION MAP TO BY-LAW 151 -2018

FILE: Z.17.026

RELATED FILES: OP.17.010, 19T-17V009

LOCATION: PART OF LOT 26, CONCESSION 3

APPLICANT: TESTON SANDS INC.

CITY OF VAUGHAN

### **SUMMARY TO BY-LAW 151-2018**

The lands subject to this By-law are located on the north side of Teston Road, west of Dufferin Street, in Part of Lot 26, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RD1 Residential Detached Zone One, RD3 Residential Detached Zone Three, RD3 (H) Residential Detached Zone Three with the Holding Symbol "(H)", OS1 Open Space Conservation Zone, OS1 (H) Open Space Conservation Zone with the Holding Symbol "(H)", and OS5 Open Space Environmental Protection Zone.

The Holding Symbol "(H)" shall not be removed from Lots 1 to 7 and 46 to 53 and Blocks 91 and 92 until such time as the conditions prescribed by this By-law are satisfied.

This By-law also permits a maximum of 87 lots for detached dwellings and establishes a minimum lot frontage for lots 14 to 27 to facilitate Draft Plan of Subdivision File 19T-17V009, consisting of a maximum of 87 lots for detached dwelling units, a storm water management pond, two pedestrian connections, a core features block, a vegetation protection zone block, public roads, reserves and a road widening.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 152-2018**

**A By-law to adopt Amendment Number 28 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 28 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2", "3" and "4" is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 35 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

**AMENDMENT NUMBER 28  
TO THE VAUGHAN OFFICIAL PLAN 2010  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2”, “3” and “4” constitute Amendment Number 28 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”

Authorized by Item No. 35 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.



## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically the Schedules of Volume 1 and the Site-Specific Policies of Volume 2, Section 13.20.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 28" on Schedule "1" attached hereto:

1. Re-designate the lands subject to this amendment from "Natural Areas" to "Low-Rise Residential".
2. Permit a residential plan of subdivision consisting of 87 lots to be developed with detached dwelling units.
3. Include the following York Region site-specific policy:  
"The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA") and that a portion may be subject to the Holding Symbol "(H)" provisions under the *Planning Act*, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA."

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north side of the un-opened Teston Road allowance, west of Dufferin Street, known municipally as 1600 Teston Road, being Part of Lot 26, Concession 2, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 28."

## III BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. 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

enables development while ensuring that the resources of provincial interests, public health and safety, and the quality of the natural and built environment are protected. Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The Subject Lands are located within a defined settlement area by the PPS. The residential development achieves the intention of the Settlement Areas, Housing and Natural Heritage policies of the PPS, by making more efficient use of the Subject Lands as it minimizes land consumption, proposes a housing typology that will help meet projected housing needs, and utilizes existing servicing and infrastructure. In addition, the development will result in the long-term protection for the surrounding natural environment by bringing it into public ownership.

2. The Provincial *Growth Plan for the Greater Golden Horseshoe* ("Growth Plan") is intended to guide decision making on the development of land by encouraging compact built form, diverse land uses, and a range and mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas, and promotes the development of complete communities that offer a mix of housing types, access to local amenities, and connections to municipal water and wastewater systems.

The Growth Plan states that the forecasted population and employment growth identified will be used for planning and managing growth to the horizon of the Growth Plan, and the forecasted growth within settlement areas will be focused in delineated built-up areas; strategic growth areas; and, areas with existing or planned public service facilities.

The Growth Plan supports the achievement of complete communities that feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities; provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to

accommodate the needs of all household sizes and incomes; and ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards.

The residential development is consistent with the policy framework envisioned by the Growth Plan by making more efficient use of the Subject Lands by incorporating a compatible form of ground related residential development within an existing built-up area, utilizing municipal services, providing a stormwater management pond and protecting for new Regional infrastructure, the extension of Teston Road.

3. The Subject Lands are located within the *Oak Ridges Moraine Conservation Plan* ("ORMCP") and are designated "Settlement Area". Development within the "Settlement Area" designation of the ORMCP shall focus and contain urban growth by minimizing the encroachment and impact of development on the ecological functions and hydrological features of the ORMCP Area and to maintain, and where feasible, restore the health, diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and related ecological functions. New lots may be created in Settlement Areas subject to the policies of the ORMCP, the Owner must demonstrate that the residential development will not adversely affect the ecological integrity of the ORCMP.

The residential development conforms to the ORMCP as the lots for detached residential dwelling units are located on lands designated Settlement Area. The Owner has provided a vegetation protection zone as a separate buffer block to minimize the impacts of development on the adjacent core features and to maintain the connectivity of the natural heritage system. Both blocks will be dedicated into Public ownership to provide for the long-term protection of the surrounding natural environment.

4. The York Region Official Plan 2010 ("YROP 2010") designates the Subject Lands as "Urban Area" by Map 1 – "Regional Structure", which permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. The residential development conforms to the YROP 2010.

York Region has commenced the Terms of Reference for the Individual Environmental Assessment ("IEA") for the proposed Teston Road link between Keele Street and Bathurst Street. York Region, in consultation with residents, stakeholders and the general public will draft the Terms of Reference framework to guide the future IEA study. The project construction date is currently scheduled for 2026 and the Terms of Reference for the Teston Road IEA remains under review. The preferred alignment of Teston Road is being considered by York Region and all options of right-of-way

requirements are being protected. Therefore, York Region requests the implementing Official Plan Amendment include the following policy:

"The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA") and that a portion may be subject to Holding Symbol "(H)" provisions under the *Planning Act*, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA."

5. The Subject Lands are designated "Natural Areas" by Vaughan Official Plan 2010 (VOP 2010) as identified on Schedule 13 - "Land Use" and are subject to Site-Specific Policy 13.20 of VOP 2010, Volume 2. Site-Specific Policy 13.20 states that notwithstanding Schedule 13 – "Land Use" the "Enhancement Area" policies in Section 3.2.3 of VOP 2010, Volume 1 shall apply to the Subject Lands.

Enhancement Areas are identified conceptually on Schedule 2 – "Natural Heritage Network" of VOP 2010. The Subject Lands are identified as an "Unapproved" site under consideration for Core Feature additions, Core Feature deletions or classification as an Enhancement Area. Enhancement Areas have the potential to provide additional habitat and or ecological connectivity to the Natural Heritage Network through restoration or re-naturalization. Enhancement Areas including Unapproved areas are identified as approximate on Schedule 2 and as part of development process (*Planning Act* applications) environmental studies will be conducted to determine the final location and boundary of the Enhancement Area.

In accordance with Site-Specific Policy 13.20, and the Enhancement Area policies, the Owner submitted Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 (collectively, the "Applications") together with the required environmental studies in support of the Applications to re-designate the Subject Lands to "Low-Rise Residential" to permit the residential development.

VOP 2010 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or Toronto and Region Conservation Authority ("TRCA") as a condition of development approval. To enable comprehensive management, such features shall not be fragmented, but shall be brought into public ownership to ensure their continued protection and management.

In accordance the enhancement area policies the Applications and supporting studies have been reviewed by internal City departments and external public agencies. The City and the TRCA are satisfied with the limits of development shown on Schedule "1" attached hereto. The Subject Lands identified as "Natural Areas" on Schedule "1" attached hereto, will remain designated "Natural Areas" and will be rezoned from A Agricultural Zone to OS5 Open Space Environmental Protection Zone and dedicated into public ownership.

The Subject Lands identified as "Oak Ridges Moraine Natural Core" on Schedule "1" attached hereto, will remain designated "Oak Ridges Moraine Natural Core" and zoned OS5 Open Space Environmental Protection Zone and dedicated into public ownership.

In consideration of the above, the Development Planning Department is satisfied that the residential development is consistent with the PPS conforms with the Growth Plan, *Oak Ridges Moraine Conservation Plan*, the York Region Official Plan, VOP 2010 and is compatible with the existing land uses in the surrounding area. The conveyance of the core features and their related vegetation protection zone will ensure the continued protection and comprehensive management of the natural heritage system.

6. The statutory Public Hearing was held on January 23, 2018. The recommendation of the Committee of the Whole was to receive the Public Hearing report and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on January 30, 2018. On June 19, 2018 Vaughan Council amended and ratified the Committee of the Whole recommendation to approve Official Plan Amendment File OP.17.010, Zoning By-Law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009, (Teston Sands Inc.).
7. On June 13, 2018, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) is hereby amended by:

1. Amending Schedule 1 Urban Structure of Volume 1 of VOP 2010 by expanding the Community Areas as per Schedule "2" attached hereto;

2. Amending Schedule 2 Natural Heritage Network of Volume 1 of VOP 2010 by removing "Unapproved" area and defining the limits of Core Features as per Schedule "3" attached hereto;
3. Amending Schedule 14-C Areas Subject to Site Specific Plans of Volume 1 of VOP 2010 to include the reference to the appropriate section number in the legend as per Schedule "4" attached hereto.
4. Amending Schedule 13 Land Use of Volume 1 of VOP 2010 by re-designating the Subject Lands from "Natural Areas" to "Low-Rise Residential", in the manner shown on Schedule "1" attached hereto;
5. Amending Section 13.1 Lands Subject to Site Specific Policies by deleting policy 13.1.1.19 and substituting therefor the following policy 13.1.1.19:

"(OPA #28) 13.1.1.19 The lands known as 1600 Teston Road are identified on Schedule 14-C, as Item 19 and are subject to the policies set out in Section 13.20 of this Plan. (OPA #28)"

6. Deleting policy 13.20 1600 Teston Road and substituting therefor the following policy 13.20 1600 Teston Road:

"(OPA #28) (13.20) (1600 Teston Road)

13.20.1 General

13.20.1.1 The land use designations and the following policy shall apply to the lands identified on Map 13.20.A:

13.20.1.2 The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA") and that a portion may be subject to Holding Symbol "(H)" provisions under the *Planning Act*, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA.";

## V IMPLEMENTATION

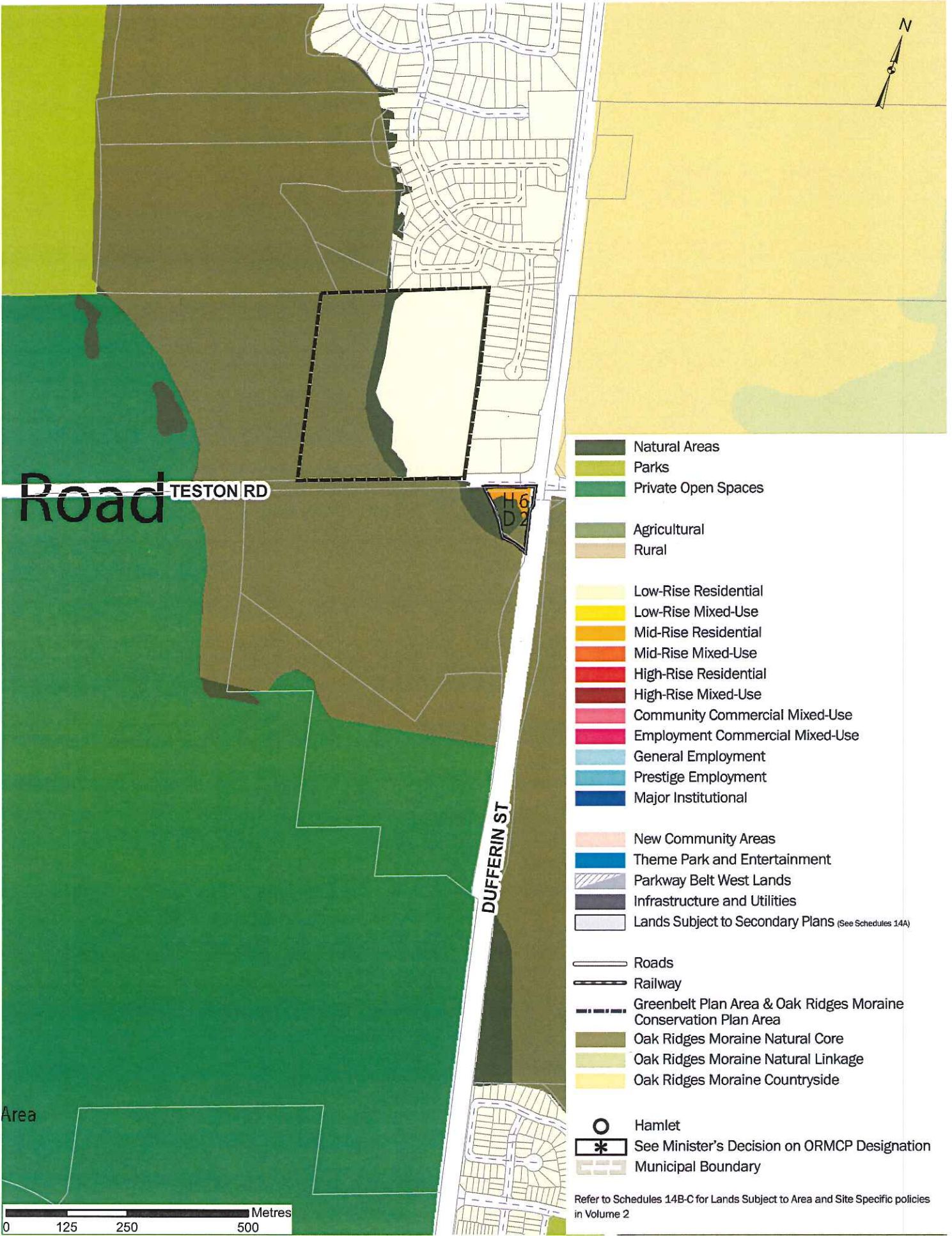
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88 and Draft Plan of Subdivision, pursuant to the *Planning Act*.

## VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



MAP 13.20.A: 1600 Teston Road

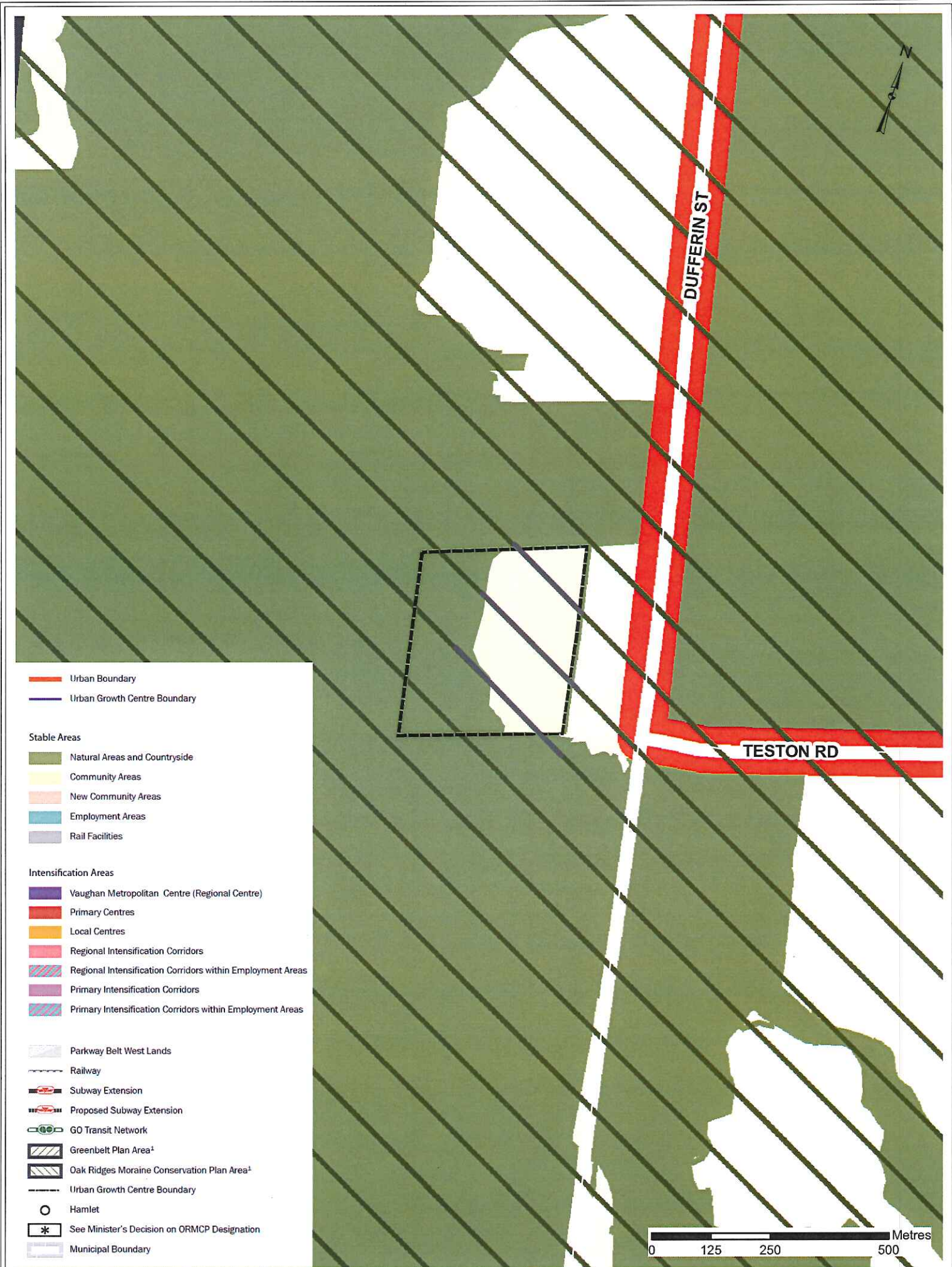


THIS IS SCHEDULE '1'  
TO OFFICIAL PLAN AMMENDMENT NO. 28  
ADOPTED THE 19<sup>th</sup> DAY OF JUNE, 2018

FILE: OP.17.010  
RELATED FILES: Z.17.026, 19T-17V009  
LOCATION: PART OF LOT 26, CONCESSION 3  
APPLICANT: TESTON SANDS INC.  
CITY OF VAUGHAN

  
LANDS SUBJECT TO  
AMENDMENT NO. 28





THIS IS SCHEDULE '2'  
TO OFFICIAL PLAN AMMENDMENT NO. 28  
ADOPTED THE 19<sup>th</sup> DAY OF JUNE, 2018

FILE: OP.17.010

RELATED FILES: Z.17.026, 19T-17V009

LOCATION: PART OF LOT 26, CONCESSION 3

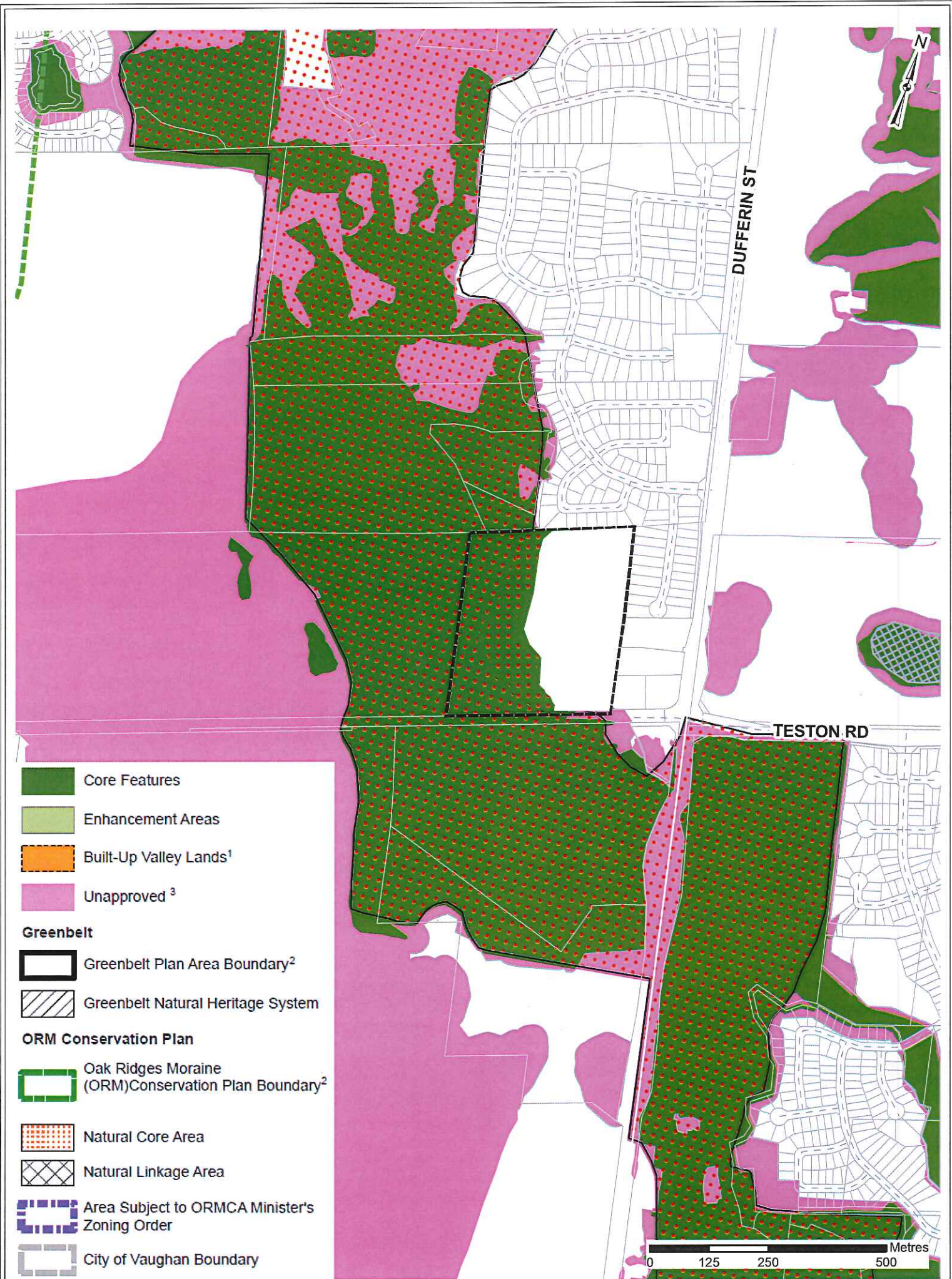
APPLICANT: TESTON SANDS INC.

CITY OF VAUGHAN



LANDS SUBJECT TO  
AMENDMENT NO. 28





**THIS IS SCHEDULE '3'**  
**TO OFFICIAL PLAN AMMENDMENT NO. 28**  
**ADOPTED THE 19th DAY OF JUNE, 2018**

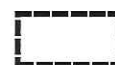
FILE: OP.17.010

RELATED FILES: Z.17.026, 19T-17V009

LOCATION: PART OF LOT 26, CONCESSION 3

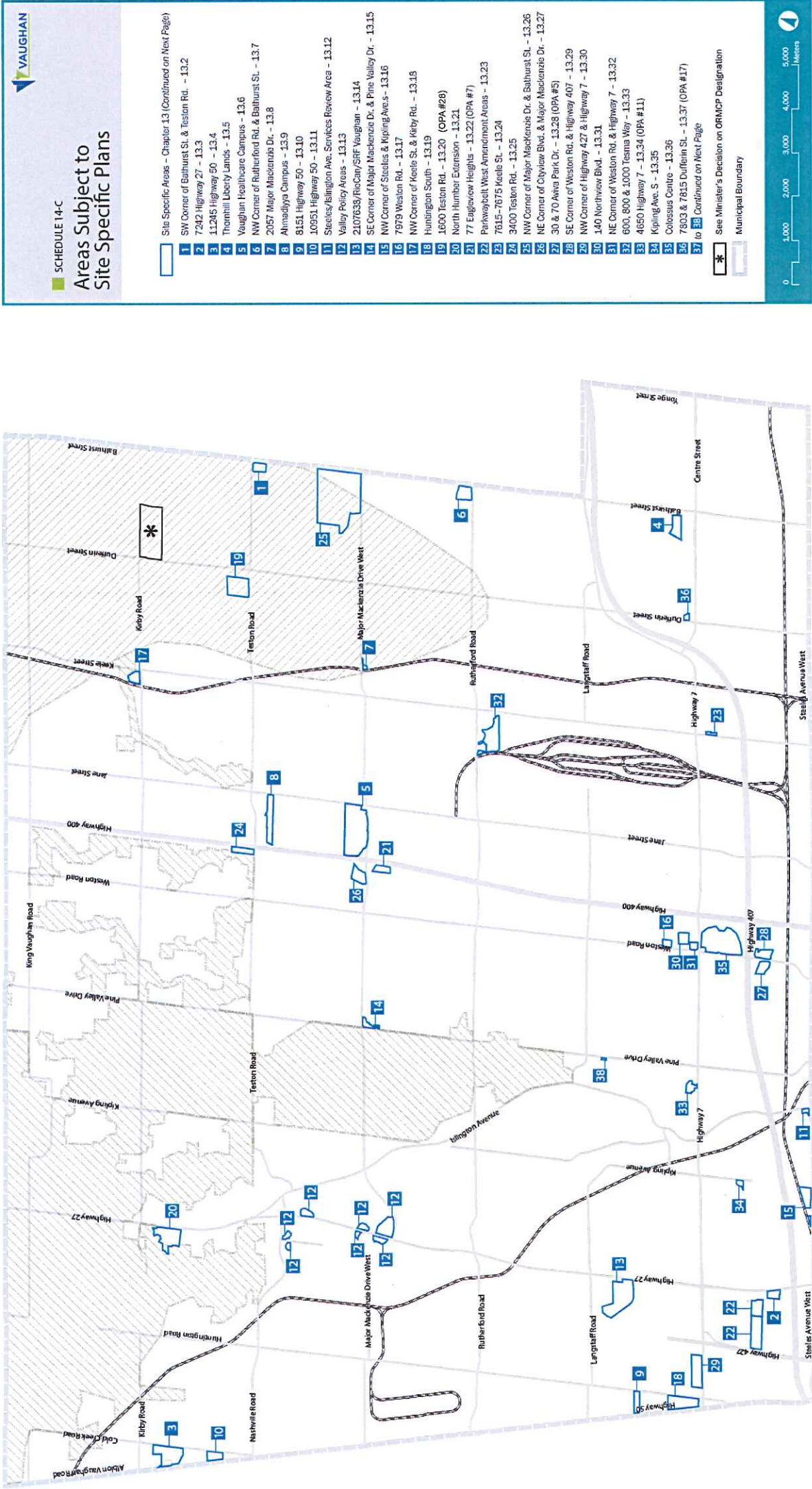
APPLICANT: TESTON SANDS INC.

CITY OF VAUGHAN



LANDS SUBJECT TO  
AMENDMENT NO. 28





FILE: OP.17.010  
RELATED FILES: Z.17.026, 19T-17V009  
LOCATION: PART OF LOT 26, CONCESSION 3  
APPLICANT: TESTON SANDS INC.  
CITY OF VAUGHAN

THIS IS SCHEDULE '4'  
TO OFFICIAL PLAN AMMENDMENT NO. 28  
ADOPTED THE 10<sup>th</sup> DAY OF JUNE, 2018

## **APPENDIX I**

The Subject Lands are located on the north side of the un-opened Teston Road allowance, west of Dufferin Street, known municipally as 1600 Teston Road, being Part of Lot 26, Concession 2, City of Vaughan.

The purpose of this Amendment is to re-designate the Subject Lands from "Natural Areas" to "Low-Rise Residential" to facilitate a residential plan of subdivision consisting of 87 lots to be developed with detached dwelling units and to include a York Region site specific policy respecting the southern portion of the Subject Lands potentially being affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA").

On June 19, 2018, Vaughan Council ratified the June 5, 2018 recommendation of the Committee of the Whole, with amendments as set out in a Communication dated June 18, 2018, to approve Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) as follows (in part):

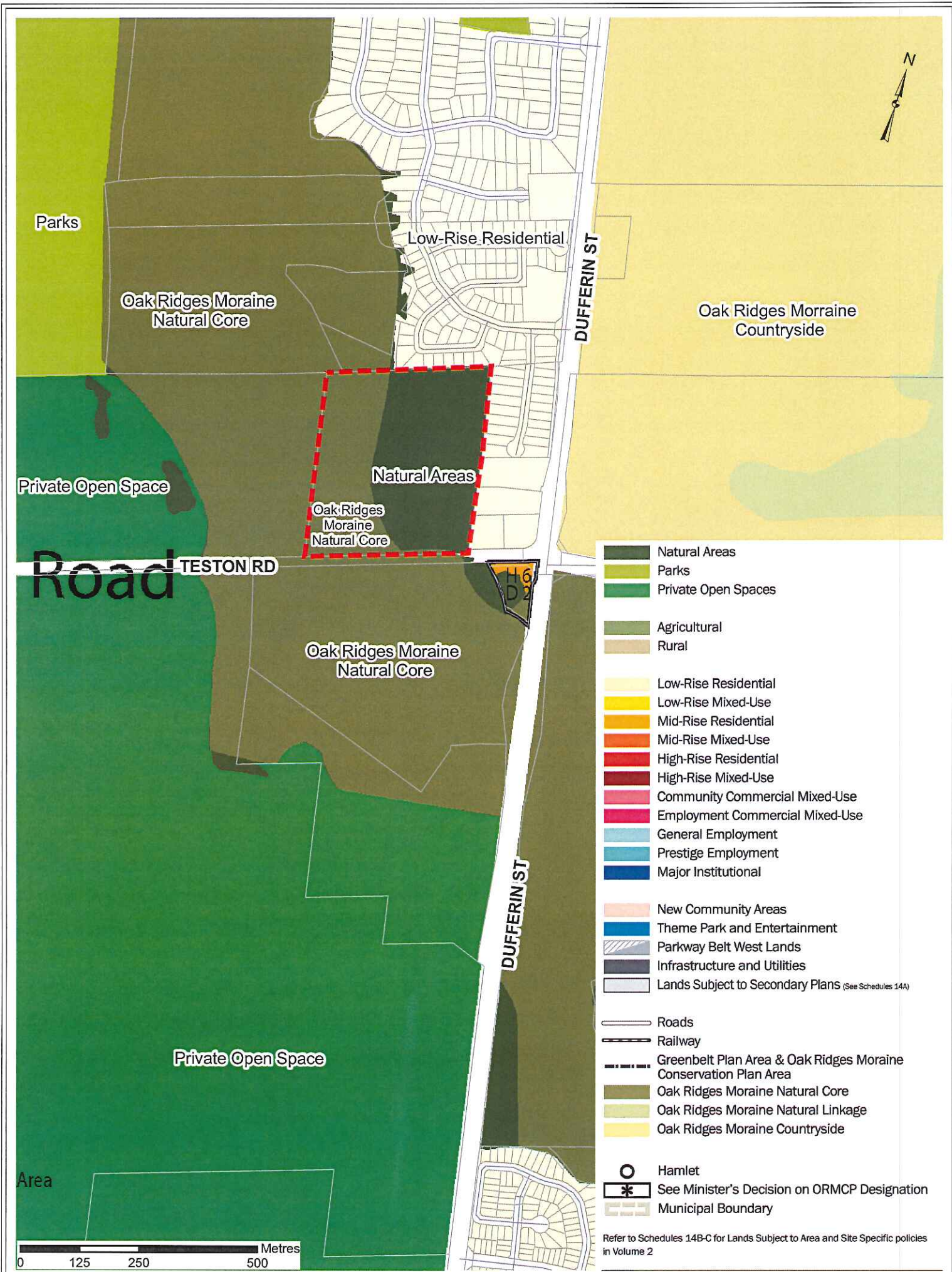
- "1. THAT Official Plan Amendment File OP.17.010 (Teston Sands Inc.) BE APPROVED; to amend Site-Specific Policy 13.20 (Attachment #6) of the Vaughan Official Plan 2010 (VOP 2010), Volume 2 to redesignate the Subject Lands from "Natural Areas" to "Low-Rise Residential" subject to the "Low-Rise Residential" policies of VOP 2010.
2. THAT the implementing Official Plan Amendment include the following policy to the satisfaction of York Region:

"The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA") and that a portion may be subject to the Holding Symbol "(H)" provisions under the Planning Act, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA."
3. THAT Zoning By-law Amendment File Z.17.026 (Teston Sands Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" and "OS5 Open Space Environmental Protection Zone" to "RD1 Residential Detached Zone One", "RD3 Residential Detached Zone Three", "RD3 (H) Residential Detached Zone Three" with the Holding Symbol "(H)", "OS1 (H) "Open Space Conservation Zone" with the Holding Symbol "(H)", and "OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4."
4. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned "RD3(H) Detached Residential Zone Three" with the Holding Symbol "(H)" and "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" as shown on Attachment #4, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:
  - i) For Lots 1 to 5 and Block 92 (Stormwater Management Pond) until York Region has completed the design and is satisfied the vertical and horizontal design is approved or until the Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction; and,
  - ii) For Lots 46 to 53, Lots 1 to 7 and Blocks 91 and 92 until such time as the design of Teston Road has been completed and approved by York Region and until an alternative stormwater management solution which does not require these lands is approved by the City, York Region and the Toronto and Region Conservation Authority.
5. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
6. THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) as shown on Attachment #4 BE APPROVED; to facilitate a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings, subject to the Conditions of Draft Plan Approval set out in Attachment #1.
7. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) shall contain the following clause:

- i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."
- 8. THAT Vaughan Council adopt the following resolution for allocation of water and sewage servicing capacity:

"IT IS HERBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 87 residential units (311 persons equivalent).
- 9. Should the Local Planning Appeal Tribunal ("LPAT") approve the applications, then LPAT withhold its final Order on the Official Plan Amendment File OP.17.010, Zoning by-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 until confirmation from the City is received indicating that the Owner's LPAT appeal of Vaughan Official Plan 2010 (File No. PL111184) (Appeal #162) as it pertains to the Subject Lands is resolved to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.
- 10. THAT City of Vaughan Staff be directed to attend the LPAT proceedings in support of the Recommendations contained in this report and the Conditions of Draft Approval identified in Attachment #1 for Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009."





## APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT NO. 28

FILE: OP.17.010  
 RELATED FILES: Z.17.026, 19T-17V009  
 LOCATION: PART OF LOT 26, CONCESSION 3  
 APPLICANT: TESTON SANDS INC.  
 CITY OF VAUGHAN

  
 LANDS SUBJECT TO  
 AMENDMENT NO. 28