

**CITY OF VAUGHAN
COUNCIL MEETING
AGENDA**

Wednesday, October 23, 2019

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)

	Pages
1. CONFIRMATION OF AGENDA	
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1. NEW COMMUNITY AREA – BLOCK 41 SECONDARY PLAN STUDY FILE 26.4.2 (REFERRED)	

2. DANIELS BAIF THORNHILL INC., BAIF DEVELOPMENTS LIMITED ZONING BY-LAW AMENDMENT FILE Z.19.014 SITE DEVELOPMENT FILE DA.19.011 VICINITY OF BATHURST STREET AND BEVERLEY GLEN BOULEVARD
3. BOWES BASALTIC HOLDINGS INC. DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-19V002 VICINITY OF KEELE STREET AND LANGSTAFF ROAD
4. 1791234 ONTARIO LIMITED (VAUGHAN WEST II LIMITED) SITE DEVELOPMENT FILE DA.18.086 VICINITY OF REGIONAL ROAD 50 AND TRADE VALLEY DRIVE
5. 1834375 ONTARIO INC. (LIBERTY DEVELOPMENT CORPORATION) SITE DEVELOPMENT DA.19.016 VICINITY OF REGIONAL ROAD 7 AND BOWES ROAD
6. DULCINA INVESTMENTS INC. SITE DEVELOPMENT FILE DA.18.047 VICINITY OF JANE STREET AND RUTHERFORD ROAD
7. GABRIELE TATANGELO, GIUSEPPE FALLETTA AND RAVINDER SINGH MINHAS SITE DEVELOPMENT FILE DA.18.081 VICINITY OF PINE VALLEY DRIVE AND HAYHOE AVENUE
(By-law Number 145-2019)
8. PROMENADE LIMITED PARTNERSHIP SITE DEVELOPMENT FILE DA.18.107 VICINITY OF BATHURST STREET AND CENTRE STREET
9. CANADA DRIVE – AMERICA AVENUE BRIDGE UPDATE
10. PARKING PROHIBITION - PINE GROVE ROAD
11. BLUE BOX RECYCLING PROGRAM UPDATE
12. BILL 108 TRANSITIONAL REGULATION AMENDMENTS
13. CEREMONIAL PRESENTATION – NATIONAL INSTITUTE OF PUBLIC ADMINISTRATION OF CANADA (IPAC) – 2019 BRONZE AWARD FOR INNOVATIVE MANAGEMENT
14. CEREMONIAL PRESENTATION – SPECIAL OLYMPICS ONTARIO

15. DEPUTATION – WOMEN’S SUPPORT NETWORK OF YORK REGION
 16. DEPUTATION – VAUGHAN SANTAFEST PARADE
 17. DEPUTATION – MATTHEW BALDASSINI (GENTILE CIRCLE)
 18. DEPUTATION – MS. LUCY KALOKINA (EXORBITANT WATER BILL)
 19. OTHER MATTERS CONSIDERED BY THE COMMITTEE
 1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS
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 20. SPECIAL COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION OCTOBER 7, 2019
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 3. RIZMI HOLDINGS LIMITED ZONING BY-LAW AMENDMENT FILE Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 VICINITY OF DUFFERIN STREET AND KIRBY ROAD
 4. AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010, VOLUME 1 “PRE-CONSULTATION AND COMPLETE SUBMISSION REQUIREMENTS”, CHAPTER 10.1.3, FILE 25.7

1. YORK REGION AGRICULTURE AND AGRI-FOOD STRATEGY - UPDATE TO CITY OF VAUGHAN
2. DRAFT GREEN DIRECTIONS VAUGHAN 2019
3. FISCAL HEALTH REPORT – FOR THE YEAR TO DATE PERIOD ENDING JUNE 30, 2019
4. 2019 MENORAH LIGHTING CEREMONY
5. RESOLUTION SUPPORTING AMO'S REPORT ON GROWING MUNICIPAL LIABILITY AND INSURANCE COSTS
6. PRESENTATION – ONTARIO SOCCER CENTRE
7. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION OCTOBER 16, 2019

4. COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 33

105

1. PROPERTY MATTER DISPOSITION OF CITY LANDS TO THE REGIONAL MUNICIPALITY OF YORK RECONSTRUCTION AND WIDENING OF BATHURST STREET WARD 4 (By-law Number 146-2019)
2. LOCAL PLANNING APPEAL TRIBUNAL APPEAL PL#111184 VAUGHAN OFFICIAL PLAN 2010 LIBERATA D'AVERSA (APPEAL #148) 5137 HIGHWAY 7

8. **ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**9. **CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**10. **STAFF COMMUNICATIONS**11. **BY LAWS / FORMAL RESOLUTIONS**

1. BY-LAW NUMBER 135-2019
(LPAT, August 28, 2019, Case No. PL170805)

A By-law to designate by Number an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal. (LPAT File No. PL170805, Z.15.032, Part of Lot 20 Concession 6, Countrywide Homes Woodend Place Inc.)

2. BY-LAW NUMBER 136-2019
(LPAT, August 28, 2019, Case No. PL170805)

A By-law to adopt Amendment Number 19 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. as effected by the Local Planning Appeal Tribunal. (LPAT File No. PL170805, OPA# 19 & OP.16.003, Part of Lot 20 Concession 6, Countrywide Homes Woodend Place Inc.)
3. BY-LAW NUMBER 137-2019
(LPAT, September 25, 2019, Case No. PL160978)

A By-law to designate by Number an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal. (LPAT File No. PL160978, Z.16.016, 19T-16V001, Part of Lot 17 Concession 3, Dufferin Vistas Ltd.)
4. BY-LAW NUMBER 138-2019
(LPAT, October 10, 2019, Case No. PL170640)

A By-law to designate by Number an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal. (LPAT File No. PL170640, Z.15.034, Part of Lot 18 Concession 4, Laurier Harbour (Keele) Inc.)
5. BY-LAW NUMBER 139-2019
(Delegation By-law 005-2018)

A By-law to assume Municipal Services in Majormack Residential Phase 1A Subdivision, 19T-07V06, Registered Plan 65M-4346. (1711479 Ontario Inc. dated May 14, 2012)
6. BY-LAW NUMBER 140-2019
(Delegation By-law 005-2018)

A By-law to partially assume Municipal Services in Bathurst Contwo Investments Limited Phase 2 Subdivision, 19T-98V11, Registered Plan 65M-3808. (Ner Israel – Joseph (J.T.) Tanenbaum Yeshivah College of Toronto dated December 6, 2004)
7. BY-LAW NUMBER 141-2019
(Delegation By-law 005-2018)

A By-law to exempt parts of Plan 65M-4491 from the provisions of Part Lot Control. (File PLC.19.009, Part of Lot 21 Concession 2, Perryville Properties Inc.)

8. BY-LAW NUMBER 142-2019

(Council, June 19, 2018, Item 40, Committee of the Whole, Report No. 21)

A By-law to amend City of Vaughan By-law 1-88. (Z.17.022, 19T-17V007, Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc., located on the east side of Huntington Road and south of Nashville Road, in Part of Lot 25, Concession 9.)

9. BY-LAW NUMBER 143-2019

(Council, October 2, 2019, Item 3, Committee of the Whole, Report No. 24)

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 41-2009, By-law 206-2009, By-law 9-2012, By-law 98-2012 and By-law 162-2014. (Z.18.016, 19T-18V007, Cal-Crown Homes (Three) Inc., located north of Major Mackenzie Drive and west of Regional Road 27, being Block 203, Registered Plan 65M-4361, Part of Lot 22 Concession 9.)

10. BY-LAW NUMBER 144-2019

(Council, October 2, 2019, Item 7, Committee of the Whole, Report No. 24)

A By-law to amend City of Vaughan By-law 1-88. (Z.15.023, DA.15.022, Norstar Group of Companies, located on the northeast corner of Dufferin Street and Rutherford Road, in Part of Lot 16, Concession 2.)

11. BY-LAW NUMBER 145-2019

(Item 7, Committee of the Whole, Report No. 29)

A By-law to amend City of Vaughan By-law 1-88. (Z.14.028, DA.18.081, Gabriele Tatangelo, Giuseppe Falletta and Ravinder Singh Minhas, located on the west side of Pine Valley Drive, south of Langstaff Road, on Registered Plan 65M-1776, in Part of Lot 10, Concession 7.)

12. BY-LAW NUMBER 146-2019

(Item 1, Committee of the Whole (Closed Session), Report No. 33)

A By-law to authorize the sale of lands and interests in lands and to authorize the Mayor and Clerk to execute Agreement(s) of Purchase and Sale between The Corporation of the City of Vaughan and The Regional Municipality of York.

12. CONFIRMING BY LAW

13. 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

www.vaughan.ca (Agendas, Minutes and Live Council Broadcast)

**CITY OF VAUGHAN
COUNCIL MINUTES
OCTOBER 2, 2019**

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CITY OF VAUGHAN
COUNCIL MEETING
WEDNESDAY, OCTOBER 2, 2019

MINUTES

1:00 P.M.

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:05 p.m.

The following members were present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Alan Shefman
Councillor Sandra Yeung Racco

125. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

THAT the agenda be confirmed.

AMENDMENT

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

That the following addendum be added to the agenda:

1. **PROCLAMATION REQUEST RETT SYNDROME AWARENESS MONTH**

Report of the Deputy City Manager, Administrative Services and City Solicitor with respect to the above.

CARRIED UNANIMOUSLY

COUNCIL MEETING MINUTES – OCTOBER 2, 2019

Upon the question of the main motion:

CARRIED AS AMENDED

126. DISCLOSURE OF INTEREST

The following disclosures of interest were declared:

- Mayor Bevilacqua declared an interest to the following:
 1. Item 4, Report No. 28, of the Committee of the Whole (Closed Session), GENERAL LITIGATION UPDATE.
 2. Item 5, Report No. 28, of the Committee of the Whole (Closed Session), 5550 LANGSTAFF ROAD RAVINES OF RAINBOW CREEK SUBDIVISION PHASES 1 AND 2 1668135 ONTARIO INC.
 3. Item 6, Report No. 28, of the Committee of the Whole (Closed Session), CITY OF VAUGHAN ET AL. ATS. FRANK MIELE.
- Regional Councillor Ferri declared an interest to the following:
 1. Item 6, Report No. 28, of the Committee of the Whole (Closed Session), CITY OF VAUGHAN ET AL. ATS. FRANK MIELE;
- Regional Councillor Rosati declared an interest to the following:
 1. Item 6, Report No. 28, of the Committee of the Whole (Closed Session), CITY OF VAUGHAN ET AL. ATS. FRANK MIELE.
- Councillor Iafrate declared an interest to the following:
 1. Item 6, Report No. 28, of the Committee of the Whole (Closed Session), CITY OF VAUGHAN ET AL. ATS. FRANK MIELE.
- Councillor Carella declared an interest to the following:
 1. Item 4, Report No. 28, of the Committee of the Whole (Closed Session), GENERAL LITIGATION UPDATE.
 2. Item 5, Report No. 28, of the Committee of the Whole (Closed Session), 5550 LANGSTAFF ROAD RAVINES OF RAINBOW CREEK SUBDIVISION PHASES 1 AND 2 1668135 ONTARIO INC.
 3. Item 6, Report No. 28, of the Committee of the Whole (Closed Session), CITY OF VAUGHAN ET AL. ATS. FRANK MIELE.
- Councillor DeFrancesca declared an interest to the following:
 1. Item 6, Report No. 28, of the Committee of the Whole (Closed Session), CITY OF VAUGHAN ET AL. ATS. FRANK MIELE.

COUNCIL MEETING MINUTES – OCTOBER 2, 2019

- Councillor Yeung Racco declared an interest to the following:
 1. Item 4, Report No. 28, of the Committee of the Whole (Closed Session), GENERAL LITIGATION UPDATE.
 2. Item 6, Report No. 28, of the Committee of the Whole (Closed Session), CITY OF VAUGHAN ET AL. ATS. FRANK MIELE.
- Councillor Shefman declared an interest to the following:
 1. Item 6, Report No. 28, of the Committee of the Whole (Closed Session), CITY OF VAUGHAN ET AL. ATS. FRANK MIELE.

127. CEREMONIAL PRESENTATIONS

1. Recognition of the City of Vaughan, Service Vaughan, Citizen Service Standards, being awarded an AMCTO – E.A. Danby – Certificate of Merit.
2. Recognition of the City of Vaughan being awarded the Achievement of Excellence in Procurement (AEP) by the National Procurement Institute Inc. (NPI).

128. ADOPTION OR CORRECTION OF MINUTES

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

THAT the minutes of the Council meeting of June 12, 2019 and Special Council meeting of September 17, 2019, be adopted as presented.

CARRIED

129. COMMUNICATIONS

MOVED by Councillor Yeung Racco
seconded by Councillor Iafrate

THAT Communications C1 to C23 inclusive be received and referred to their respective items on the agenda.

CARRIED

130. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole (Public Hearing) Report No. 26

Item 2

COUNCIL MEETING MINUTES – OCTOBER 2, 2019

Committee of the Whole Report No. 27

Items 6, 10 and 13

Committee of the Whole (Closed Session) Report No. 28

Items 4, 5 and 6

Addendum Item

Item 1

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Jackson

THAT Items 1 to 24 of the Committee of the Whole Report No. 24, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Public Hearing) Report No. 26, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 19 of the Committee of the Whole Report No. 27, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 6 of the Committee of the Whole (Closed Session) Report No. 28, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted.

CARRIED

131. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (PUBLIC HEARING) REPORT NO. 26

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 2 DUFCEM CONSTRUCTION INC./MARYDEL HOMES
OFFICIAL PLAN AMENDMENT FILE OP.17.013 ZONING
BY-LAW AMENDMENT FILE Z.17.040 VICINITY OF
DUFFERIN STREET AND CENTRE STREET

MOVED by Councillor Yeung Racco
seconded by Councillor Iafrate

COUNCIL MEETING MINUTES – OCTOBER 2, 2019

THAT Item 2, Committee of the Whole (Public Hearing) Report No. 26 be adopted without amendment.

CARRIED

COMMITTEE OF THE WHOLE REPORT NO. 27

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 6 2020 SCHEDULE OF MEETINGS

MOVED by Councillor Carella
seconded by Councillor Yeung Racco

THAT Item 6, Committee of the Whole Report No. 27 be adopted and amended, as follows:

By approving the following in accordance with communication C19, from the City Clerk, dated September 30, 2019:

1. That Council approve the revised 2020 Schedule of Meetings in accordance with the proposed changes set out in Attachment 1 of this communication, as follows:

<u>Meetings</u>	<u>Original Date & Time</u>	<u>New Proposed Date & Time</u>
CW (2)	Wednesday, March 11, 2020 at 1pm	Monday, March 9, 2020 at 9:30am
CW (CS)	Wednesday, March 11, 2020 at 5pm	Monday, March 9, 2020 at 2pm
Council	Tuesday, March 24, 2020 at 1pm	Wednesday, March 11, 2020 at 1pm
Council	Monday, October 19, 2020 at 1pm	Wednesday, October 21, 2020 at 1pm

CARRIED

ITEM - 10 PROCLAMATION REQUEST ISLAMIC HERITAGE MONTH

MOVED by Councillor Iafrate
seconded by Councillor Carella

THAT Item 10, Committee of the Whole Report No. 27 be adopted and amended, as follows:

By approving the following in accordance with communication C23, from the City Clerk, dated September 30, 2019:

COUNCIL MEETING MINUTES – OCTOBER 2, 2019

1. That recommendations 1. and 2. contained in the report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 24, 2019, regarding the Proclamation Request Islamic Heritage Month, be approved; and
2. That staff be directed to continue to work with the community group planning an Islamic Heritage Month event, and subject to staff's satisfaction with the planning and logistics of the event, Council endorse the event for the purposes of promoting the event.

CARRIED

Addendum Item

132. PROCLAMATION REQUEST RETT SYNDROME AWARENESS MONTH
(Addendum No. 1)

MOVED by Councillor Carella
seconded by Councillor Yeung Racco

That the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated October 2, 2019, be approved.

CARRIED

Report of the Deputy City Manager, Administrative Services and City Solicitor, dated October 2, 2019

Purpose

To seek Council approval to proclaim the month of October as Rett Syndrome Awareness Month and that the Corporate and Strategic Communications department be directed to promote this proclamation through the City's online corporate channels.

Report Highlights

- Respond to the proclamation request received from Ontario Rett Syndrome Association (O.R.S.A).
- Proclamation requested for the month of October.

Recommendations

1. That October 2019 be proclaimed as "Rett Syndrome Awareness Month"; and,
2. That the Corporate and Strategic Communications department be directed to promote this proclamation through the City's online corporate channels.

COUNCIL MEETING MINUTES – OCTOBER 2, 2019

Background

Correspondence was received from the Marketing Committee of the O.R.S.A. on September 23, 2019.

Rett Syndrome is a rare neurodevelopmental condition that affects mainly females and is caused by a mutation in the X chromosome.

The O.R.S.A. hopes that a proclamation will give a means to focus attention on Rett Syndrome, making it possible for the association to raise awareness and advocacy, and continue providing parent and family support through the Resource Centre, conferences, and funding research projects and the three Rett Syndrome clinics in Ontario.

Previous Reports/Authority

Not applicable.

Analysis and Options

The proclamation meets the requirements of the City's Proclamation Policy, as follows:

"That upon request, the City of Vaughan issue Proclamations for events, campaigns, or other similar matters:

- (i) which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act."

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

Not applicable.

Conclusion

Staff is recommending that October 2019 be proclaimed as Rett Syndrome Awareness Month and that the Corporate and Strategic Communications department be directed to promote this proclamation through the City's online corporate channels.

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

Attachment

1. Correspondence from the Marketing Committee, O.R.S.A., dated September 19, 2019

COUNCIL MEETING MINUTES – OCTOBER 2, 2019

Prepared by

Julia Bartolomeo, Supervisor, City Clerk's Administrative Services, ext. 8280

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the Office of the City Clerk.)

133. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Councillor Iafrate

seconded by Regional Councillor Ferri

That Council resolve into Closed Session for the purpose of discussing the following matters:

1. GENERAL LITIGATION UPDATE
(Committee of the Whole (Closed Session) Report 28, Item 4)
(litigation or potential litigation)
2. 5550 LANGSTAFF ROAD RAVINES OF RAINBOW CREEK
SUBDIVISION PHASES 1 AND 2 1668135 ONTARIO INC.
(Committee of the Whole (Closed Session) Report 28, Item 5)
(litigation or potential litigation)
3. CITY OF VAUGHAN ET AL. ATS. FRANK MIELE
(Committee of the Whole (Closed Session) Report 28, Item 6)
(litigation or potential litigation)
4. APPROVAL OF THE TERMS OF REFERENCE AND APPOINTMENT OF
CITIZEN MEMBERS TO TASK FORCES
(Committee of the Whole, Report 27, Item 13)
(personal matters about identifiable individuals)

CARRIED

Council recessed at 1:50 p.m.

MOVED by Councillor Iafrate

seconded by Regional Councillor Rosati

THAT Council reconvene at 2:16 p.m.

CARRIED

Council reconvened at 2:16 p.m. with all members present.

COUNCIL MEETING MINUTES – OCTOBER 2, 2019

134. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 27

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 13 APPROVAL OF TERMS OF REFERENCE AND APPOINTMENT OF CITIZEN MEMBERS TO TASK FORCES

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT Item 13, Committee of the Whole Report No. 27 be adopted and amended, as follows:

By approving that the membership of the Terms of Reference for the Transportation and Infrastructure Task Force be amended from and a maximum of nine (9) individuals to a maximum of twelve (12) individuals, four (4) technical committee members and eight (8) citizen representative members; and

By approving the following recommendation of the Council (Closed Session) meeting of October 2, 2019:

That the following be appointed to the Transportation and Infrastructure Task Force as citizen representative members:

Citizen Members

Majid Babaei	Daniel Henrique
Alexander Bonadiman	Celia Lewin
Jillian Britto	Lucio Polsinelli
Anthony Francescucci	Guillermo Rybnik

Technical Members:

Fabrizio Guzzo, York Region Transit
Margaret Mikolajczak, Ministry of Transportation
Doug Spooner, Metrolinx
Brian Titherington, York Region

CARRIED

MOVED by Councillor Carella
seconded by Councillor Shefman

THAT Item 13, Committee of the Whole Report No. 27 be further amended, as follows:

COUNCIL MEETING MINUTES – OCTOBER 2, 2019

By approving the following recommendation of the Council (Closed Session) meeting of October 2, 2019:

That the following be appointed to the Effective Governance and Oversight Task Force:

Peter Badali	Justin Wahid Rangooni
Sam Florio	Deven Sandhu
Fausto Natarelli	Elliott Silverstein
Mary Betty Padula	Vito Totino

CARRIED

MOVED by Councillor Yeung Racco
seconded by Councillor DeFrancesca

THAT Item 13, Committee of the Whole Report No. 27 be further amended, as follows:

That the Terms of Reference and appointments to the Smart City Task Force be deferred and staff be directed to advertise and recruit again.

CARRIED

Voting upon the main motion, as amended, as follows:

By approving that the membership of the Terms of Reference for the Transportation and Infrastructure Task Force be amended from and a maximum of nine (9) individuals to a maximum of twelve (12) individuals, four (4) technical committee members and eight (8) citizen representative members; and

By approving the following recommendation of the Council (Closed Session) meeting of October 2, 2019:

- 1) That the following be appointed to the Effective Governance and Oversight Task Force:

Peter Badali	Justin Wahid Rangooni
Sam Florio	Deven Sandhu
Fausto Natarelli	Elliott Silverstein
Mary Betty Padula	Vito Totino

- 2) That the following be appointed to the Transportation and Infrastructure Task Force as citizen representative members:

COUNCIL MEETING MINUTES – OCTOBER 2, 2019

Citizen Members

Majid Babaei	Daniel Henrique
Alexander Bonadiman	Celia Lewin
Jillian Britto	Lucio Polsinelli
Anthony Francescucci	Guillermo Rybnik

Technical Members:

Fabrizio Guzzo, York Region Transit
Margaret Mikolajczak, Ministry of Transportation
Doug Spooner, Metrolinx
Brian Titherington, York Region

- 3) That the Terms of Reference and appointments to the Smart City Task Force be deferred and staff be directed to advertise and recruit again.

CARRIED AS AMENDED

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 28

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 4 GENERAL LITIGATION UPDATE

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Jackson

THAT Item 4, Committee of the Whole (Closed Session) Report No. 28 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of October 2, 2019.

CARRIED

Having previously declared an interest, the following Members of Council did not take part in the discussion or vote on the foregoing matter:

Mayor Bevilacqua
Councillor Carella
Councillor Yeung Racco

ITEM - 5 5550 LANGSTAFF ROAD RAVINES OF RAINBOW CREEK SUBDIVISION PHASES 1 AND 2 1668135 ONTARIO INC.

COUNCIL MEETING MINUTES – OCTOBER 2, 2019

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT Item 5, Committee of the Whole (Closed Session) Report No. 28 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of October 2, 2019.

CARRIED

Having previously declared an interest, the following Members of Council did not take part in the discussion or vote on the foregoing matter:

Bevilacqua
Carella

ITEM - 6 CITY OF VAUGHAN ET AL. ATS. FRANK MIELE

This matter was not considered by the Council of the City of Vaughan on October 2, 2019, due to lack of quorum resulting from declarations of interest.

Having previously declared an interest, the following Members of Council did not take part in the discussion or vote on the foregoing matter:

Mayor Bevilacqua
Regional Councillor Ferri
Regional Councillor Rosati
Councillor Iafrate
Councillor Carella
Councillor DeFrancesca
Councillor Yeung Racco
Councillor Shefman

135. STAFF COMMUNICATIONS

MOVED by Regional Councillor Ferri
seconded by Regional Councillor Rosati

That the following Staff Communication be received:

SC1 Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, and the Director of Procurement Services, Procurement Activity Report, Quarter 2 – 2019, dated September 24, 2019.

CARRIED

COUNCIL MEETING MINUTES – OCTOBER 2, 2019

136. BY-LAWS

MOVED by Councillor Yeung Racco
seconded by Councillor Iafrate

THAT the following by-laws be enacted:

- | | |
|------------------------|---|
| BY-LAW NUMBER 116-2019 | A By law to amend the Consolidated Traffic By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Southvale Drive and Mill River Drive) (Council, June 12, 2019, Item 40, Committee of the Whole, Report No. 20) |
| BY-LAW NUMBER 117-2019 | A By-law to authorize the acquisition of approximately 420 sq.m. of Public Indoor Recreational Space (PIRS) and 2 parking stalls from Dulcina Investment Inc., and to authorize the Mayor and Clerk to execute an Agreement of Purchase and Sale between Dulcina Investment Inc., and the City of Vaughan. (Council, June 12, 2019, Item 7, Committee of Whole (Closed Session), Report No. 21) |
| BY-LAW NUMBER 118-2019 | A By-law to dedicate certain lands as part of the public highway. (Clarence Street, Part of Lots 11 & 12, Concession 7, designated as Part 1 on Plan 65R-38433) (Delegation By-Law 005-2018) |
| BY-LAW NUMBER 119-2019 | A By-law to dedicate certain lands as part of the public highway. (Northview Boulevard, Part of Lot 6, Concession 5, designated as Part 1 on Plan 65R-38374) (Delegation By-Law 005-2018) |
| BY-LAW NUMBER 120-2019 | A By-law to amend Traffic By-law 284-94 and Parking By-law 064-2019, as amended, to govern and control traffic in the City of Vaughan. (Applewood Crescent and Commerce Street) (Delegation By-Law 005-2018) |
| BY-LAW NUMBER 121-2019 | A By-law to exempt parts of Plan 3541 from the provisions of Part Lot Control and to repeal By-law 109-2019, being a prior by-law to exempt parts of Plan 3541 from the provisions of Part Lot Control. (PLC.19.002, Part of Lot 6, Concession 2, Ultra Towns Inc., located north of Centre Street on the east side of Dufferin Street being Parts 59, 60 and 61 on Plan 3541, |

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	designated as Part 1, 65R-38435) (Delegation By-Law 005-2018)
BY-LAW NUMBER 122-2019	A By-law to exempt parts of Plan 65M-2857 from the provisions of Part Lot Control. (PLC.19.004, Part of Lot 13, Concession 8, Sunfield Homes (Hwy 27) Ltd., located at the northeast corner Regional Road 27 and Martin Grove Road, being Blocks 255, 256, 257 and 258, Plan 65M-2857) (Delegation By-Law 005-2018)
BY-LAW NUMBER 123-2019	A By-law to exempt parts of Plan 65M-3570 from the provisions of Part Lot Control. (PLC.19.007, Part of Lot 3, Concession 3, 846669 Ontario Inc., located in proximity to Keele Street, municipally known as 123 Great Gulf Drive and Highway 407, being Block 1 on Registered Plan 65M-3570) (Delegation By-Law 005-2018)
BY-LAW NUMBER 124-2019	A By-law to amend City of Vaughan By-law 1-88. (Z.13.038, 19T-13V007, Part of Lots 20 & 21, Concession 5, City of Vaughan, Vaughan Healthcare Centre Precinct, located on the north side of Major Mackenzie Drive, and the west side of Jane Street through to Highway No. 400) (Council, April 8, 2014, Item 20, Committee of Whole, Report No. 14)
BY-LAW NUMBER 125-2019	A By-law to amend City of Vaughan By-law 1-88. (Z.18.020, OP.18.013, Part of Lots 4 and 5, Concession 2, Promenade Partnership Limited, located south of Centre Street, west of Bathurst Street, municipally known as 1 Promenade Circle) (Council, June 12, 2019, Item 6, Committee of Whole, Report No. 20)
BY-LAW NUMBER 126-2019	A By-law to authorize the Mayor and Clerk to execute an Application to Expropriate certain lands. (Portage Parkway West, between Applewood Crescent and Jane Street) (Item 2, Committee of the Whole (Closed Session), Report No. 28)
BY-LAW NUMBER 127-2019	A By-law to exempt parts of Plan 65M-3063 from the provisions of Part Lot Control. (PLC.19.003, Part of Lot 17, Concession 4, Clustergarden Estates Inc., located on the southwest corner of Springside Road and Parktree Drive, being Part of Block 2 on Registered Plan 65M-3063, designated as Part

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- 1 on Plan 65R-19830) (Delegation By-Law 005-2018)
- BY-LAW NUMBER 128-2019 A By-law to exempt parts of Plan 65M-4608 from the provisions of Part Lot Control. (PLC.19.006, Part of Lots 26, 27 & 28, Concession 8, Monarch Castlepoint Kipling South Development Limited, located north of Teston Road and west of Kipling Avenue, being Lots 1 to 193 inclusive, and Blocks 194, 195 and 196, on Registered Plan 65M-4608) (Delegation By-Law 005-2018)
- BY-LAW NUMBER 129-2019 A By-law to amend City of Vaughan By-law 1-88, as amended by By-laws 147-2006, and 178-2015. (Z.19.010, DA.18.076, Part of Lot 10, Concession 9, Woodbridge Cold Storage Ltd., located on the west side of Regional Road #27, south of Langstaff Road, being Part of Lot 10, Concession 9, Part of Block 2, on Registered Plan 65M-4386) (Council, June 25, 2001, Item 37, Committee of Whole, Report No. 49)
- BY-LAW NUMBER 130-2019 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 052-2019. (Z.19.011, Z.18.021, Part of Lot 4, Concession 5, 250 Interchange Way, 2748355 Canada Inc., located on the south side of Interchange Way and west of Jane Street, in Part of Lot 4, Concession 5, in the Vaughan Metropolitan Centre) (Item 10, Committee of the Whole, Report No. 24)
- BY-LAW NUMBER 131-2019 A By-law to designate by Number an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal. (LPAT File No. PL180309, Z.17.020, Part of Lot 13 Concession 8, Sunfield Homes (Hwy 27) Ltd.) (LPAT, July 18, 2019, Case No. PL180309)

CARRIED

137. **CONFIRMING BY-LAW**

MOVED by Councillor Iafrate
seconded by Regional Councillor Ferri

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THAT By-law Number 132-2019, being a by-law to confirm the proceedings of Council at its meeting on October 2, 2019, be enacted.

CARRIED

138. ADJOURNMENT

MOVED by Councillor Carella
seconded by Regional Councillor Jackson

THAT the meeting adjourn at 2:21 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

**CITY OF VAUGHAN
SPECIAL COUNCIL MINUTES
OCTOBER 7, 2019**

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CITY OF VAUGHAN
SPECIAL COUNCIL MEETING
MONDAY, OCTOBER 7, 2019
MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 4:00 p.m.

The following members were present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Linda Jackson
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Alan Shefman
Councillor Sandra Yeung Racco

139. CONFIRMATION OF AGENDA

MOVED by Councillor Carella
seconded by Councillor Yeung Racco

THAT the agenda be confirmed.

CARRIED

140. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

141. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following item was identified for separate discussion:

Special Committee of the Whole (Closed Session) Report No. 30

Item 1

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142. CONSIDERATION OF ITEM REQUIRING SEPARATE DISCUSSION

SPECIAL COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 30

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 1 APPLICATION TO ONTARIO SUPERIOR COURT OF JUSTICE CITY OF VAUGHAN ET AL. ATS. FRANK MIELE

MOVED by Councillor Yeung Racco
seconded by Councillor DeFrancesca

THAT Item 1, Special Committee of the Whole (Closed Session) Report No. 30 be adopted without amendment.

CARRIED

143. NEW COMMUNITY AREA – BLOCK 41 SECONDARY PLAN STUDY FILE 26.4.2 (Item 1, Committee of the Whole, October 7, 2019, Report No. 29)

MOVED by Councillor Shefman
seconded by Regional Councillor Jackson

That the following recommendation from the Committee of the Whole meeting of October 7, 2019, Item 1, Report No. 29, be approved:

CARRIED

Report of the Deputy City Manager, Planning and Growth Management, dated October 7, 2019

The Committee of the Whole recommends:

- 1) That recommendation 2) contained in the report of the Deputy City Manager, Planning and Growth Management dated September 24, 2019, be approved;**
- 2) That the following be approved in accordance with Communication C6, memorandum from the Deputy City Manager, Planning and Growth Management dated September 27, 2019:**
 - 1. That recommendation 1) of the Committee of the Whole report dated September 24, 2019, regarding New Community Area – Block 41 Secondary Plan be deleted and replaced with the following:**

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That the revised Block 41 Secondary Plan to Vaughan Official Plan 2010 (Volume 1 and 2), forming Attachment #1 to this Communication BE ADOPTED by Council;

- 3) That the minimum density of residents and jobs per hectare for the Block 41 Secondary Plan be consistent with the York Region density targets recently passed by York Region Council for new community areas and that this take effect concurrently with the Region of York's policy;**
- 4) That the following deputations and Communications be received:**
 - 1. Mr. Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham;**
 - 2. Mr. Chris Barnett, Partner, Municipal, Land Use Planning & Development, Osler Hoskin & Harcourt LLP, Toronto, C1 dated September 26, 2019, and C5 dated October 1, 2019; and**
 - 3. Ms. Elvira Caria, Chair, Vellore Woods Ratepayers' Association, Bunting Drive, Woodbridge, and C11 dated October 7, 2019; and**
- 5) That Communication C9 from Ms. Kathryn Angus, President, Kleinburg & Area Ratepayers' Association be received.**

Purpose

To present the final amendments to Vaughan Official Plan 2010, as proposed through the Block 41 Secondary Plan. The Block 41 Secondary Plan provides policies to manage land use, building heights, densities, urban design, transportation, cultural heritage, parks and open space, environmental sustainability as well as policies related to the implementation of the Secondary Plan, as shown in Attachment #5. In addition, this report provides a summary of the key policy components of the Block 41 Secondary Plan, as well as staff's response to comments received through the statutory Public Hearing process.

Report Highlights

- To provide an overview of the Provincial, Regional, and Municipal planning context under which the Block 41 Secondary Plan was prepared
- To identify the key revisions made to the policies of the Draft Secondary Plan presented at the April 2, 2019 Committee of the Whole Statutory Public Hearing
- To provide a high-level staff response to the comments received on the draft Block 41 Secondary Plan through the statutory Public Hearing process

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Recommendations

Committee of the Whole (2), at its meeting of September 24, 2019 (Report No. 27, Item 16) approved the following:

- 1) That consideration of this matter be deferred to the Committee of the Whole (1) meeting of October 7, 2019.
- 2) That the following deputations and Communication be received:
 1. Mr. Don Givens, Malone Given Parsons Ltd., Renfrew Drive, Markham, and Communication C2, dated September 24, 2019, received at the meeting; and
 2. Mr. Chris Barnett, Osler Hoskin Harcourt LLP, First Canadian Place, Toronto, on behalf of TransCanada Pipelines; and
- 3) That staff be directed to reach out to Landowners Group to participate in meeting(s) and report back to the Committee of the Whole (1) meeting of October 7, 2019.

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated September 24, 2019:

1. THAT the draft Official Plan Amendment to 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; and
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 “11.14 New Community Area- Block 41 Secondary Plan” as one of the “Secondary Plans” identified on Schedule 14-A of Volume 1 of Vaughan Official Plan 2010.

Background

Block 41 is centrally located within the northern part of the City of Vaughan

The Block 41 Secondary Plan Study (File 26.4.2) is a city-initiated study process undertaken to establish appropriate land use designations and a policy framework for the lands currently designated “New Community Area” within Block 41, in the City of Vaughan. The conclusion of the study process will result in a Secondary Plan to guide the future development of the New Community Area located within Block 41.

Block 41 is approximately 435 hectares in size and is bounded by Teston Road to the south, Kirby Road to the north, Pine Valley Drive to the west, and Weston Road to the east, as shown on Attachment #1. Approximately 330 hectares are

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subject to the policies of the proposed Secondary Plan, of which an approximate 178 hectares are considered as gross developable area.

Lands within Block 41, which do not form part of the Secondary Plan area, include an existing residential neighbourhood located in the northwest quadrant of the Block designated as “Low-Rise Residential”, as well as an existing “Rural” designation located in the northwest quadrant of the Block along Pine Valley Drive. In addition, there is a portion of land designated “Natural Areas” located within the Greenbelt Plan area adjacent to the existing residential neighbourhood. There are also lands designated “Infrastructure and Utilities” representing TransCanada Pipeline Limited’s (TCPL) Compressor Station 130 (see Attachment #1). Only the lands currently contained within the “New Community Area” designation are subject to the policies of the proposed Secondary Plan, and a portion of the lands designated “Natural Areas” and “Agricultural”.

Other defining elements of the Block 41 Secondary Plan study area include the TCPL pipeline which runs east-west through the Block and a second pipeline which runs northward from Station 130 towards Kirby Road and beyond. The Natural Heritage Network and part of the Greenbelt Plan area comprise a significant portion of Block 41, as shown on Attachment #2. All of the existing land uses within Block 41 not designated “New Community Area” by Vaughan Official Plan 2010 (VOP 2010) will maintain their current land use designations.

It should be noted that, through the Block 41 Block Plan process, there may be potential modifications to the current land use boundaries of the Natural Heritage Network that are contained within the Secondary Plan area resulting from the technical review based on the findings of the East Purpleville Creek Subwatershed Study and the Master Environment and Servicing Plan prepared as part of the Block Plan process.

The Teston Road Municipal Class Environmental Assessment (MCEA) between Pine Valley Drive and Weston Road was initiated in 2015 to review current and future transportation needs for Teston Road. The MCEA recommended the widening of Teston Road from two to four lanes and the elimination of a jog at the intersection of Pine Valley Drive and Teston Road. The elimination of the current jog, at the intersection will result in a remnant parcel of land which was originally part of Block 40 and located south of Teston Road. The City has consulted with the Region of York, and no further consideration of this matter is required through the Block 41 Secondary Plan process. As such, the area has been highlighted on Schedules B, C and E of the Secondary Plan and recognized as a “Route Alignment Subject to Intersection Improvements”. Following the completion of the alignment, lands north of the realigned Teston Road and east of Pine Valley Drive which are currently not part of Block 41 Secondary Plan area can be incorporated into the Block 41 Secondary Plan by extending the land use designation south to incorporate the additional lands, without further amendment to the plan (text or schedules). A policy to this effect has been included in the Block 41 Secondary Plan.

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For further detail of the Pine Valley Drive and Teston Road intersection the Teston Road MCEA shall be referenced.

Land uses surrounding the New Community Area are shown on Attachment #1 (the Context Map)

A Secondary Plan Study for New Community Areas is required by Vaughan Official Plan 2010

The Block 41 Secondary Plan Study commenced in 2015. Schedule 14-A of VOP 2010 identified lands within Block 41 as “New Community Areas” requiring a Secondary Plan. Policy 9.2.2.14 of VOP 2010 provides further guidance on the development of New Community Areas, noting that “**New Community Areas** are subject to one comprehensive and coordinated City-initiated Secondary Plan process unless extenuating circumstances (e.g. **GTA West Corridor**) would dictate otherwise...”.

In response to the VOP 2010 requirement for a Secondary Plan process, the Policy Planning and Environmental Sustainability department prepared a staff report to initiate the procurement process and issue the Request for Proposals (RFP) to retain a consultant to undertake the required work with staff. The staff report dated November 26, 2013, was adopted by Committee of the Whole and ratified by Council on December 10, 2013. The staff report provided a description of the Secondary Plan process and identified the two (2) individual draft Terms of Reference reports required for undertaking the Secondary Plan studies. The report also included the requirement for specific coordinated studies.

The Block 41 Secondary Plan review has been completed and is consistent with Provincial Legislation, as well as the Regional and Municipal policy framework

The Provincial Policy Statement 2014 (“PPS 2014”)

In accordance with Section 3 of the Planning Act, all land use decisions in Ontario “... shall be consistent with policy statements issued under the Act.” (Part II: PPS 2014) This includes the PPS 2014 which “... provides direction on matters of provincial interest related to land use planning and development” (Part I: PPS).

The PPS 2014 recognizes that local context is important, noting that “Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld” (Part III: PPS 2014). “Land use must be carefully managed to accommodate appropriate development to meet a full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose risk to public health and safety” (Part IV: PPS 2014). The Planning Act requires that Vaughan Council’s planning decisions be consistent with the PPS 2014. Together with the policies contained in Volume 1 of VOP 2010, the Block

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41 Secondary Plan provides policies consistent with relevant policies contained in the PPS 2014, specifically:

- Policies 1.1.1 a), b), c), f) and h) - By accommodating an appropriate range and mix of residential development through policies for a mix of housing types and built form including detached and semi-detached houses, a variety of townhouse types, and both low and mid-rise residential or mixed-use buildings within the Block 41 Secondary Plan. This supports a compact form of development that is consistent with the policies of the PPS 2014. Section 3.4 of the Block 41 Secondary Plan address matters related to affordable housing and policy 3.4.2 specifically encourages and supports the development of age friendly communities.

The Secondary Plan includes policies related specifically to the provision of appropriate amounts of commercial and retail within the residential and mixed-use designations, including provision for small-scale retail within the Community Core, to not only meet the day-to-day needs of the future residents but also create employment opportunities within the community. The Secondary Plan also includes policies for the provision of public and private institutional buildings in all residential and mixed-use designations. Recreational uses including parks and open spaces and a Co-Location Facility within the Community Core are also provided for in the Secondary Plan. Furthermore, Section 3.12 of the Block 41 Secondary Plan provides policies for uses permitted in all designations which includes the provision for community centres and public safety services.

- Policy 1.1.3.4 - Generally development standards entail a level of detail which is considered through the subsequent Block Plan and development approval application processes. The Block 41 Secondary Plan includes a policy framework to guide the future development approvals process.
- Policy 1.1.3.5 - Section 3.2 of the Block 41 Secondary Plan establishes the minimum density of 70 people and jobs per hectare required for the Block 41 New Community Area.
- Policy 1.1.3.6 - The location of the New Community Area within Block 41 in general is adjacent to the existing built-up areas. The Plan promotes compact built form, a mix of uses and densities allowing for an efficient use of land, infrastructure and public service facilities.
- Policy 1.1.3.7 - Section 9.4 of the Block 41 Secondary Plan includes phasing policies which speak to the orderly and timely development and provision of infrastructure including municipal services and a transportation network, as well as the construction of a Multi-Use Recreational Trail.
- Policy 1.2.6.1 - Although not located within the Block 41 Secondary Plan, the plan recognizes the role of TransCanada Pipeline Limited's natural gas pipeline and compressor station. Policies have been included in the

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Block 41 Secondary Plan, requiring studies be undertaken to identify appropriate mitigation measures. Specific policies in Section 3.10 related to the compressor station operations and sensitive land uses have also been included in the Block 41 Secondary Plan. Such studies shall be completed for residential development and sensitive land uses to the satisfaction of the City and in consultation with other agencies, as required.

- Policy 1.5.1a) b) and 1.6.7.1 5 - The Block 41 Secondary Plan has incorporated a multi-modal transportation network which is safe and meets the needs of all modes of active transportation and community connectivity to the greatest extent possible.
- Policy 1.6.5 – Section 4.7 of the Block 41 Secondary Plan introduces the concept of a Community Core. Situated within the Community Core, the Co-Location Facility includes a major community centre, library and associated active play areas. The Community Core supports the development of a range of community services and facilities. Additional community facilities, as well as schools, daycares and places of worship maybe located within the Community Core and as part of the Co-location Facility if determined appropriate and compatible through further study undertaken through the Block Plan approval process.
- Policy 1.8.1 a) and b) – The Block 41 Secondary Plan policies encourages a more compact form of development, promotes the use of active transportation and transit.

A Place to Grow, the Growth Plan for the Greater Golden Horseshoe, 2019 (“A Place to Grow (2019)”)

On May 16, 2019 A Place to Grow, the Growth Plan for the Greater Golden Horseshoe, 2019 was prepared and approved under the Places to Grow Act, 2015 and replaced The Growth Plan for the Greater Golden Horseshoe (2017). The Growth Plan for the Greater Golden Horseshoe has been updated twice since the initiation of the Block 41 Secondary Plan study.

A Place to Grow (2019), is to be read in conjunction with the PPS 2014, and “...builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario” (A Place to Grow, page 7). The policies of A Place to Grow (2019) takes precedence over the policies of the PPS 2014 where there is a conflict between the two, and no relevant legislation provides otherwise. The only exception is, “where the conflict is between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails” (A Place to Grow, page 7).

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A Place to Grow (2019), must also be read in conjunction with other provincial plans as defined in the Planning Act which may apply within the same geography.

Section 1.2.1 of A Place to Grow (2019) outlines 10 Guiding Principles for the successful realization of its vision statement. The 10 Guiding Principles include the following:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions . . ." (A Place to Grow, pages 5-6)

The Vision Statement and Guiding Principles developed for the New Community Area within Block 41 speak directly to the creation of complete communities, ensure a range of residential dwelling types, support active transportation, and conserve and protect natural heritage.

Policy 2.2.6.1.a) i. of A Place to Grow (2019) states, that municipalities are required to "support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

- i. Identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; . . ." (A Place to Grow, page 22)

As referenced in the PPS 2014 Section of this report, Section 3.4 of the Block 41 Secondary Plan addresses matters related to affordable housing.

Policy 2.2.7.2.a) states "The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows a) . . .the Regions of . . . York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare; . . ." (A Place to Grow, page 23)

The target established by A Place to Grow (2019) is achieved through the Block 41 Secondary Plan policy 3.2.1 which states "Through the policies of this Secondary Plan, the City shall seek to meet an overall minimum density of 70 residents and jobs per hectare in the developable area by 2031 for the lands subject to this Secondary Plan.

Policy 3.2.2.2.d) and 3.2.2.4.d) of A Place to Grow (2019) are both related to the provision for a multi-modal system and active transportation. The Block 41 Secondary Plan provides for a multi-modal transportation network. Policy 3.5.2 of the Secondary Plan states, "The Multi-Modal Transportation Network establishes

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a framework to guide the development of streets and blocks, and the design of complete streets for all ages, abilities, and modes of transportation...”

Policy 3.2.8.2 of A Place to Grow (2019) states, “Public service facilities and public services should be co-located in community hubs and integrated to promote cost effectiveness” (A Place to Grow, page 37). The Block 41 Secondary Plan encourages the co-location of community facilities and proposes a Co-Location Facility within the Community Core area. The Co-Location Facility will include a major community centre and library as well as active play areas. It also, permits other community services and facilities provided the uses are determined compatible through further study.

The Greenbelt Plan (2017) (“Greenbelt Plan”)

The Greenbelt Plan (2005) was updated in July of 2017 through the Provincial Coordinated Review during the New Community Area- Block 41 Secondary Plan Study process. The updated Greenbelt Plan (2017) maintains the same designations for all lands within Block 41.

To protect agricultural land uses and ecological functions, the Greenbelt Plan establishes where growth should and should not occur in the Greater Golden Horseshoe, more specifically the Greenbelt Plan “... identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and ecological and hydrological features, areas and functions...” (Greenbelt Plan 2017, page1).

Approximately 40% of the Block 41 Secondary Plan area falls within the Greenbelt Plan area which restricts new development. A significant portion of Block 41 is designated Protected Countryside thereby invoking the following policy, “There are three types of geographic-specific policies that apply to specific lands within the Protected Countryside: Agriculture System, Natural System, and settlement areas” (Greenbelt Plan, pg.15).

Within Block 41, the Agricultural System policies of the Greenbelt Plan predominately fall under the Prime Agricultural areas classification, also limiting the use of these lands. Prime Agricultural Area policies in Section 3.1.3 of the Greenbelt Plan include;

- “1. All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected ...
2. Lands shall not be redesignated in official plans for non-agricultural uses except for;
 - a) Refinements to the prime agricultural area and rural lands designations, subject to the policies of section 5.3; or
 - b) Settlement area boundary expansions, subject to the policies of section 3.4.

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3. Non-agricultural uses may be permitted subject to the policies of sections 4.2 to 4.6. These uses are generally discouraged in prime agricultural areas and may only be permitted after the completion of an agricultural impact assessment ..." (Greenbelt Plan, page 17)

The Block 41 Secondary Plan implementation policies, specifically policy 9.1.2.1, requires the submission of an Agricultural Impact Assessment which will address the interface between development and agricultural buffers, conversion of agricultural uses to non-agricultural uses (in keeping with the Greenbelt Plan 2017 policies).

The Natural System of the Protected Countryside provides a "...continuous and permanent land base necessary to support human and ecological health in the Greenbelt Plan and beyond" (Greenbelt Plan, page 20). It includes policies that support and protect areas of natural heritage and hydrologic and/or landform features and functions. The Natural System functions at 3 different scales and includes the Natural Heritage System and the Water Resource System.

"The Natural Heritage System includes core areas and linkage areas of the Protected Countryside with the highest concentration of the most sensitive and/or significant natural features and functions" (Greenbelt Plan, page 21)

"The Water Resource System is made up of both ground and surface water features and areas and their associated functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption" (Greenbelt Plan, page 21).

In recognition of these elements of the Greenbelt Plan, the Block 41 Secondary Plan Study has been informed by the related East Purpleville Creek Subwatershed Study through which a preliminary Natural Heritage System and Water Resource System have been established. This will be refined and finalized through the subsequent Block Plan process including the review and approval of an associated Master Environment and Servicing Plan (MESP).

Section 4 of the Greenbelt Plan speaks to general policies for the Protected Countryside. Policy 4.1.1.1 states "Non-agricultural uses are not permitted in the specialty crop areas ... or within prime agricultural areas in the Protected Countryside, with the exception of those uses permitted under sections 4.2 to 4.6 of this Plan" (Greenbelt Plan, page 37) which include infrastructure, specifically stormwater management facilities. Subsection 4.2.3 provides policy direction related to the provision of stormwater management infrastructure in the Protected Countryside. This section is applicable to the Block 41 Secondary Plan given the proposed locations for two of the five potential stormwater management facilities are situated in the Agricultural designation of the City's Natural Heritage Network, which is also part of the Greenbelt Plan area.

Consistent with policy 4.2.3.3 (Greenbelt Plan), the Block 41 Secondary Plan policy 8.2.3 states, "Subject to the policies of Section 4.2 of the Greenbelt Plan,

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naturalized stormwater management facilities are permitted outside of natural hazard lands, key natural heritage features, key hydrologic features, and their associated VPZs, subject to the provisions of policy 5.6.4 of this Secondary Plan.”

The location of stormwater management facilities will be finalized through the subsequent Block Plan approval process in accordance with Section 10.1 of VOP 2010.

York Region Official Plan 2010 (“YROP”)

The YROP is rooted in the concept of sustainability, and includes policies to protect important natural features, with emphasis on enhancing natural systems that shape and support the Region. This theme is reflected in the policies for the New Community Areas which focus on creating sustainable communities. Section 1.2 of the YROP, and the Plan as a whole, establish a framework for achieving sustainability and rethinking the way communities are designed, serviced and supported.

Section 5.6 of the YROP references New Community Areas as “...places where people interact, learn, work, play and reside. Excellence in community design is essential to creating a physical place where people have the opportunities and choices required to lead rewarding lives”. Policies in consideration of the New Community Areas are listed in the YROP from numbers 5.6.1 to 5.6.18.

The Region of York is the approval authority for the Block 41 Secondary Plan and through its approval process it will ensure that the Block 41 Secondary Plan conforms to policies 5.6.1 to 5.6.18. specifically,

- Policy 5.6.3 of the YROP- “That new community areas shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area” (YROP, page 98). The Block 41 Secondary Plan reflects this same language in Section 3.2 requiring these minimums be met.
- Policy 5.6.4 of the YROP - The Secondary Plan proposes a mix of housing types including detached and semi-detached houses, townhouses including stacked townhouses and back-to-back townhouses and both low-rise and mid-rise buildings. Section 3.4 of the Secondary Plan includes policies related to affordability.
- Policy 5.6.5 of the YROP – The Block 41 Secondary Plan includes provision for a Community Core, located centrally along a collector street. Section 4.7 of the Secondary Plan require that the Community Core be designed as a focal point and meeting place for the community, having a range of community services and facilities including a Co-location Facility and small-scale convenience retail.

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- Policy 5.6.15 of the YROP – Section 3.6 and 6.6 of the Secondary Plan promote and provide policies related to the development of a parks and open space system, noting “It is a goal of this Plan to create a desirable, high quality, and unique parks and open space system through a mix of passive and active spaces that supports the strategic objectives of the City of Vaughan ATMP” (Block 41 Secondary Plan, policy 6.6.1.1)

The York Region New Community Guidelines (“YRNCG”)

The YRNCG were created to assist local municipalities and the development industry in successfully implementing the YROP New Community Areas (Section 5.6) and Sustainable Buildings (section 5.2) policies. As such, the YRNCG address YROP policy directives by providing checklists and more specific requirements in order to meet the required policy objectives.

Vaughan Official Plan 2010 (“VOP 2010”)

Schedule 13 Land Use of VOP 2010 designates the lands within Block 41 as “New Community Areas”, “Infrastructure and Utilities” (TransCanada Maple Compressor Station, Station 130), “Low-Rise Residential”, and “Rural” as it relates to the existing residential community in the northwest quadrant of the Block. In addition, lands within this Block are designated “Natural Areas” and “Agricultural” which are predominately located within the Greenbelt Plan Area. However, not all the lands within Block 41 are subject to the policies of the New Community Areas, as previously noted under the Background Section of this report.

Schedule 14-A of VOP 2010 identified lands within Block 41 as “New Community Areas” requiring a Secondary Plan. Policies related to this designation can be found under policy 9.2.2.14.a. to 9.2.2.14.d. New Community Areas. These policies recognize that the “New Community Areas are part of Vaughan’s Urban Area and are intended to develop as complete communities with residential and local population-serving retail and commercial uses” (VOP 2010, page 254).

The policies related to New Community Areas in VOP 2010 closely relate to those in the YROP, recognizing the same minimum density requirements, and need for “a wide range and mix of housing types, sizes and affordability” for new development.

VOP 2010 policies also speak to the elements of a community core, the provision of live-work opportunities and the implementation of the Active Together Master Plan.

The Block 41 Secondary Plan study process has considered policies 9.2.2.14.a. through to 9.2.2.14.d. in the preparation of the Block 41 Secondary Plan.

The Block 41 Secondary Plan Study has been informed by other studies thereby providing an integrated approach

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Several supporting studies were undertaken concurrently with the review of both the secondary plan process for the New Community Areas of Block 27 and Block 41. The supporting studies informed different aspects of the Secondary Plan and will also inform the subsequent Block Plan application processes for Block 41.

The North Vaughan and New Communities Transportation Master Plan (“NVNCTMP”)

A supporting Transportation Study, the NVNCTMP, was led by the City’s Instructure Planning and Corporate Asset Management department (“IPCAM”) in consultation with various stakeholders including the Region of York. The NVNCTMP was initiated in April 2015 and was considered by Committee of the Whole on June 5, 2018 and ratified by Council on June 19, 2018. A notice of Completion was issued on February 28, 2019.

The main objectives of the NVNCTMP were to establish the internal transportation network needed to support the new community areas within the Blocks, as well as to establish connectivity between the Blocks and the remainder of the Regional transportation network. The NVNCTMP also considered the required road and transit network improvements necessary to accompany the planned growth in the North Vaughan area.

Major changes to the proposed street network for Block 41 are not anticipated through the completion of the Block 41 Secondary Plan study process.

More information respecting the NVNCTMP can be accessed through the following link: www.nvnctmp.ca

York Region Water and Wastewater Environmental Assessment Process
Full build-out of the New Community Areas will be dependent upon the construction of York Region’s Northeast Vaughan Water and Wastewater Servicing Solution. York Region has completed a Schedule B, Class Municipal Environmental Assessment (“Class EA”) Study to establish the preferred solution to provide new water and wastewater infrastructure needed to service the anticipated growth in northeast Vaughan to the year 2051. The Notice of Study Completion was issued on April 11, 2019.

The City has worked closely with York Region to ensure that the City’s Water and Wastewater Master Plan requirements are fulfilled through the completion of the Regional Class EA Study. It is anticipated that the conclusion of the Class EA will require the construction of a Regional Sanitary Truck Sewer along Jane Street and various water supply system improvements to service the full build-out of the New Community Areas in Blocks 27 and 41, and Block 34 (East/West) and Block 35. York Region’s current Capital Construction Program identifies the construction of the required infrastructure improvements by 2028.

In advance of the anticipated Regional infrastructure delivery date of 2028, York Region has advised that interim servicing capacity is available within the existing

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Regional network for approximately 10,000 people (3,000 residential units). Although this Regional system capacity will not fulfill the ultimate water and wastewater servicing needs for Blocks 27, 34 (East and West), 35 and 41, initial phases of development within these areas may proceed based on available residual capacity within the City's network. Interim and ultimate servicing requirements for these areas must conform to the conclusions and recommendations of the City's on-going Interim Servicing Strategy Study.

East Purpleville Creek Subwatershed Study

Work on the East Purpleville Creek Subwatershed Study ("SWS") was initiated in the fall of 2014 and submitted to the City in April 2018 and circulated for review.

The intent of the SWS is to provide input to the Block 41 Secondary Plan respecting the Natural Heritage Network, preliminary stormwater management concept and restoration plans for the New Community Area within Block 41. The SWS also includes hydrology and erosion assessments for the larger East Purpleville Subwatershed.

A significant amount of work has been completed through the SWS to evaluate and delineate the natural heritage and hydrologic features within the New Community Area of Block 41. The natural heritage system for the New Community Area within Block 41 will be precisely delineated through the Block Plan application process and detailed Master Environment and Servicing Plan ("MESP").

The finalization of the East Purpleville Creek Subwatershed Study will inform the preparation of a Terms of Reference for the future Block Plan and MESP.

The Block 41 New Community Area Secondary Plan Study also took into consideration the impact of works undertaken by TCPL, an infrastructure and utility operator located within Block 41 but outside of the Secondary Plan area

Since the initiation of the Block 41 Secondary Plan Study process in 2015, TransCanada Pipeline Limited (TCPL) has participated as a subject matter expert respecting the compressor station and pipeline on the Block 41 Secondary Plan Technical Advisory Committee ("TAC"). In 2019, TCPL was rebranded as TC Energy. As it relates to matters in Block 41, they will continue to be referred to as TCPL. TCPL is a privately owned, publicly traded corporation regulated by the National Energy Board.

TCPL has held a dual role in matters related to the Block 41 New Community Area. First as subject matter experts participating in the Secondary Plan study by providing comments. Secondly, they are also a landowner having an interest as they own property adjacent to the Secondary Plan Area that is designated "Infrastructure and Utilities" by VOP 2010.

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Through the course of the Block 41 Secondary Plan Study TCPL has proposed 3 facility upgrades to the Maple Compressor Station (Station 130), which is within Planning Block 41. The regulatory process for all three projects requires TCPL to file an application with its regulator, the National Energy Board (NEB) or its successor, Canada Energy Regulator. The following is a brief description of each project:

1. Maple Compressor Station 130, B3 Unit Addition (2015) – The proposal included the addition of an 11- megawatt compressor unit, aerial gas coolers and ancillary support system. TCPL filed application for this project with the NEB on August 28, 2015. The application was approved by the NEB on December 3, 2015, with conditions, (NEB approval order XG-T211-043-2015).
2. Maple Compressor Station 130, C-Plant Project (2017) - The proposal included the addition of one 22-megawatt compressor unit within a new acoustically treated building, and several small support buildings. TCPL filed application for this project with the NEB on November 2, 2017. The application was approved by the NEB on April 27, 2018. Construction of this project is currently underway. (NEB approval order XG-T211-013-208)
3. Maple Compressor Station 130, C5 Unit Addition (2019) – The current proposal is to add additional compression capacity at Station 130 to meet anticipated increased natural gas demand towards the end of 2021. The modifications proposed as part of the Project include the addition of a second 22-megawatt compressor unit (C5-unit) within the compressor building (C-Plant) which is currently under construction. TCPL anticipates filing the current proposal in September of 2019 and subject to the Canada Energy Regulator (formerly known as the National Energy Board) approval it is expected that the facility will be in-service by November of 2021.

City staff have provided comment to the NEB respecting each project.

TCPL, through their planning representative MHBC, has provided written communications and deputed at the April 2, 2019 statutory Public Hearing for the Block 41 New Community Area Secondary Plan. The response to these comments and other comments provided at the statutory Public Hearing, are appended as Attachment #4.

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

Public Consultation has played a significant role throughout the Block 41 Secondary Plan study process. Notification was provided for all public open house meetings, the Committee of the Whole (Working Session), the statutory Public Hearing, and this Committee of the Whole meeting.

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Notification for this Committee of the Whole Meeting

Although not required by the *Planning Act*, a Courtesy Notice was sent through an e-mail blast to those requesting additional information related to the Block 41 Secondary Plan Study process. Where an e-mail was not available, the Courtesy Notice was mailed.

Comments and Response Table

Comments received at the statutory Public Hearing on the Block 41 Secondary Plan have been categorized based on themes and reviewed accordingly. Staff's response regarding the comments/information provided are appended to this report as Attachment #3.

The Block 41 Landowners Group and TCPL provided comments through the Block 41 statutory Public Hearing and provided detailed comments on the Secondary Plan, which were received and reviewed along with comments from the Block 41 TAC members. Staff's response and proposed revisions to the draft Secondary Plan based on the comments received are discussed thematically in the Analysis section of this report.

A broad and varied consultation process has been undertaken to inform the Block 41 Secondary Plan review

Consultation Strategy

The Block 41 Secondary Plan Study has been informed by an extensive public and stakeholder consultation process. The consultation strategy included two main platforms of advertising events/milestones related to the Block 41 Secondary Plan Study process. First, a social media campaign that included the placement of meeting notices on Vaughan Online, Twitter and Facebook (for one-way communication); the creation of a webpage devoted to the New Community Areas, and a friendly Uniform Resource Locator (URL) www.vaughan.ca/newcommunityareas .

The second platform included a print campaign which involved the mailing of meeting notices to stakeholders and the surrounding community. Notice of study commencement, as well as the Notice for the statutory Public Hearing were both published in the Vaughan Citizen and The Liberal newspapers on March 12, 2015 and March 7, 2019 respectively. In addition, an e-mail blast was sent to all individuals/groups requesting information through the study process.

Digital signs located at the public facilities where meetings were held were also used to advertise the date of the respective meetings.

Public and stakeholder consultation and engagement played a significant role in the Block 41 Secondary Plan Study Process

Key participants in the consultation process were engaged throughout the study process. Participants included City Council, the Block 41 Secondary Plan TAC, the Block 41 Secondary Plan Landowners Group ("LOG"), who participated in

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the preparation of the East Purpleville Creek Sub-watershed Study, the Indigenous Communities, and residents/landowners within the Block and the surrounding areas.

Block 41 TAC and LOG

City staff met with the Block 41 TAC during the initial phases of the study process. Recently the Block 41 TAC met on March 4, 2019. Staff also continued to have focused meetings with TAC members who are subject matter experts related to parks and open space, community facilities and schools, density and land use, and transportation and servicing.

City staff has also met with the Block 41 LOG on an ongoing basis throughout the Block 41 Secondary Plan Study process. These meetings have included members of the TAC when discussions required the participation of subject matter experts.

In response to work produced through the Block 41 Secondary Plan Study process, the LOG has submitted studies to the City, which have been considered as their comments on the City's ongoing work. These reports include:

- Commercial Needs Assessment
- Noise Report
- Community Hubs Review

Indigenous Communities

Initial correspondence was sent to the 13 identified Indigenous Communities. Of the 13 Indigenous Communities notified, five (5) responded that they prefer to receive information on the progress of the study as it become available.

The 5 Indigenous Communities were notified of the April 5, 2019 Public Hearing and provided a draft of the proposed Block 41 Secondary Plan. Correspondence was also sent to the 5 Indigenous Communities notifying them of the Committee of the Whole Meeting scheduled for September 24, 2019.

Bus Tour

In September 2015, the Policy Planning and Environmental Sustainability department led a bus tour of two communities in the GTA; the Mount Pleasant Village and Mobility Hub in Brampton, and the Bayview Wellington Centre in Aurora. The tour was organized to present landowners, the City's New Communities project team, and Council members with 'on ground' examples of communities that have been developed in accordance with the objectives and principles of new community areas.

Reports to Council

Four reports related to the Secondary Plan for the New Community Area of Block 41 have been prepared and considered by Committee of the Whole and Council, including the April 2, 2019 statutory Public Hearing report. These reports are referenced in the Previous Reports/Authority section of this report.

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Two memoranda were also provided to the Mayor and Members of Council. The first, dated February 12, 2015 was to inform of the initiation of the Secondary Plan studies for both the New Community Areas. The second, dated July 20, 2015, provided an update on the progress of the studies. The memoranda also provided updates on the status of related studies, including the Subwatershed Studies and the NVNCTMP.

Public Forums

Since the 2015 initiation of the Block 41 Secondary Plan process, a number of public open houses were held to inform interested parties of the New Community Area- Block 41 Secondary Plan.

Previous Reports/Authority

The following reports have been prepared in reference to the New Community Area for the Block 41 Secondary Plan.

Draft terms of Reference for the New Community Areas Secondary Plan Process, which can be found at the following link:

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW1126_13_43.pdf

Draft Terms of Reference for the New Community Areas Secondary Plan Studies – Sub-Watershed Component, which can be found at the following link:

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0603_14_1.pdf

New Community Area Block 41 Secondary Plan Study – File: 26.4.2 Status Update Report, can be found at the following link:

[https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW\(WS\)0118_16_3.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW(WS)0118_16_3.pdf)

New Community Area – Block 41 Secondary Plan Study (File #26.4.2), can be found at the following link:

<https://pub-v Vaughan.escribemeetings.com/FileStream.ashx?DocumentId=12981>

Analysis and Options

Part B of the Block 41 Secondary Plan contains a number of policy initiatives divided into 9 sections which when applied would allow the creation of a complete community

Since the draft Block 41 Secondary Plan was released in March of 2019, it has been reviewed, edited and restructured based on comments received through the public process.

Section 1.0 Introduction

Includes an introduction and recognizes the text and schedules constitute the Block 41 Secondary Plan, which forms part of VOP 2010, building on the policies in Volume 1 of VOP 2010.

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Section 2.0 Vision and Guiding Principles

The following Vision Statement and Guiding Principles were developed based on the information gathered at the first Public Open House (Visioning Summit) and refined through the Block 41 Secondary Plan study process, including input from all stakeholders and members of the TAC.

Vision Statement

The New Community Area of Block 41 is a sustainable new community, where residents enjoy the conveniences of urban living near the countryside. Distinct neighbourhoods are connected to each other and adjacent communities by a permeable multi-modal street network and an integrated trail system that generally follows the Purpleville Creek system. The area's rich natural and cultural heritage is celebrated, protected, and leveraged to create a unique sense of place. Harmonious transitions and compatible, high quality design ensure newer homes and businesses complement those existing in the Block 41 area. The community welcomes all people and provides vibrant gathering places for neighbours to come together and thrive.

Guiding Principles:

- Create a complete, compact and vibrant community;
- Promote efficient development patterns and standards;
- Conserve and protect natural heritage;
- Set high standard of sustainability, waste reduction, and energy and water efficiency;
- Provide a linked greenspace system that includes parks, open spaces, trails and natural areas;
- Provide a range of housing types, such as detached, semi-detached, townhouses, multi-unit dwellings and opportunities for affordable housing;
- Include accessible human services and community facilities;
- Provide a Community Core that serves the community;
- Ensure mobility choices through the provision of complete streets for all ages and abilities design principles that support a variety of users including pedestrians, cyclists, transit riders and motorists; and
- Strive for design excellences, in building, streets, and open spaces.

A more detailed description of the Guiding Principles can be found in 2.1.2 of Attachment #4.

Section 3 Community Structure Policies

The community structure established for the New Community Area within Block 41 includes 5 key elements, density policies and a description of 5 residential neighbourhoods. It also includes other land use elements within and/or influencing the Secondary Plan Area.

5 Key Elements

1. Five distinct neighbourhoods, served by strategically located community facilities, parks and schools and commercial/mixed use nodes, including a Community Core.

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2. An integrated multi-modal street network to connect homes, schools, shops, and adjacent communities with an emphasis on providing safe and direct pedestrian and cycling facilities. This street network also provides the framework for transit routing and the associated distribution of transit supportive land uses and densities.
3. A connected parks and trails network that complements the street-based circulation network, including pedestrian and cycling, providing both utilitarian and recreational amenities that support active and healthy living.
4. An extensive system of natural areas that define neighbourhood boundaries while providing opportunities for placemaking, conservation, and nature appreciation.
5. Existing infrastructure and utilities including an adjacent natural gas compressor station and pipelines; a telecommunications tower; and proposed stormwater management ponds.

Residential Neighbourhoods

Schedule C of the Block 41 Secondary Plan depicts 5 distinct neighbourhoods. Each neighbourhood includes a central public feature being either a school, park and open space or other community facility that is within reasonable walking distance for residents.

The designations proposed for each neighbourhood are consistent with those described in Part B of the Block 41 Secondary Plan. In order to demonstrate how the minimum density of 70 people and jobs per hectare for the New Community Area can be achieved, assumptions respecting the building type for each neighbourhood were made which resulted in a unit type, population and employment count for the New Community Area. These numbers are not included in Part B of the Block 41 Secondary Plan but can be found in Appendix II titled Population and Jobs.

Neighbourhood 1 (N1): located in the north-east quadrant of Block 41, Neighbourhood One is comprised primarily of Low-Rise Residential uses with Mid-Rise Residential areas, an elementary school, two neighbourhood parks, and a public square. This neighbourhood also includes mid-rise mixed uses located at the intersection of the major arterial streets of Kirby Road and Weston Road. Dwelling units including a mixture of Detached, Semi-Detached, Townhouses, Stacked Townhouses, Back-to-Back Townhouses, Multi-unit Buildings, as well as retail are anticipated.

Neighbourhood 2 (N2): located in the central portion of Block 41, Neighbourhood Two is focused on the primary east-west and north-south Minor Collector streets intersection servicing the community's Community Core. As such, this neighbourhood includes a mix of low- and mid-rise residential and mixed-uses, an elementary school, a neighbourhood park, and a number of community facilities such as a community centre and library, as well as associated active play areas which provide for a District Park level of service. In this location, the community centre is planned to be served by transit service along both Weston Road and the proposed internal north-south Minor Collector street. Dwelling

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units including a mixture of Detached, Semi-Detached, Townhouses, Stacked Townhouses, Multi-unit buildings, as well as retail are anticipated.

Neighbourhood 3 (N3): located in the central-west portion of Block 41, Neighbourhood Three is west of the Community Core. This neighbourhood is bounded by natural features and is comprised of Low-Rise Residential uses, an elementary *school*, and two neighbourhood parks. The City will determine the appropriateness of locating a second neighbourhood park in the northwest part of N3 through the Block Plan application process. Should a neighbourhood park not be deemed appropriate at this location, the City will consider these lands for use as a potential vista block or trail head location. Dwelling units including a mixture of Detached, Semi-Detached, and Townhouses are anticipated.

Neighbourhood 4 (N4): located along the southern boundary, Neighbourhood Four is north of Teston Road. This neighbourhood is comprised of low-rise and Mid-Rise Residential uses, a neighbourhood park, a secondary school, and a small mixed-use node. Dwelling units including a mixture of Detached, Semi-Detached, Townhouses, Stacked Townhouses, Multi-unit Buildings, and retail are anticipated.

Neighbourhood 5 (N5): located in the south-west corner of the Block, Neighbourhood Five is centred on the intersection of Teston Road and Pine Valley Drive. It is comprised of a mix of mid- and low-rise residential uses and a neighbourhood park. Dwelling units including a mixture of Detached, Semi-Detached, Townhouses, Stacked Townhouses, and Multi-unit Buildings are anticipated.

Land Use Budget (details shown in Appendix II to the Block 41 Secondary Plan) The estimated population and jobs within the Block 41 Secondary Plan area are based on a specific set of assumptions developed through the Block 41 New Community Area Secondary Plan Study process. The estimated population and jobs, results in a minimum density of 77 residents and jobs per hectare. These assumptions include a housing mix of approximately;

- 24% single detached units,
- 5% semi-detached units,
- 19% townhouse units,
- 8% stacked townhouse units,
- 2% back-to-back units, and
- 42% multi-unit dwellings.

For a detailed breakdown by dwelling type in each of the 5 neighbourhoods refer to Appendix II of the Secondary Plan (Attachment #5 of this report).

Population, Employment and Density Targets

Consistent with policy 5.6.3 of the York Region Official Plan (2010) and VOP 2010, the policies of the Block 41 Secondary Plan require an overall minimum

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density of 70 residents and jobs per hectare in the developable area by 2031 and a minimum 20 units per hectare.

Affordable Housing

In accordance with Section 7.5 of VOP 2010, 25% of all new housing units must be affordable and a portion of these units should be accessible for people with disabilities. The Block 41 Secondary Plan also includes the provision for secondary suites.

Multi-Modal Street Network

Depicted on Schedule E of the Block 41 Secondary, the multi-modal street network consists of Minor Collector streets essential to providing connectivity internally for the Block and the external arterial grid for all modes of transportation.

Parks and Trails Network

The Block 41 Secondary Plan also provides for a network of highly accessible and visible parks, identified on Schedules B, C and F. Parks play a significant role in the community structure creating central features and focal points within each neighbourhood and throughout the new community area overall. Together pathways within the parks and the Natural Heritage Network (NHN) provide for the creation of a linked open space system and Multi-Use Recreational Trail. The final Multi-Use Recreational Trail system will be based on the feasibility of potential trail route alignments.

Natural Heritage Network

The NHN identified on Schedule F of the Block 41 Secondary Plan comprises approximately 40% of the Secondary Plan area and is primarily captured within the Greenbelt Plan Area. Natural features within the NHN are to be protected, conserved, restored, and where possible enhanced.

Infrastructure and Utilities

A variety of different forms of infrastructure and utilities impact the Block 41 Secondary Plan area. The TCPL pipeline and compressor station are located within the Block 41 Secondary Plan study area, but are not part of the New Community Area, except for a portion of the lands containing a pipeline, which extends north from the compressor station to Kirby Road. The compressor station and pipeline do however define the boundaries between neighbourhoods within the Secondary Plan area.

Stormwater management sites should operate on a multifunctional basis, providing not only the primary function of water catchment but also function as part of the open space system. Innovative stormwater management techniques maybe implemented in conjunction with parks, provided programming opportunities and operation of parks are not negatively impacted.

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Sensitive Land Uses

Applications for residential development and other sensitive land uses shall have regard for potential impacts such as noise, vibration, odour and air pollution impacts from existing uses, major streets, and transportation infrastructure, and facilities. When determined appropriate, applications for residential and other sensitive land uses shall include but are not limited to a noise and vibration study, and an air pollution study to identify appropriate measures for mitigation.

Policies related to TransCanada Pipeline and Compressor Station

In response to comments received from TCPL at the statutory Public Hearing and through the technical review undertaken as part of the draft Secondary Plan study process, policies related to TransCanada Pipeline Limited have been expanded upon. Although not part of the Secondary Plan area, the City recognizes that Compressor Station 130 is required for the transmission of natural gas throughout Ontario and Eastern Canada.

The compressor station is designated “Infrastructure and Utilities” by VOP 2010 but is not located within the Secondary Plan area. The policies contained in Section 3.10 of the Secondary Plan provide guidance to development adjacent to the compressor station and located within the Block 41 Secondary area.

Section 3.10 of the Block 41 Secondary Plan also provides policy direction on matters related to mitigation, including the requirement for acoustical noise mitigation to be provided adjacent to the compressor station, policies related to noise impacts, specifically noise impacts due to low frequency sound. The section also includes sound level thresholds and implementation policies specifically the requirement for Noise Feasibility Study to specify how,

“...compatibility will be achieved and maintained between TransCanada’s compressor station (existing and approved) and the proposed *development* and may include measures aimed at minimizing impacts or prohibiting certain types of *development* in proximity to TransCanada’s compressor station (existing and approved) to ensure compatibility.” (Block 41 Secondary Plan policy 3.10.16)

Transit Supportive Development

Development shall have regard for regional and provincial transit guidelines.

Permitted Uses in all Designations

The Block 41 Secondary Plan also includes policies related to uses permitted in all designations except for “Natural Areas”, “Parks”, and “Agriculture”.

Section 4 Land Use Designations and Symbols

Land Use designations and symbols representing specific land uses are shown on Schedules B and C and described in the text of the Secondary Plan. Differentiating symbols from designations is a revision to the structure of the draft Secondary Plan intended to provide clarity between specific land uses and how they function.

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Land Use Designations

The following land uses designations from VOP 2010 have been incorporated in the Block 41 Secondary Plan;

Low-Rise Residential: the “Low-Rise Residential” designation is found in all the Block 41 new community area neighbourhoods. The Block 41 Secondary Plan is consistent with the policies of VOP 2010 respecting the “Low-Rise Residential” designation permitted uses.

The building types permitted in this designation include detached and semi-detached houses, and townhouses and public and private institutional buildings. In addition to the building types permitted through VOP 2010, the Block 41 Secondary Plan also permits Stacked Townhouses, and Back-to-Back Townhouses. The maximum building height for all uses within the “Low-Rise Residential” designation is 3 storeys.

Low-Rise Mixed-Use: The “Low-Rise Mixed-Use” designation is applicable to the lands located in N2, specifically within the Community Core. It permits residential units, home occupations, retail and office use limited to a maximum 500 m² of GFA and located along a collector street.

In addition to the building types permitted in VOP 2010 for the “Low-Rise Mixed-Use” designation, Back-to-Back Townhouses and Live-work units shall also be permitted. The maximum density permitted in this designation shall be a Floor Space Index (FSI) of 1.5 times the area of the lot. The minimum building height shall be 2 storeys and the maximum building height shall be 5 storeys. Where the maximum height for a permitted building type is provided in VOP 2010, it shall apply to this Plan. Back-to-Back Townhouses shall have a maximum building height of 3 storeys.

Mid-Rise Residential: This designation is represented in all the neighbourhoods located along the arterial road network except for N3 which does not abut an arterial road. Permitted uses within the “Mid-Rise Residential” designation of this Secondary Plan are consistent with policy 9.2.2.3.b. of VOP 2010. Consistent with Section 9.2 of VOP 2010 for the “Mid-Rise Residential” designation, the Block 41 Secondary Plan permits Mid-Rise Buildings and Public and Private Institutional Buildings.

However, policy 9.2.2.3.d of the VOP 2010 related to the permission for Townhouses, Stacked Townhouses and Low-Rise Buildings in the “Mid-Rise Residential” designation in order to provide an appropriate transition will be deleted and in its place, the Block 41 Secondary Plan permits Townhouses, Stacked Townhouses, Back-to-Back Townhouses, Live-work units, and Low-Rise Buildings provided the minimum density of 70 residents and jobs per hectare can be achieved and demonstrated through the Block Plan approval process.

The maximum FSI shall be 2.5 times the area of the lot.

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Generally, the minimum building height shall be two storeys, and the maximum building height shall be eight storeys for this designation. The maximum building height for Townhouses, Back-to-Back Townhouses and Live-work units shall be three storeys and the maximum building height for Stacked Townhouses shall be four storeys.

Mid-Rise Mixed-Use: The “Mid-Rise Mixed-Use” designation is applicable to the lands in N1, N2 as part of the Community Core, and N4. Permitted uses in this designation include; residential units, home occupations, cultural uses (including galleries and theatres; retail uses, office uses (maximum 7,500 m²), parking garage, hotel, and gas stations. Consistent with Section 9.2 of VOP 2010 for the “Mid-Rise Mixed-Use” designation, the Block 41 Secondary Plan permits Mid-Rise Buildings, Public and Private Institutional Buildings, and Gas Stations.

Similar to the Block 41 Secondary Plan policies for the “Mid-Rise Residential” designation, policy 9.2.2.3.d of VOP 2010 related to the permissions for Townhouses, Stacked Townhouses and Low-Rise Buildings only being permitted in the “Mid-Rise Mixed-Use” in order to provide an appropriate transition, will be deleted and replaced with the Block 41 Secondary Plan policy which permits Townhouses, Stacked Townhouses, Back-to-Back Townhouses, Live-work units, and Low-Rise Buildings provided the minimum density of 70 residents and jobs per hectare can be achieved and demonstrated through the Block Plan approval process.

The minimum building height shall be two storeys, and the maximum building height shall be eight storeys for this designation, except at the southwest corner of Kirby Road and Weston Road shall be 10 storeys with an FSI of 3. The maximum building height for Townhouses, Back-to-Back Townhouses and Live-work units shall be three storeys and the maximum building height for Stacked Townhouses shall be four storeys.

Natural Areas: The “Natural Areas” designation is applicable to Core Features within the NHN, but not always within the Greenbelt Plan Area boundaries.

Agricultural: Lands designated “Agricultural” are located within the NHN and will be protected in accordance with 9.2.2 of VOP 2010.

Symbols

Uses including the Community Core, parks, stormwater management facilities and schools are represented by symbols on Schedule B and C of the Secondary Plan. These uses can be relocated without amendment to the Secondary Plan to the satisfaction of the appropriate approval authority and City as required. Should any of these uses be eliminated or relocated the underlying land use designation shall prevail.

Community Core: Located in N2 and adjacent to Weston Road, mid-way through Block 41, along the north and south sides of the proposed collector road which extends from Weston Road to Teston Road. The Community Core will be

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designed as a focal point and meeting place for the community. The permitted uses may serve a community function, as well as a city-wide function. A range of community facilities and public uses are permitted within the Community Core, including the Co-Location Facility which is identified symbolically at the southwest corner of Weston Road and the proposed collector street, as shown on Attachment #2. The Co-Location Facility includes a major community centre, library and associated active play area(s), which provide for a District Park level of service.

A minimum area of 5.5 hectares within the Community Core will be required to accommodate the Co-Location Facility. If through a Facility Feasibility and Design Study recommendations to accommodate efficiencies in the building and/or facility design result in the adjustment of land requirements, such land adjustments may be permitted to the satisfaction of the City.

Parks: Of the various park typologies, Block 41 includes Neighbourhood Parks and Public Squares. The Block 41 Secondary Plan has been revised as it relates to the District Park typology, which would have been provided in conjunction with the major community centre and library as part of the Co-Location Facility. The District Park typology has been replaced with the concept of an active play area(s).

Neighbourhood Parks range in size from 0.75 hectares to 2.5 hectares and have been located conceptually throughout the Block 41 New Community Area to service future residents within a 5 to 10-minute walking distance. It should be noted that the Neighbourhood Park symbol in N4 was shifted to the west to ensure it remained adjacent to the secondary school proposed for N4.

Public Squares provide an alternative type of gathering place which is more appropriately suited to intensive social, cultural, and market-based events. Public Squares shall generally be a minimum of 0.2 to 1.0 hectares in size.

An Active Play Area which functions at a District Park level of service is described as an outdoor recreation facility including but not limited to playground facilities, outdoor waterplay, and court-type facilities. The character and function of the active play area shall be coordinated and integrated with the proposed uses within the Co-Location Facility and greater Community Core area.

Stormwater Management: The Block 41 Secondary Plan conceptually shows the potential locations for five stormwater management facilities. Of the 5 stormwater management facilities, 2 are located within the Greenbelt Plan area outside of the Core Features and “Natural Areas” designation. The final number, configuration and location of stormwater management facilities shall be determined through the Block Plan process and related MESP.

Schools: The general location for schools are identified and sited conceptually in the Block 41 Secondary Plan. The Secondary Plan proposes a total of 4 school sites, three elementary schools and one secondary school. Minor modifications

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have taken place to the location of the schools as a result of comments received through the study process.

The elementary school site in N1 has been relocated south of the neighbourhood park and is no longer separated by the proposed active transportation connection, which is subject to further study. The secondary school in N4 was moved westward adjacent to the collector street to address access requirements. The precise location, size, phasing, and number of future schools shall be determined with the school boards as part of the Block Plan and development application approval process.

Section 5 Natural Heritage Network

The Natural Heritage Network (NHN) is a system of protected greenland/open space areas which includes lands identified as core features, lands in the Greenbelt Plan Area, woodlands, wetlands, significant valleylands, significant wildlife habitat, permanent and intermittent streams, fish habitat, groundwater seeps and springs and Vegetation Protection Zones (VPZs). The proposed NHN for the Block 41 New Community Area will reflect the work being undertaken through the East Purpleville Creek Subwatershed Study.

This section of the Secondary Plan also provides policies related to Floodplain, Valley and Stream Corridors, Interface with the Natural Heritage Network, and Net Positive Environmental Outcome.

Section 6 Community Development Policies

The Community Development Policies include policies intended to guide development which are related to; Urban Design, Sustainable Development, Energy Efficiency, Cultural Heritage and Archaeology, Community Facilities and Parks and Open Space.

Urban Design

The Block 41 Secondary Plan will be developed in a manner which promotes the creation of an attractive and sustainable public realm and built form which supports active transportation. The urban design guidelines for the Block 41 Secondary Plan area will build upon the City-wide Urban Design Guidelines in order to provide more detailed direction with respect to the character of development.

The Urban Design Section of the Secondary Plan considers and includes policies related to: Community Structure; Built Form; Open Space, Landscaping, and Private Amenity; Parking and Service Facilities; Public and Private Institutional Buildings; Street and Block Patterns; and Gateway Features.

Sustainable Development

The Block 41 Secondary Plan is based on a conceptual design which maximizes the potential for the creation of a complete community, sustainable development and healthy environments through the efficient use of land and infrastructure. Through the on-going development of Block 41, City staff will evaluate the contribution to sustainable development pursuant to the policies of Section 9.1 of

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VOP 2010, and the Council approved Sustainability Performance Metrics which will be used to inform the development of the future Block Plan.

Energy Efficiency

The City shall support and encourage strategies to reduce energy use through the implementation of the Block 41 Community Energy Plan and furthermore, promote development which attempts to achieve carbon neutrality for buildings and infrastructure to reduce greenhouse gas emissions and increase climate resiliency. Policy 6.3.2 of the Block 41 Secondary Plan provides a list of strategies which may be employed, these include:

- New buildings demonstrating the potential for improved energy efficiency;
- Waste heat recovery;
- Maximize renewable energy generation; and
- Creating a resiliency strategy for public buildings.

Cultural Heritage and Archaeology

Schedule D of the Block 41 Secondary Plan identifies cultural heritage resources and cultural heritage landscapes. Section 6.4 of the Block 41 Secondary Plan describes and provides policies related to individual properties considered as candidates for conservation and integration into future land use developments. Also included as policy are recommendations to document roads and waterscapes prior to road improvements and development as part of the Cultural Heritage Landscape. Revisions to this section and Schedule D include removal of any reference to built heritage resources, as the only built heritage resource existing within the Block 41 Secondary Plan Study area is not part of the actual Secondary Plan Area and therefore not subject to the policies of this Plan.

There is the potential for significant pre-contact or Euro-Canadian archaeological resources within Block 41. Policy 6.4.5 of the Block 41 Secondary Plan identifies any future development, beyond those areas that have already been assessed and cleared of any archaeological concern, must be preceded by a Stage 2 archaeological assessment.

Community Services and Facilities

The policies contained in the Community Services and Facilities section of the Block 41 Secondary Plan guide the provision of public uses including community centres, schools, libraries and safety services. This section builds upon the policies contained in Section 7.2 of VOP 2010 and the in-effect Active Together Master Plan, wherein both encourage the development of multi-functional and shared-use facilities, as well as locating facilities with both public and private development when appropriate. Furthermore, where it has been determined appropriate to incorporate facilities into a private development, there may be an opportunity for these to be considered as Community Benefits.

Parks and Open Space

This section addresses Parks and Open Space design, parkland dedication and Privately Owned Public Spaces ("POPS"). It is the goal of this Plan to develop the minimum parkland required through the *Planning Act*, R.S.O. 1990, c.P.13.

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The Plan proposes a minimum of 7 (one of which is subject to further study) Neighbourhood Parks and 1 Public Square, as well as Active Play Areas associated with the Co-Location Facility. The final number, size and location of parks will be determined through the Block Plan to the satisfaction of the City. Open Spaces, other than parks, form part of the open space system. These include stormwater management facilities and Natural Areas. The policies of this Secondary Plan support using natural areas and other open spaces as part of the Multi-Use Recreational Trail.

Section 7 Transportation and Mobility

Describes the role of the street network as the framework on which to build and enhance other movement networks including walking, cycling, and transit. The street network will be designed in accordance with the principles of complete streets accommodating all modes of travel. The street network will support the strategic objectives of the Transportation and Pedestrian and Bicycle Master Plan.

Section 7 also contains a description of the street hierarchy proposed for the New Community Area of Block 41, as well as policies related a future transit network, active transportation, traffic calming measures, parking and travel demand management.

A detailed description of the street network is provided later in this report.

Section 8 Services and Sustainable Development

Servicing infrastructure shall be planned in an integrated and financially sustainable manner having regard for the long-term development potential of the New Community Area within Block 41. This section of the Block 41 Secondary Plan provides policies related to stormwater management, and water and wastewater. It also addresses the phasing of services and the requirement for a Block Master Environment and Servicing Plan.

Stormwater management shall be considered in accordance with Section 3.6 of VOP 2010, the final East Purpleville Creek Subwatershed Study, and the Master Environment and Servicing Plan that is to be developed as part of the Block Plan approval process and shall also meet the criteria of all approval agencies. Measures such as Low Impact Development (LIDs), and best practices and green infrastructure, shall be incorporated wherever feasible and practical to minimize runoff, reduce water pollution, and protect groundwater quality and maintain pre-development groundwater levels, in addition to more traditional stormwater management systems and facilities.

Infrastructure for water and wastewater shall be comprehensively planned based on a spine servicing approach where feasible and shall be guided by the recommendations in the latest Servicing Master Plan Class Environmental Assessment. Where appropriate, development shall also consider non-potable water sources, including retained stormwater.

Section 9 Implementation and Interpretation

The implementation of the Block 41 Secondary Plan shall be in accordance with Section 10 of the Vaughan Official Plan 2010 and the policies of this Secondary Plan. The policies contained in this Secondary Plan shall apply to the New Community Area within Block 41. Except as otherwise provided, where there is a conflict between the policies of this Secondary Plan and Volume 1 of VOP 2010, or any other specific Official Plan Amendment that is in force on the date of the approval of this Secondary Plan, the policies of this Secondary Plan shall prevail.

Section 9 of the Block 41 Secondary Plan identifies implementation tools such as the Block Plan, Zoning By-laws, Bonus provisions, Community Improvement Plans, Legal Non-Conforming Uses, Site Plan Control, Plans of Subdivision/Condominium, and Consent to Sever. This Section also provides a policy framework related to agreements required to secure infrastructure, the requirement for pre-consultation, phasing of development, the use of zoning by-laws to apply holding provisions, the conveyance of lands and monitoring pursuant to Section 26 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

The proposed draft Block 41 Secondary Plan encourages the creation of complete streets, a transportation network focused on connectivity and the promotion of active transportation through the provision of a conceptual multi-use trail system

The street network for the New Community Area of Block 41 will serve as the framework on which to build other modes of transportation including pedestrian, cycling and public transit. The Secondary Plan, along with the NVNCTMP, establishes the collector street network for the Block to make connections to the greater network outside of the Block wherever feasible given the extensive natural heritage features within the area. The final location, configuration, width and alignment of all public streets, including the local street network, shall be determined through the detailed planning and community design of the Block Plan approval process, any required Environmental Assessments, and through subsequent development approval applications. The current multi-modal transportation network shown on Schedule E of the Block 41 Secondary Plan has been established based on the results of the NVNCTMP. Any further refinements to the multi-modal transportation network will be based on updates to the NVNCTMP, future EA's required as a result of environmental crossings, as well as individual traffic impact studies submitted through the Block Plan or individual development application approval processes. In keeping with the Provincial Growth Plan policies, the Secondary Plan recognizes the need for a multi-modal transportation network. The concept of complete streets is defined in the Growth Plan as "Streets planned to balance the needs of all road users, including pedestrians, cyclists, transit users and motorists."

The provision of separated cycling facilities has been included for the collector streets which span through neighbourhoods N1 and N2 in a north-south direction and along the collector street which extends in an east-west direction through neighbourhoods N2 and N3 and travels north-south through neighbourhoods N3

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and N4, as shown on Attachment #2. The City will continue to work with York Region to address the provision of cycling facilities on arterial roads.

In addition to the street network, a Multi-Use Recreational Trail system is proposed to be developed through the Natural Areas, and along the TransCanada Pipeline corridor where feasible.

Financial Impact

Funding for the Block 41 Secondary Plan study was approved through the 2013 Capital Budget as project PL-9533-13 with a total budget of \$515,000.00. In May of 2019, the budget and scope of work for the Block 41 Secondary Plan study was expanded by \$21,500, to allow for an additional acoustical review related to comments made by TransCanada at the statutory Public Hearing. There is no financial impact to the City arising from the adoption of the proposed Block 27 Secondary Plan.

Broader Regional Impacts/Considerations

York Region is the approval authority for all lower-tier municipal Secondary Plans and requires an Official Plan Amendment to be adopted by the City as a result of this process. York Region staff have been actively involved and engaged in the Block 41 Secondary Plan study process, by participating as a member of the Block 41 Secondary Plan TAC and providing comments on the Draft Secondary Plan.

Conclusion

The goal of the New Community Areas - Block 41 Secondary Plan is to ensure future development in the Block 41 New Community Area will be developed into a complete community. The New Community Area within Block 41 will be compact, vibrant, inclusive, healthy, sustainable and diverse. It will include a mix of uses such as low-rise and mid-rise residential housing, mixed-use and retail development, as well as a community core. The community core is intended to consist of a variety of community services and facilities including a Co-location Facility containing a major community centre and library and associated active play areas. The Block 41 New Community Area will be linked by a connected multi-modal transportation network, as well as a Multi-Use Recreational Trail. The Secondary Plan also establishes a Vision and set of Guiding Principles. Based on work conducted through the Block 41 Secondary Plan Study process, the land use designations proposed through this Secondary Plan can achieve the required minimum 20 units per hectare for the New Community Area and 70 people and jobs per hectare. Furthermore, this Secondary Plan is consistent with the policies of the PPS (2014) and meets the intent of A Place to Grow (2019), the York Region Official and the New Community Area policies of the Vaughan Official Plan 2010 as described in this report.

For more information, please contact:

Arminé Hassakourians, Senior Planner, Policy Planning and Environmental Sustainability

Bill Kiru, Director, Policy Planning and Environmental Sustainability

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Attachments

1. Location Map
2. Block 41 New Community Areas - Neighbourhood Plan
3. Comment and Response Table
4. Draft of Final Block 41 Secondary Plan
5. Communication C2 from the Committee of the Whole meeting of September 24, 2019.

Prepared by

Arminé Hassakourians, Senior Planner, Ext. 8368
Melissa Rossi, Manager, Policy Planning, Ext. 8320
Bill Kiru, Director, Policy Planning and Environmental Sustainability, Ext. 8633

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the Office of the City Clerk.)

144. BILL 108 TRANSITIONAL REGULATION AMENDMENTS

(Item 12, Committee of the Whole, October 7, 2019, Report No. 29)

MOVED by Regional Councillor Ferri
seconded by Councillor Yeung Racco

That the following recommendation from the Committee of the Whole meeting of October 7, 2019, Item 12, Report No. 29, be approved:

CARRIED

Report of the Deputy City Manager, Administrative Services and City Solicitor and the Deputy City Manager, Planning and Growth Management, dated October 7, 2019

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor and the Deputy City Manager, Planning and Growth Management dated October 7, 2019 be approved; and
- 2) That the following Communications be received:
 - C7. Memorandum from the Deputy City Manager, Administrative Services & City Solicitor, dated October 3, 2019; and
 - C10. Ms. Kathryn Angus, President, Kleinburg & Area Ratepayers' Association.

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Purpose

To seek approval from Council to request amendments to LPAT transition regulation O. Reg. 303/19 by making submissions to the Attorney General of Ontario.

Report Highlights

- O. Reg. 303/19-Transition for Planning Act Appeals is now in force in Ontario as part of Bill 108: *More Homes: More Choices Act, 2019*
- Section 1(5) of O. Reg. 303/19 provides that “major planning appeals” commenced under the Planning Act to the Local Planning Appeal Tribunal (LPAT) appeals that are commenced on or after April 3, 2018 but had no hearing scheduled prior to Sep 3, 2019 (effective date) are no longer subject to the Bill 139 regime
- O. Reg. 303/19 as currently enacted has the potential to substantially delay and increase costs with the final approval of development applications by allowing third parties who appealed a Council approval in the Bill 139 regime, to restart the appeal process under the Bill 108 regime
- Bill 108 is inherently unfair to the municipal authority involved and undermines Council authority with respect to its decisions regarding local planning.

Recommendations

1. That staff be directed and authorized to make submissions to Ontario’s Attorney General requesting that changes be made to O. Reg 303/19, - *Transition for Planning Act Appeals*, being the Transitional Rules in accordance with the contents of this Report from the Deputy City Manager, Planning and Growth Management, and the Deputy City Manager, Administrative Services and City Solicitor; and
2. That this Report from the Deputy City Manager, Planning and Growth Management, and the Deputy City Manager, Administrative Services and City Solicitor be forwarded to the Ministry of Attorney General.

Background

On May 2, 2019 the Province released Bill 108: *More Homes, More Choices Act, 2019* as a way to address the shortage of affordable housing across the Province by finding faster ways of attaining a greater mix of housing supply “on the ground”. Bill 108 proposed amendments to thirteen different statutes, including the Planning Act and the Local Planning Appeal Act, 2017. Certain amendments to the Planning Act and the Local Planning Tribunal Act, 2017 came into effect on September 3, 2019.

Changes to the *Local Planning Appeal Tribunal Act, 2017* from Bill 108 largely bring back the procedures that were in place under the previous Ontario Municipal Board. The *Local Planning Appeal Tribunal Act, 2017* maintains the

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Local Planning Appeal Tribunal (the “LPAT and/or “Tribunal”) as the appeal body for Council’s decisions regarding planning applications.

Changes to the *Planning Act* as a result of Bill 108 have re-introduced the “*de novo*” hearing where the Tribunal can consider a development proposal as if no decision were made by a council.

In addition, the Province has revoked Ontario Regulation 102/18 “Planning Act Appeals” related to the procedures of the Tribunal under the Local Planning Appeal Tribunal Act, 2017. Specifically, the Province has revoked the timelines, time limits, practices and procedures related to appeals under the *Planning Act* brought into force under the previous Bill 139, Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139). Previously, the Regulations directed certain actions to be taken by the parties in an appeal, and for an appeal to be disposed of within a certain timeframe. Practically, it has been difficult for municipalities, private parties and the Tribunal to meet those timeframes.

LPAT has an ongoing caseload of appeals, many of which were commenced under the Bill 139 regime. The Bill 139 regime came into force on April 3, 2018.

Ontario Regulation 303/19, which is the recently adopted transitional regulation under Bill 108, as currently enacted, has the effect of resetting the appeal process for appeals that were commenced on or after April 3, 2018 in which no hearing date had been set prior to September 3, 2019. Those appeals are to be transitioned over and decided under the new Bill 108 regime, even though the original application was considered under the Bill 139 regime.

Previous Reports/Authority

None

Analysis and Options

It is staff’s view that to protect Council’s planning decisions, appeals commenced under one set of Rules should be completed under the same set of Rules. An amendment to section 1(5) of the above noted regulation is key, as it will allow municipal approvals of planning applications made under the Bill 139 regime which were appealed by third parties to be disposed of under the Bill 108 framework.

Councils make their decisions based on the planning framework in place at the time they are considering the applications before them. The current transitional regulation will result in decisions which were made by Council under the auspices of ‘compliance and conformity’ with provincial policy (Bill 139), which are then appealed and heard at a ‘*de novo hearing*’ (Bill 108) revolving around more general principles of ‘good planning’. This creates a substantive disconnect in terms of the different planning regimes applicable to the two decisions (Council, then LPAT) made on the same matter. This in turn instills a

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lack of procedural fairness in the sequence of decision making, and thereby undermines public confidence in local decision making and authority.

The current system will undoubtedly yield a disorderly and unpredictable resolution of said appeals. Appeals ought to be decided applying the same legal standards to which Council was subjected when it made its' decisions. To proceed otherwise has the undesired effect of usurping the 1st instance decision-making function of Municipal council. O. Reg. 303/19 as currently enacted has the unintended consequence of delaying the disposition of Bill 139 cases.

On. Reg 303/19 ought to be amended to allow the completion of Bill 139 appeals under the Bill 139 regime when the following criteria are met:

- a) Where Council approved an applicant's development through enactment of the appealed planning instrument prior to September 3rd, 2019.
- b) The appellant is not a public body or the applicant; and the appeal was launched before September 3, 2019.
- c) Council passes a resolution prior to December 31, 2019 electing that such appeals be disposed of under the Bill 139 regime.

Financial Impact

The Bill 108 standard will result in increased internal and external legal costs to the taxpayers defending Council's decision due to a reversion to the '*de novo standard*' and the uncertainty/inconsistency surrounding the appeals being litigated under the lens of a different/broader legal standard than what was envisioned by Council.

Broader Regional Impacts/Considerations

The Association of Municipalities of Ontario (AMO) has taken the position that where an appeal starts under one set of rules, it should continue through the appeal with that same set of rules. They feel that Councils make decisions based on the planning framework of the day. They are of the view that having a decision made on the basis of compliance and conformity but appealed on the basis of a *de novo* hearing is not reasonable. AMO feels that a change in the framework and rules mid-process will not lead to an orderly transition.

Conclusion

Planning and Legal Staff recommend that the City of Vaughan write to the acting Attorney General of Ontario seeking an amendment to Ontario Regulation 303/19 which will allow for determination of appeals started after April 3, 2018 which had no scheduled LPAT hearing date prior to September 3, 2019, under the Bill 139 regime.

For more information, please contact:

Chris Guerette, Legal Counsel, Legal Services Department x8086

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Attachments

None

Prepared by

Chris Guerette, Legal Counsel, x8086

145. BY-LAWS

MOVED by Councillor Shefman
seconded by Regional Councillor Jackson

THAT the following by-law be enacted:

BY-LAW NUMBER 133-2019	A By law to adopt Amendment Number 50 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (Item 1, Committee of the Whole, Report No. 29) (Special Council, October 7, 2019, Minute No. 143)
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CARRIED

146. CONFIRMING BY-LAW

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT By-law Number 134-2019, being a by-law to confirm the proceedings of Council at its meeting on October 7, 2019, be enacted.

CARRIED

147. ADJOURNMENT

MOVED by Councillor Carella
seconded by Regional Councillor Rosati

THAT the meeting adjourn at 4:14 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Council Report

DATE: Wednesday, October 23, 2019

WARD(S): ALL

TITLE: TAX ADJUSTMENTS PURSUANT TO SECTIONS 354, 357, 358 AND 359 AND SECTION 356 OF THE MUNICIPAL ACT, S.O. 2001

FROM:

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

ACTION: DECISION

Purpose

To obtain Council's approval for the adjustment of property taxes as permitted under Sections 354, 357, 358 and 359 and approval for the apportionment of property taxes as permitted under Section 356 of the *Municipal Act, 2001*.

Report Highlights

Section 354, 357, 358, 359 – increase or cancellation of property taxes:

- Council approval of the recommendations in this report will allow staff to proceed with applicable property tax adjustments.
- There are various reasons for tax adjustments such as property becoming exempt, roll numbers being cancelled by the Municipal Property Assessment Corporation (MPAC), buildings that have been demolished or razed by fire and properties that have been over assessed by a gross or manifest clerical error. These tax adjustments do not relate to collection issues.
- As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting. Notices of Decisions will be issued to all applicants and these will detail the total amount of the adjustment and the right of the applicant to appeal the decision to the Assessment Review Board (ARB).

Section 356 – Division Into Parcels:

- Council approval of the recommendation under Section 356 will allow staff to bill the separate property owners their proportionate share of property tax and confirm their right to appeal the decision to the Assessment Review Board (ARB) as applicable. If no appeals are filed with the ARB, staff will proceed with the property tax apportionments.

Recommendations

1. That the tax adjustments as outlined on the attached schedules be approved

Background

The City prepares these reports at least twice a year in accordance with legislation outlined in the *Municipal Act*. There are various reasons for tax adjustments under Section 354, 357, 358 and 359 such as property becoming exempt, roll numbers being cancelled by the Municipal Property Assessment Corporation (MPAC), buildings that have been demolished or razed by fire and properties that have been over assessed by a gross or manifest clerical error. These tax adjustments do not relate to collection issues.

Under Section 356, *Municipal Act*, taxes that remain outstanding on a property tax account that has been severed into two or more parcels can be apportioned to the newly created lots. An apportionment does not result in a reduction or increase of taxes; it simply shares the taxes levied among the new parcels based on the apportioned value of assessment. Should any property owner disagree with the recommendation approved by Council, they can appeal the decision to the ARB for a further hearing.

Previous Reports/Authority

N/A

Analysis and Options

Section 354, 357, 358, 359 – increase or cancellation of property taxes:

Forty-seven (47) applications have been prepared for Council's consideration for the cancellation, reduction or refund of taxes for the current and prior tax years, under sections 354, 357, 358 and 359 of the *Municipal Act, 2001*, as amended.

The total cancellation, reduction or refund of taxes, as recommended is \$609,024. The City portion of this amount is approximately \$130,907 including the hospital portion, or approximately 21.5%.

As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting. Notices of Decisions will be issued to all applicants after the meeting of Council and these will detail the total amount of the adjustment and the right of the applicant to appeal the decision to the ARB.

Section 356 – Division Into Parcels:

One (1) application has been received to sever property that was returned on the roll as one parcel. The Municipal Property Assessment Corporation (MPAC) provided the City with a report outlining the apportioned value of each separate piece, and the outstanding tax balance on the single piece is then apportioned to the various parts in accordance with the assessment.

An apportionment does not result in a reduction or increase of taxes; it simply shares the taxes levied among the new parcels based on the apportioned value of assessment. Should any property owner disagree with the recommendation approved by Council, they can appeal the decision to the ARB for a further hearing.

Financial Impact.

Section 354, 357, 358, 359 – increase or cancellation of property taxes:

The City's share of these property tax adjustments is approximately \$130,907 including the hospital portion.

Broader Regional Impacts/Considerations

Section 357, 358, 359 – increase or cancellation of property taxes:

The Region of York's share of these property tax adjustments is approximately \$222,828 or approximately 36.6%.

Conclusion

The *Municipal Act* allows staff to proceed with the property tax adjustments as applicable. Council approval also gives the applicant the right to appeal the decision to the Assessment Review Board if so desired.

For more information, please contact:

Dean Ferraro, Director of Financial Services/Deputy Treasurer ext. 8272
Maureen Zabiuk, Manager Property Tax & Assessment ext. 8268

Attachments

Attachment 1 – Tax Appeal Report

Attachment 2 – Apportionment Report

Prepared by

Maureen Zabiuk, A.I.M.A., CMRP
Manager, Property Tax & Assessment
Ext. 8268

TAX APPEAL REPORT								COUNCIL OCTOBER 23, 2019
SECTION 357, 358, 359, MUNICIPAL ACT, S.O. 2001								
APPL. #	ROLL #	TAX YEAR	AMOUNT ADJUSTED	CITY PORTION	HOSPITAL PORTION	REGION PORTION	EDUCATION PORTION	REASON
7634	000.320.56500	2015	\$ 103,986.56	\$ 15,136.13	\$ 639.13	\$ 27,187.62	\$ 61,023.68	EXEMPT - MTO
7557	000.330.31000	2015	\$ 34.81	\$ 9.41	\$ 0.40	\$ 16.90	\$ 8.11	EXEMPT - MTO
7574	000.040.05241	2016	\$ 73.42	\$ 19.95	\$ 0.81	\$ 35.74	\$ 16.92	MPAC ERROR
7635	000.320.56500	2016	\$ 48,167.95	\$ 17,008.87	\$ 689.93	\$ 30,469.15		EXEMPT - MTO
7543	000.330.31600	2016	\$ 130.54	\$ 35.47	\$ 1.44	\$ 63.55	\$ 30.08	EXEMPT - MTO
7575	000.040.05241	2017	\$ 56.71	\$ 15.48	\$ 0.60	\$ 27.43	\$ 13.20	MPAC ERROR
7578	000.290.76322	2017	\$ 1,457.40	\$ 397.91	\$ 15.42	\$ 704.82	\$ 339.24	FIRE DAMAGE
7636	000.320.56500	2017	\$ 47,918.92	\$ 17,052.55	\$ 661.06	\$ 30,205.31		EXEMPT - MTO
7638	000.330.13450	2017	\$ 35,391.01	\$ 5,209.83	\$ 201.96	\$ 9,228.21	\$ 20,751.01	EXEMPT - MTO
7544	000.330.31600	2017	\$ 132.65	\$ 36.22	\$ 1.40	\$ 64.15	\$ 30.88	EXEMPT - MTO
7576	000.040.05241	2018	\$ 70.99	\$ 19.51	\$ 0.72	\$ 34.18	\$ 16.57	MPAC ERROR
7559	000.190.14400	2018	\$ -	\$ -	\$ -	\$ -	\$ -	NO ADJUSTMENT
7560	000.190.14400	2018	\$ -	\$ -	\$ -	\$ -	\$ -	NO ADJUSTMENT
7561	000.190.14400	2018	\$ -	\$ -	\$ -	\$ -	\$ -	NO ADJUSTMENT
7409	000.200.82500	2018	\$ 451.11	\$ 123.98	\$ 4.59	\$ 217.22	\$ 105.32	FIRE DAMAGE
7570	000.213.12000	2018	\$ 9,254.43	\$ 2,543.45	\$ 94.08	\$ 4,456.20	\$ 2,160.70	EXEMPT - CITY LEASE
7564	000.214.57191	2018	\$ -	\$ -	\$ -	\$ -	\$ -	NO ADJUSTMENT
7525	000.230.31600	2018	\$ 14,228.09	\$ 2,120.98	\$ 78.46	\$ 3,716.04	\$ 8,312.61	RENOVATION
7565	000.231.06500	2018	\$ 9,595.60	\$ 1,430.42	\$ 52.91	\$ 2,506.14	\$ 5,606.13	RENOVATION
7562	000.233.60800	2018	\$ 625.22	\$ 93.20	\$ 3.45	\$ 163.29	\$ 365.28	RENOVATION
7407	000.271.55500	2018	\$ -	\$ -	\$ -	\$ -	\$ -	NO ADJUSTMENT
7509	000.280.11600	2018	\$ -	\$ -	\$ -	\$ -	\$ -	NO ADJUSTMENT
7553	000.281.05464	2018	\$ 1,184.73	\$ 325.61	\$ 12.04	\$ 570.47	\$ 276.61	FIRE DAMAGE
7579	000.290.76322	2018	\$ 4,414.15	\$ 1,213.17	\$ 44.87	\$ 2,125.51	\$ 1,030.60	FIRE DAMAGE
7539	000.291.33500	2018	\$ 303.69	\$ 83.46	\$ 3.09	\$ 146.23	\$ 70.90	DEMOLITION
7637	000.320.56500	2018	\$ 47,342.92	\$ 16,974.71	\$ 627.91	\$ 29,740.30		EXEMPT - MTO
7563	000.321.03510	2018	\$ -	\$ -	\$ -	\$ -	\$ -	NO ADJUSTMENT
7558	000.321.25052	2018	\$ -	\$ -	\$ -	\$ -	\$ -	NO ADJUSTMENT
7639	000.330.13450	2018	\$ 35,632.63	\$ 5,311.76	\$ 196.49	\$ 9,306.40	\$ 20,817.98	EXEMPT - MTO
7545	000.330.31600	2018	\$ 134.70	\$ 37.02	\$ 1.37	\$ 64.86	\$ 31.45	EXEMPT - MTO
7550	000.350.14501	2018	\$ 5,500.41	\$ 1,511.71	\$ 55.92	\$ 2,648.56	\$ 1,284.22	MPAC ERROR
7551	000.350.14504	2018	\$ 417.42	\$ 114.72	\$ 4.24	\$ 201.00	\$ 97.46	MPAC ERROR
7552	000.351.20003	2018	\$ 15,057.91	\$ 4,138.45	\$ 153.08	\$ 7,250.70	\$ 3,515.68	MPAC ERROR
7408	000.360.18414	2018	\$ 1,221.28	\$ 335.65	\$ 12.42	\$ 588.07	\$ 285.14	DEMOLITION
7541	000.050.03500	2019	\$ 693.52	\$ 191.10	\$ 6.75	\$ 335.28	\$ 160.39	DEMOLITION
7549	000.191.74052	2019	\$ 1,517.00	\$ 418.00	\$ 14.77	\$ 733.39	\$ 350.84	FIRE DAMAGE
7572	000.200.05500	2019	\$ 5,244.04	\$ 796.15	\$ 28.13	\$ 1,396.83	\$ 3,022.93	EXEMPT - CITY LEASE
7569	000.201.16500	2019	\$ 60,804.72	\$ 9,231.33	\$ 326.12	\$ 16,196.31	\$ 35,050.96	EXEMPT - CITY LEASE
7571	000.213.12000	2019	\$ 8,848.03	\$ 1,343.30	\$ 47.46	\$ 2,356.81	\$ 5,100.46	EXEMPT - CITY LEASE
7555	000.230.50575	2019	\$ 55,178.24	\$ 7,456.13	\$ 263.41	\$ 13,081.69	\$ 34,377.01	MPAC ERROR
7567	000.250.29000	2019	\$ 1,023.36	\$ 281.98	\$ 9.96	\$ 494.74	\$ 236.68	DEMOLITION
7556	000.250.82000	2019	\$ 1,142.16	\$ 314.72	\$ 11.12	\$ 552.17	\$ 264.15	DEMOLITION
7554	000.281.05464	2019	\$ 1,292.01	\$ 356.01	\$ 12.58	\$ 624.62	\$ 298.81	FIRE DAMAGE
7641	000.281.57000	2019	\$ 73,576.21	\$ 11,702.42	\$ 413.42	\$ 20,531.82	\$ 40,928.55	EXEMPT - CITY LEASE
7640	000.281.58000	2019	\$ 5,815.69	\$ 1,025.26	\$ 36.22	\$ 1,798.81	\$ 2,955.40	EXEMPT - CITY LEASE
7546	000.330.31600	2019	\$ 137.49	\$ 37.88	\$ 1.34	\$ 66.47	\$ 31.80	EXEMPT - MTO
7540	000.360.87860	2019	\$ 10,966.71	\$ 1,664.96	\$ 58.82	\$ 2,921.16	\$ 6,321.77	EXEMPT - CITY
		TOTAL	\$ 609,024.43	\$ 126,118.87	\$ 4,787.88	\$ 222,828.16	\$ 255,289.51	
		TAX YEAR	AMOUNT ADJUSTED	CITY PORTION	HOSPITAL PORTION	REGION PORTION	EDUCATION PORTION	
		2015	\$ 104,021.37	\$ 15,145.54	\$ 639.53	\$ 27,204.52	\$ 61,031.79	
		2016	\$ 48,371.91	\$ 17,064.30	\$ 692.18	\$ 30,568.44	\$ 47.00	
		2017	\$ 84,956.69	\$ 22,712.00	\$ 880.45	\$ 40,229.92	\$ 21,134.33	
		2018	\$ 145,435.28	\$ 36,377.80	\$ 1,345.64	\$ 63,735.18	\$ 43,976.66	
		2019	\$ 226,239.18	\$ 34,819.24	\$ 1,230.09	\$ 61,090.10	\$ 129,099.74	
			\$ 609,024.43	\$ 126,118.87	\$ 4,787.88	\$ 222,828.16	\$ 255,289.51	

APPORTIONMENT REPORTSECTION 356, *MUNICIPAL ACT, S.O. 2001***COUNCIL OCTOBER 23, 2019**

	APPL. # 1	ROLL #	TAX YEAR		ADJUSTMENT AMOUNT
FROM	7583	000.361.42042.0000	2018	\$	(3,039.03)
	7584	000.361.42043.0000	2018	\$	(2,752.30)
	7585	000.361.42044.0000	2018	\$	(2,752.30)
	7586	000.361.42045.0000	2018	\$	(2,752.30)
	7587	000.361.42046.0000	2018	\$	(2,752.30)
	7588	000.361.42047.0000	2018	\$	(2,722.30)
	7589	000.361.42048.0000	2018	\$	(2,752.30)
	7590	000.361.42049.0000	2018	\$	(2,752.30)
	7591	000.361.42050.0000	2018	\$	(2,752.30)
	7592	000.361.42051.0000	2018	\$	(2,752.30)
	7593	000.361.42052.0000	2018	\$	(2,752.30)
	7594	000.361.42053.0000	2018	\$	(2,788.71)
	7595	000.361.42083.0000	2018	\$	(2,752.30)
	7596	000.361.42086.0000	2018	\$	(2,752.30)
	7597	000.361.42087.0000	2018	\$	(2,512.02)
	7598	000.361.42184.0000	2018	\$	(2,885.54)
	7599	000.361.42185.0000	2018	\$	(2,885.54)
				\$	(47,108.44)
TO	7600	000.361.42159.0000	2018	\$	1,439.04
	7601	000.361.42160.0000	2018	\$	1,235.70
	7602	000.361.42161.0000	2018	\$	1,199.35
	7603	000.361.42162.0000	2018	\$	1,199.35
	7604	000.361.42163.0000	2018	\$	1,199.35
	7605	000.361.42164.0000	2018	\$	1,199.35
	7606	000.361.42165.0000	2018	\$	1,199.35
	7607	000.361.42166.0000	2018	\$	1,199.35
	7608	000.361.42167.0000	2018	\$	1,199.35
	7609	000.361.42168.0000	2018	\$	1,199.35
	7610	000.361.42169.0000	2018	\$	1,199.35
	7611	000.361.42170.0000	2018	\$	1,199.35
	4612	000.361.42171.0000	2018	\$	1,199.35
	7613	000.361.42172.0000	2018	\$	1,199.35
	7614	000.361.42173.0000	2018	\$	1,199.35
	7615	000.361.42174.0000	2018	\$	1,199.35
	7616	000.361.42175.0000	2018	\$	1,199.35
	7617	000.361.42176.0000	2018	\$	1,199.35
	7618	000.361.42177.0000	2018	\$	1,199.35
	7619	000.361.42178.0000	2018	\$	1,199.35
	7620	000.361.42179.0000	2018	\$	1,199.35
	7621	000.361.42180.0000	2018	\$	1,199.35
	7622	000.361.42181.0000	2018	\$	1,126.12
	7623	000.361.42182.0000	2018	\$	1,304.31
	7624	000.361.42246.0000	2018	\$	2,354.03
	7625	000.361.42247.0000	2018	\$	2,021.38
	7626	000.361.42248.0000	2018	\$	1,257.41
	7627	000.361.42249.0000	2018	\$	1,257.41
	7628	000.361.42250.0000	2018	\$	1,257.41
	7629	000.361.42251.0000	2018	\$	1,257.41
	7630	000.361.42285.0000	2018	\$	2,398.70
	7631	000.361.42286.0000	2018	\$	2,398.70
	7632	000.361.42287.0000	2018	\$	1,906.90
	7633	000.361.42288.0000	2018	\$	1,906.90
				\$	47,108.44

**CITY OF VAUGHAN
REPORT NO. 29 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on October 23, 2019.***

The Committee of the Whole met at 1:03p.m., on October 7, 2019.

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

The following items were dealt with:

**1. NEW COMMUNITY AREA – BLOCK 41 SECONDARY PLAN STUDY
FILE 26.4.2 (REFERRED)**

The Committee of the Whole recommendation was dealt with and adopted without amendment at the Special Council Meeting of October 7, 2019, under Minute No. 143.

**2. DANIELS BAIF THORNHILL INC., BAIF DEVELOPMENTS LIMITED
ZONING BY-LAW AMENDMENT FILE Z.19.014 SITE DEVELOPMENT
FILE DA.19.011 VICINITY OF BATHURST STREET AND BEVERLEY
GLEN BOULEVARD**

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 October 7, 2019 be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

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Recommendations

1. THAT Zoning By-law Amendment File Z.19.014 (Daniels Baif Thornhill Inc.) BE APPROVED, to remove the Holding Symbol “(H)” from the subject lands, shown on Attachment 1, thereby zoning the subject lands RA3 Residential Apartment Zone subject to site-specific zoning Exception 9(1429).
2. THAT Site Development File DA.19.011 (Baif Developments Limited) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department to permit the development of four residential apartment buildings with heights of, 25-storeys, 15-storeys, 12-storeys, and 6-storeys containing a total of 763 units, 585.64 m² of commercial gross floor area, and 942 parking spaces, as shown on Attachments 2 to 7:
 - a. That prior to the execution of the Site Plan Agreement:
 - i. The Development Planning Department shall approve the final site plan, building elevations, landscape plans, landscape cost estimate, public art plan, and signage details;
 - ii. The Development Engineering (‘DE’) Department shall approve the final grading and servicing plan, erosion and sediment control plan, and Stormwater Management Report. The Owner shall obtain all required dewatering permits from the Environmental Services (‘ES’) Department prior to final DE approval;
 - iii. The Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division, and the final site plan shall be in conformity with the City’s Waste Collection Design Standard Policy;
 - iv. The Owner shall satisfy all requirements of York Region;
 - v. The Owner shall successfully obtain approval from the Committee of Adjustment for a Minor Variance Application for the required variances identified in Table 1 of this report. The Committee’s decisions regarding the Variance Application shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
 - vi. The Owner shall enter into a Tree Protection Agreement in accordance with the Council adopted Tree By-law 052-2018 and the City’s Tree Protection Protocol; and
 - vii. The Owner shall provide the City of Vaughan with a copy of the Ministry of the Environment, Conservation, and

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Parks ('MECP') Record of Site Condition ('RSC') acknowledged and registered on the Environmental Site Registry for the entire Subject Lands. Copies of all ESA reports relied upon for the filing of the RSC including reliance from the consultant, shall also be provided to the City's satisfaction.

- b. That the Site Plan Agreement include the following clauses:
- i. "Should archaeological resources be found on the subject lands during excavation and 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."
 - ii. "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 Cemeteries Regulation Unit of the Ministry of Government and Consumer Services, and the Development Planning Department, Cultural Heritage Division."
 - iii. "The Owner shall provide documentation to the City showing that the portion of the daylight triangle, under the jurisdiction of the York Region Rapid Transit Corporation, has been conveyed to the Owner to the satisfaction of the City of Vaughan."
 - iv. The Owner acknowledges that there is municipal storm sewer system on the City easement within private property and acknowledges that the City may need to undertake repairs or carry out maintenance on the system or to replace it or to install new service(s). The Owner agrees that the City shall have the right to remove the proposed landscape items for the purpose of carrying out such installation, replacement, repair or maintenance. Prior to removing the landscape items, the City shall give the Owner notice of its intention to remove the landscape items for maintenance purposes, except in the case of emergency, in which case no notice shall be required. On completing the installation, replacement, repairs or maintenance, the Owner, at its sole expense, shall proceed immediately to restore the landscape items to the condition it was in prior to the commencement of such installation, replacement, repairs or maintenance. Under no circumstances shall the City be required to so restore the lands or to compensate the Owner for the cost of doing so.

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- v. The Owner shall agree to implement the recommendations of the final noise report into the design and construction of the buildings on the Subject Lands.
 - vi. Prior to occupancy of each unit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the 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.
 - vii. The Owner shall agree to include the necessary warning clauses in agreements of Offer of Purchase and Sale, lease/rental agreements and condominium declarations including but not limited to the following:

"Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the individual dwelling units, sound levels from increasing road traffic and adjacent employment/industrial uses may on occasion interfere with some activities of the dwelling occupants as the sound level may exceed the Ministry of Environment and Climate Change's environmental noise guidelines NPC 300".
 - viii. Prior to occupancy of any dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements and condominium declarations.
- 3. The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with Section 42 of *the Planning Act* and the City's Cash-in-Lieu Policy.
 - 4. 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-laws of the City of Vaughan, York Region, York Region District School Board, and the York Catholic District School Board.
 - 5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

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“THAT Site Development File DA.19.011 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 763 residential apartment units (1,686 person equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe.”

3. BOWES BASALTIC HOLDINGS INC. DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-19V002 VICINTY OF KEELE STREET AND LANGSTAFF 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 October 7, 2019:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-18V003 (Bowes Basaltic Holdings Inc.) as shown on Attachment 3, BE DRAFT APPROVED, subject to the Conditions of Draft Approval set out in Attachment 1.

4. 1791234 ONTARIO LIMITED (VAUGHAN WEST II LIMITED) SITE DEVELOPMENT FILE DA.18.086 VICINITY OF REGIONAL ROAD 50 AND TRADE VALLEY 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 October 7, 2019 be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

Recommendations

1. THAT Site Development File DA.18.086 (1791234 Ontario Limited (Vaughan West II Limited)) BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS; to the satisfaction of the Development Planning Department, to permit the development of a one-storey employment building with a gross floor area of 11,885 m² and 129 at-grade parking spaces, as shown on Attachments 2 to 4:
 - a. That prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Owner shall satisfy all requirements of the Development Planning Department, and the Development

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Planning Department shall approve the final site plan, building elevations including bird-safe window treatments, landscape plan, details and cost estimate;

- ii) The Owner shall incorporate additional sustainability measures to improve the Sustainability Metrics Overall Application Score to meet or exceed the minimum bronze threshold score of 31;
- iii) the Owner shall satisfy all requirements of the Development Engineering Department, and the Development Engineering Department shall approve the final site servicing, site grading and erosion and sediment control plans, functional servicing report and stormwater management report;
- iv) the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;
- v) the Owner shall satisfy all requirements and obtain all necessary approvals from York Region;
- vi) the Owner shall satisfy all requirements and obtain all necessary approvals from Peel Region;
- vii) the Owner shall enter into a Site Plan Agreement with both Peel Region and York Region;
- viii) the Owner shall satisfy all conditions imposed by the Committee of Adjustment's decision to approve Consent Applications B025/19 and B026/19, to facilitate shared access to the Subject Lands and the owner of the adjacent lands to the north (241 Trade Valley Drive), and the Certificate of Official shall be issued; and
- ix) the Committee of Adjustment's decision to approve Minor Variance Application A109/19 shall become final and binding, and the Owner shall satisfy all conditions of approval imposed by the Committee.

**5. 1834375 ONTARIO INC. (LIBERTY DEVELOPMENT CORPORATION)
SITE DEVELOPMENT DA.19.016 VICINITY OF REGIONAL ROAD 7
AND BOWES 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 October 7, 2019 be approved; and**

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

Recommendations

1. THAT Site Development File DA.19.016 (1834375 Ontario Inc. (Liberty Development Corporation)) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department to permit the development of three 27-storey residential apartment buildings, with a total of 932 units, 362.7m² of grade related commercial uses, and 1,017 parking spaces distributed over four levels of underground parking, as shown on Attachments 2 to 5.
 - a. THAT prior to the execution of the Site Plan Agreement:
 - i. The Owner shall successfully obtain approval from the City of Vaughan Committee of Adjustment to:
 - a. vary Zoning By-law 1-88 to permit the variances identified in Table 1 of this report, 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 bonusing for increased building height in return for a monetary contribution of \$321,300.00 to be used for 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 towards community benefits, to the satisfaction of the City, including but not limited to:
 - public art
 - the provision and enhancement of outdoor recreational facilities in the temporary public amenity space to be provided in Phase 1 of Draft Plan of Subdivision File 19T-16V009, these facilities can be relocated to public parkland acquired in Phase II of Draft Plan of Subdivision File 19T-16V009
 - enhancements of the existing trails system for the Bartley Smith Greenway contributions to park redevelopment of park sites serving intensification areas within the vicinity of the Subject Lands, consistent with the 2018 Parks Redevelopment Strategy;
 - ii. The Owner shall enter into a Section 37 Density Bonusing Agreement with the City of Vaughan to secure the

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community benefits in exchange for an increase in the building height on the Subject Lands and pay the Section 37 Bonus agreement Surcharge, in accordance with the "Tariff of Fees for Planning Applications";

- iii. THAT a Zoning By-law Amendment application to remove the Holding Symbol "(H1)" on the Subject Lands shall be forwarded to Vaughan Council for approval upon the Owner satisfying the conditions in the Local Planning Appeal Tribunal Decision (PL171117) and to the satisfaction of the City of Vaughan and the Toronto and Region Conservation Authority;
- iv. The Owner shall execute a Subdivision Agreement and any other agreement(s), and register the related Draft Plan of Subdivision (File 19T-16V009) approved by Local Planning Appeal Tribunal Decision (PL171117);
- v. The Owner shall submit a detailed engineering report(s) and plans to the satisfaction of TRCA for the Subject Lands in accordance with Functional Servicing Report 1890 Hwy 7 - Phase 1 Block 2, prepared by Schaeffers Engineering, revised March 2019 and Hydrogeological letter, prepared by EXP dated March 5, 2019;
- vi. The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, lighting plan, public art plan, signage details, and commemoration plan;
- vii. The Development Engineering Department shall approve the final grading and servicing plan, erosion and sediment control plan, noise report, functional servicing and stormwater management report, hydrogeological assessment, traffic impact study, transportation demand management plans and construction management plans. The Owner shall modify to the Site Plan based on the final engineering design of Draft Plan of Subdivision File 19T-16V009. The Owner shall pay the Development Engineering Site Plan fees;
- viii. The Owner shall register the required easements for the construction and maintenance of the necessary municipal services and public access easements in favour of the City of Vaughan over the future private east-west road;
- ix. The Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;

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- x. The Owner shall grant Metrolinx an environmental easement for operational emissions, which shall be registered on title against each residential dwelling in favour of Metrolinx; and
 - xi. The Owner shall obtain all necessary approvals from York Region.
- b) That the Site Plan Agreement shall include the conditions and warning clauses identified in this report, to the satisfaction of the City.
- 3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.19.016 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 932 residential units (2,060 person equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe”.

**6. DULCINA INVESTMENTS INC. SITE DEVELOPMENT FILE DA.18.047
VICINITY OF JANE STREET 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 October 7, 2019 be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

Recommendations

- 1. THAT Site Development File DA.18.047 (Dulcina Investments Inc.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to the satisfaction of the Development Planning Department, to permit 24 and 26-storey apartment buildings with a total of 586 residential units and ground related commercial uses, as shown on Attachments 2 to 7:
 - a) prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plans and cost estimate, the roof-top amenity plans, signage, and wind analysis;

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- ii) the Development Engineering Department shall approve the final site servicing, grading and erosion control plans, functional servicing and stormwater management report and plans, geotechnical and hydrogeological assessment, dewatering plan, external lighting and site illumination plans, the utility coordination plan, Noise Report, shoring and tie-back design, construction schedule and phasing and logistics plans, Traffic Impact Study, Transportation Demand Management Plan, and pavement markings and signage plan;
- iii) The Owner shall pay the Development Engineering Department's Complex Site Plan fee in the amount of \$208,590.80 pursuant to the Fees and Charges By-law as amended;
- iv) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
- v) the Owner shall apply to the City of Vaughan 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;
- vi) the Owner shall enter into a Section 37 Bonusing Agreement with the City of Vaughan to secure the community benefits set out in Zoning By-law 033-2019 including the following options, to be finalized to the satisfaction of the City:
 - the monetary contribution payment of \$1,471,622.00 for the purpose of providing public benefits to the City in return for the increase in height and density, or
 - the provision of a Public Indoor Recreation Space ('PIRS') within Block B of Phase 1, which will be offset against the monetary contribution payment.

The Owner shall also pay to the City of Vaughan the Section 37 Bonusing Agreement surcharge fee, in accordance with the "Tariff of Fees By-law for Planning Applications", in effect at the time of the execution of the Agreement;

- vii) the Owner shall satisfy all requirements of Alectra Utilities Corporation;
- viii) the Owner shall satisfy all conditions of the York Region Community Planning and Development Services Department;

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- ix) the Owner shall obtain a final clearance from NavCanada and Bombardier Aerospace;
- x) the Owner shall satisfy all the conditions of the Toronto and Region Conservation Authority;
- xi) the Owner shall satisfy all requirements of Bell Canada;
- xii) the Owner shall satisfy all requirements of Canada Post;
- xiii) The Owner shall enter into a Development Agreement, as identified in Zoning By-law 033-2019, through the Development Engineering Department and shall agree, but not limited to the following:
 - a. The installation of any proposed service connections and agree to pay for the design and construction of any improvements to the municipal infrastructure regarding the site servicing assessment, should it be determined, in future phases that upgrades are required to the infrastructure to support this development;
 - b. Enter into the necessary agreement(s) with the City for the proposed private sewers crossing the proposed public road - Street A. The agreement(s) shall include provisions for operation and maintenance of the sewers;
 - c. Design and construct Street A including the installation of the necessary municipal services and utilities, prior to occupancy of the first building and as identified on the approved drawings;
 - d. Design and construct a center median on Jane Street, prior to occupancy of the first building in accordance with the approved drawings, to the satisfaction of York Region and the City;
 - e. Pay applicable fees and post the necessary Letters of Credit(s);
 - f. Submit a geotechnical report that identifies the existing site conditions and provides recommendations for the design and construction of the proposed municipal infrastructure and services including a pavement design structure for ideal and non-ideal conditions to the satisfaction of the City. The Owner shall agree in the Development Agreement to carry out, or cause to carry out, the recommendations of the report;
 - g. Design and construct street lighting/pedestrian scale lighting system on the proposed public road - Street A.

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The streetlight system shall use LED luminaire, pole type and type of fixtures (or equivalent) in accordance with the City Standards and Specification and the City's Streetscape/Open Space Master Plan; and

- h. Convey any lands and/or easements to the City, free of all costs and encumbrances, that are necessary to construct the municipal services for the development, which may include any required easements and/or additional lands within and/or external to the subject lands including but not limited to the following:
 - i) the necessary land for proposed public road - Street A (22 metre right-of-way) in accordance with the final drawings; and
 - ii) a 5 x 5 metre daylight triangle and 0.3 m reserves at the corners of the Fishermens Way and the proposed public road - Street A intersection.
 - xiv) The Owner shall provide the Ministry of the Environment, Conservation and Parks ('MECP') approvals for the wastewater works, as the sewage systems will be servicing more than one property or provide confirmation from MECP that there is no need for such approvals; and
 - xv) The Owner shall pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction;
 - xvi) The Owner shall enter into a Development Agreement with the City of Vaughan to satisfy all conditions included in the LPAT approved Zoning By-law 033-2019 Schedule 3, financial or otherwise, with regard to such matters including the payment of additional letters of credit, conveyance of parkland (approximately 0.6 ha), access agreements and the construction of the park and associated facilities in a timely manner in accordance with the City's Developer Build Parks Policy, No. 07.2.05 to the satisfaction of the Parks Planning Department.
- b) The implementing Site Plan Agreement shall include the following clauses.
- i) "For high-density residential Development, the Owner shall convey land at the rate of 1 hectare per 300 units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 hectare per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu Policy."

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- ii) “The Owner shall pay to the City of Vaughan all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, the York Region District and Catholic District School Boards, prior to the issuance of any Building Permit.”
- iii) “Should archaeological resources be found on the Subject Lands during construction activities, the Owner must immediately 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) “If 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, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ontario Ministry of Tourism, Culture and Sport Government, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”
- v) “The Owner shall grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication and 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) “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 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 measures identified in the approved noise report have been incorporated into the building, to the satisfaction of the Development Engineering Department.”
- vii) “The Owner shall agree, as part of the future phases, to resubmit an updated Transportation Impact Study. The Study shall demonstrate, amongst other things, adequate road capacity to facilitate any future development(s), including reanalyzing the intersection of Jane Street and the local east-west street to determine whether signalization is required as part of future developments.

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However, until such time this intersection will remain in an unsignalized right-in/right-out configuration.”

- viii) “Prior to occupancy of any unit or registration of a condominium, the Owner shall, at no cost to the City of Vaughan, convey to the City an easement to secure the surface public pedestrian path north of the subject lands, between Jane Street and Fishermens Way as identified in the Schedule H of the Vaughan Mills Secondary Plan, to the satisfaction of the City of Vaughan.”
- ix) “The Owner shall agree in the Site Plan and Development Agreements, at its own cost, to design, construct, repair and maintain the public pedestrian path noted in condition viii), including the clearing of snow and ice, to the satisfaction of the City.”
- x) “The Owner shall implement all Transportation Demand Management (‘TDM’) measures as identified in the ‘Traffic Impact Study & Transportation Demand Management Plan Dulcina Lands Phase 1, prepared by Paradigm dated June 2018. The TDM measures include provision of short-term and long-term bicycle parking, bicycle repair station and pedestrian/cycling connections to transit facilities.”
- xi) “Prior to occupancy of any unit, a noise consultant shall certify that the building design and plans are in accordance with the noise control features and noise abatement measures 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.”
- xii) “Prior to the placement of top soil and after certification of rough grading, the Owner shall agree to undertake a Limited Phase Two ESA on the park land block to be conveyed to the City of Vaughan.”
- xiii) “The Owner shall agree to include the necessary warning clauses in agreements of Offer of Purchase and Sale, Lease/Rental agreements and in the Condominium Declaration including but not limited to the following:
 - “Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the individual dwelling units, sound levels

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from increasing road traffic, adjacent employment/industrial uses and from the CN MacMillan Rail Yard may on occasion interfere with some activities of the dwelling occupants as the sound level may exceed the Ministry of Environment and Climate Change's environmental noise guidelines NPC-300."

xiv) "The Owner shall make the necessary arrangements with the City's Environmental Services Department for the supply of potable water for construction purpose and implement a water flushing program to maintain the water quality on proposed public road - Street A. The Owner shall be responsible for all costs incurred by the City in connection with the water used for testing and flushing the water distribution system."

2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan 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 came into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
3. THAT a Zoning By-law to remove the Holding Symbol "(H)" from the Subject Lands be forwarded to Council upon the Owner satisfying all the conditions in Zoning By-law 033-2019 approved by the Local Planning Appeal Tribunal.
4. That Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"That Site Development File DA.18.047 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 586 residential units (1295 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building program within a reasonable timeframe."

7. GABRIELE TATANGELO, GIUSEPPE FALLETTA AND RAVINDER SINGH MINHAS SITE DEVELOPMENT FILE DA.18.081 VICINITY OF PINE VALLEY DRIVE AND HAYHOE AVENUE

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 October 7, 2019 be approved; and

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

Recommendations

1. THAT Site Development File DA.18.081 (Gabriele Tatangelo, Giuseppe Falletta and Ravinder Singh Minhas) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department to permit the development of 12 semi-detached units served by a private common element condominium road in the manner shown on Attachments 2 to 5:
 - a) THAT prior to the execution of the Site Plan Agreement:
 - i) the implementing Zoning By-law to rezone the subject lands to R5 Residential Zone, with the site-specific exceptions to permit the development be enacted by Council and be in full force and effect;
 - ii) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, and tree preservation plan;
 - iii) the Development Engineering Department shall approve the final site servicing, grading and existing drainage plans, functional servicing report, servicing plans, stormwater management report, and noise feasibility study;
 - iv) the Owner shall satisfy all the requirements of York Region;
 - v) the Owner shall obtain the appropriate servicing easement(s) to service the subject lands to the satisfaction of the City;
 - vi) the Owner shall pay \$9,360.00, the Engineering Review Fee in accordance with By-law 022-1028, to the satisfaction of the Development Engineering Department;
 - vii) the Owner shall satisfy all requirements of the Transportation Services, Parks and Forestry Operations Department;
 - viii) the Owner shall satisfy all requirements of Canada Post Corporation;
 - ix) the Owner shall satisfy all requirements of Alectra Corporation, Enbridge Distribution Inc. and Bell Canada; and
 - x) the Owner, if required, must enter into a Tree Protection Agreement in accordance with Council enacted tree By-law

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052-2018 and the City's Tree Protection Protocol, to the satisfaction of the Development Planning Department, Urban Design and Heritage Culture Division.

b) the Site Plan Agreement shall include the following clauses:

- i. "The Owner agrees to obtain into an encroachment permit with York Region for any portion of the driveway, parking, landscaping, signage, services, fencing and any other feature encroaching into York Region's right-of-way along Pine Valley Drive to the satisfaction of York Region."
- ii. "The Owner/Condominium Corporation shall be responsible to maintain the portion of the driveway, access, landscaping and any other feature located within the York Region's right-of way along Pine Valley Drive, to the satisfaction of York Region."
- iii. "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 Development Planning Department, Urban Design and Cultural Heritage Departments shall be notified immediately."

"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 and Crematoriums Regulation Unit of the Ontario Ministry of Consumer and Business Services, and the Development Planning Department, Urban Design and Cultural Heritage Division."

- iv. "Prior to the issuance a Building Permit, the Owner shall pay to the City all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan to the satisfaction of the Financial Planning and Development Department."
- v. "The Owner shall pay to Vaughan by way of certified cheque, Cash-in-Lieu of the dedication of parkland equivalent to 5% or 1ha. 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 to the satisfaction of the Infrastructure Development Department."
- vi. That all Offers of Purchase and Sale or lease, and future Condominium Documents shall include wording that the Owner/Condominium Corporation shall be responsible to

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maintain all portions of the landscaping, roads, and access located within the Regional right-of-way along Pine Valley Drive to the satisfaction of the City and York Region.”

3. THAT Site Plan File DA.18.081 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 12 residential units (41 persons equivalent). The allocation of said capacity may be revoked by Council resolution and or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe.

8. PROMENADE LIMITED PARTNERSHIP SITE DEVELOPMENT FILE DA.18.107 VICINITY OF BATHURST STREET AND CENTRE 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 October 7, 2019 be approved; and**
- 2) **That the coloured elevations submitted by the applicant be received.**

Recommendations

1. THAT Site Development File DA.18.107 (Promenade Limited Partnership) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of a 30 and 35-storey residential apartment buildings connected by a 7-storey podium with a total of 729 units with retail at grade and a 23-storey mixed-use building comprised of office, hotel and retail uses, as shown on Attachments 3 to 10:
 - a) That prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, landscape plan, and cost estimate, building elevations and signage details;
 - ii) the Development Engineering Department shall approve the final site servicing and grading, erosion control plan, functional servicing and stormwater management reports and plans, final noise report, hydrogeological assessment, and Traffic Impact Study and the Owner shall pay the Development Engineering Site Plan fee in accordance with By-law 022-2018;
 - iii) or prior to initiation of any construction activities, whichever comes first, the Owner shall prepare a construction

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- management plan, and enter into an agreement and/or permit to the satisfaction of the City;
- iv) the Owner shall enter into a Development Agreement with the City:
- to the design and construction of any required improvements to the municipal infrastructure at no cost to the City, pay applicable fees and post any necessary Letter of Credit(s). The Owner shall undertake all necessary monitoring of the downstream sewer system. Proposed improvement works shall adhere to the studies being undertaken to support the Secondary Plan;
 - the Owner shall submit a geotechnical report that identifies the existing site conditions and provides recommendations for the design and construction of the proposed municipal infrastructure and services including a pavement design structure for ideal and non-ideal conditions and carry out the recommendations of the report to the satisfaction of the City;
- v) the Owner shall submit a comprehensive Environmental Noise Impact Assessment, prepared in accordance with Ministry of the Environment, Conservation, and Parks NPC-300 Environmental Noise Guidelines to the satisfaction of the City;
- vi) the Owner shall submit a copy of the registered plan of survey (i.e. R-Plan) showing the boundaries of the residential portion used for the filing of the Ministry of the Environment Conservation and Parks Record of Site Condition and designation of the Class 4 acoustical area, to the satisfaction of the City;
- vii) the Owner shall submit a risk evaluation report as defined under O. Reg. 153/04 assessing the salt related impacts and/or a remediation report for the mixed-use office building portion of the development to the satisfaction of the City;
- viii) the Owner and the City shall enter into and execute a Parkland Agreement to the satisfaction of the City;
- ix) the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;
- x) the Owner shall satisfy all requirements of York Region;

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- b) That the Site Plan Agreement shall include the conditions and warning clauses as identified in this report, to the satisfaction of the City.
- 2. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Plan Development File DA.18.107 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 729 residential apartment units (1,611 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe.”
- 3. THAT the residential portion of the Phase 1 development of the Promenade Shopping Centre be designated as a Class 4 area pursuant to the Ministry of the Environment, Conservation, and Parks Noise Guideline NPC-300 to the satisfaction of the City.
- 4. THAT the City’s Noise By-law, Schedule 4, be amended to designate the residential portion of the Phase 1 development of the Promenade Shopping Centre as a Class 4 area and the property description shall include reference to the assessed noise level limits defined in the final comprehensive Noise Impact Assessment report to the satisfaction of the City.
- 5. THAT prior to the consideration of a Part Lot Control Exemption By-law by Council, the Owner be required to:
 - a. provide proof of payment of all current property taxes for the subject lands, to the satisfaction of the City Solicitor; and
 - b. register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the *Land Titles Act* agreeing not to transfer or charge any part of the lands without the written consent of the Deputy City Manager, Planning and Growth Management, or designate.

9. CANADA DRIVE – AMERICA AVENUE BRIDGE UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated October 7, 2019:

Recommendations

- 1. That this report be received for information.

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10. PARKING PROHIBITION - PINE GROVE ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated October 7, 2019:

Recommendations

1. That a parking prohibition be implemented on the east side of Pine Grove Road from municipal address 407 to 423 Pine Grove Road (from 105 metres to 126 metres east of Islington Avenue), approximately 21 metres, during all hours Monday to Friday; and
2. That Schedule 1 of Parking By-law Number 064-2019, be amended to add a parking prohibition on the east side of Pine Grove Road from municipal 407 to 423 Pine Grove Road (from 105 metres to 126 metres east of Islington Avenue), approximately 21 metres, during all hours Monday to Friday.

11. BLUE BOX RECYCLING PROGRAM UPDATE

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 October 7, 2019:

Recommendations

1. That this report be received for information.

12. BILL 108 TRANSITIONAL REGULATION AMENDMENTS

The Committee of the Whole recommendation was dealt with and adopted without amendment at the Special Council Meeting of October 7, 2019, under Minute No. 144.

13. CEREMONIAL PRESENTATION – NATIONAL INSTITUTE OF PUBLIC ADMINISTRATION OF CANADA (IPAC) – 2019 BRONZE AWARD FOR INNOVATIVE MANAGEMENT

The 2019 National Institute of Public Administration of Canada (IPAC)'s 2019 Bronze Award for Innovative Management was presented to the Vaughan Fire and Rescue Service for the "Igniting Insight: Using Geographic Information Systems (GIS) and Analytics in the Fire Service" project.

14. CEREMONIAL PRESENTATION – SPECIAL OLYMPICS ONTARIO

The Special Olympics Ontario's 50th Anniversary Memento was presented to the City of Vaughan, being the first and only Municipality in the Province of Ontario, actively participating in the Special Olympics Fundraiser initiative.

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15. DEPUTATION – WOMEN’S SUPPORT NETWORK OF YORK REGION

The Committee of the Whole recommends:

- 1) That the Deputation by Ms. Seema Allahdini, Public Education and Outreach, Women’s Support Network of York Region be received; and
- 2) That the following Communications be received:
 - C3. Presentation material – “Women’s Support Network of York Region – Dedicated to eradicating sexual violence”, received on September 27, 2019; and
 - C12. Women’s Support Network of York Region – Sexual Violence Fact Sheet, submitted at the meeting.

16. DEPUTATION – VAUGHAN SANTAFEST PARADE

The Committee of the Whole recommends:

- 1) That the Deputation by Mr. Richard Smith, Co-Chair, Vaughan SantaFest Parade be received;
- 2) That Council support the request by the SantaFest Committee for continued level of Service-in-Kind as provided in the past, for the years 2019, 2020 and 2021; and
- 3) That Communication C8 from Mr. Richard Smith, Co-Chair, Vaughan SantaFest Parade, be received.

17. DEPUTATION – MATTHEW BALDASSINI (GENTILE CIRCLE)

The Committee of the Whole recommends:

- 1) That the Deputation by Mr. Matthew Baldassini and Ms. Linda Altomare be received;
- 2) That staff report back on this matter and communicate to area residents; and
- 3) That the following Communications be received:
 - C4. Mr. Matthew Baldassini, Operations Manager – Bolton, Aluma Systems, Simpson Road, Bolton dated September 30, 2019; and
 - C13. Photographs of mounds of dirt and garbage, rear ravine from Gentile Circle, submitted at the meeting.

Mayor Bevilacqua declared an interest with respect to this matter as he is subject to litigation with respect to this project and did not take part in the discussion or vote on the matter.

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Councillor Carella declared an interest with respect to this matter as he is subject to litigation with respect to this project and did not take part in the discussion or vote on the matter.

18. DEPUTATION – MS. LUCY KALOKINA (EXORBITANT WATER BILL)

The Committee of the Whole recommends:

- 1) That the Deputation by Ms. Lucy Kalokina be received and referred to staff for a report; and**
- 2) That Communication C2 from Ms. Lucy Kalokina, Jason Street, Concord dated submitted on September 27, 2019, be received.**

19. OTHER MATTERS CONSIDERED BY THE COMMITTEE

19.1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

- 1. Accessibility Advisory Committee meeting of June 25, 2019 (Report No. 4).**
- 2. Older Adult Task Force meeting of September 23, 2019 (Report No. 1).**
- 3. Accessibility Advisory Committee meeting of September 25, 2019 (Report No. 5).**

19.2. RECESS AND RECONVENE

The Committee of the Whole recessed at 2:36 p.m. and reconvened at 2:56 p.m. with all members present.

20. SPECIAL COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION OCTOBER 7, 2019

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

- 1) APPLICATION TO ONTARIO SUPERIOR COURT OF JUSTICE
CITY OF VAUGHAN ET AL. ATS. FRANK MIELE**
(advice that is subject to solicitor-client privilege)

The meeting adjourned at 3:56 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair

**CITY OF VAUGHAN
REPORT NO. 31 OF THE
COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

*For consideration by the Council
of the City of Vaughan
on October 23, 2019*

The Committee of the Whole (Public Hearing) met at 7:01 p.m., on October 7, 2019.

Present: Councillor Tony Carella, Chair
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Marilyn Iafrate
Councillor Rosanna DeFrancesca
Councillor Sandra Yeung Racco
Councillor Alan Shefman

The following items were dealt with:

**1. OFFICIAL PLAN AMENDMENT FILE OP.19.004 ZONING BY-LAW
AMENDMENT FILE Z.19.012 PLAYACOR HOLDINGS LTD. VICINITY
OF WESTON ROAD AND CHRISLEA ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of Deputy City Manager, Planning and growth Management, dated October 7, 2019, be approved; and**
- 2) That the deputation of Ms. Melissa Fasullo, Land Solutions, Kingsworth Road, King City, on behalf of the applicant, be received.**

Recommendations

- 1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.19.004 and Z.19.012 (Playacor Holdings Ltd.) 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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**2. ZONING BY-LAW AMENDMENT FILE Z.19.009 BETOVAN
CONSTRUCTION LTD. VICINITY OF BATHURST STREET AND
WORTH BOULEVARD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of Deputy City Manager, Planning and growth Management, dated October 7, 2019, be approved;
- 2) That the applicant meet with the Local Councillor, Regional Councillors, staff and the area residents to address the concerns raised; and
- 3) That the following deputations be received:
 - 1) Mr. Rob Lavecchia, KLM Planning Partners, Jardin Drive, Concord, on behalf of the applicant;
 - 2) Mr. Mitchell Sinclair, Sadot Court, Thornhill;
 - 3) Mr. Jason Goldshlager, Sadot Court, Thornhill;
 - 4) Mr. Darren Abenstein, Sadot Court, Thornhill; and
 - 5) Mr. Shaddie Azar, Sadot Court Thornhill.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.19.009 (Betovan Construction Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
3. **RIZMI HOLDINGS LIMITED ZONING BY-LAW AMENDMENT FILE
Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 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 Deputy City Manager, Planning and growth Management, dated October 7, 2019, be approved;
- 2) That the applicant meet with the Local Councillor, Regional Councillors, staff and the area Ratepayers' Association to address the concerns raised;
- 3) That the following deputations be received:
 - 1) Mr. Glenn Lucas, Lucas & Associates, White Oaks Road, Barrie, on behalf of the applicant;

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- 2) Mr. Robert Kenedy, Mackenzie Ridge Ratepayers' Association, Georgia Crescent, Maple;
 - 3) Mr. Pat Viele, Germana Place, Vaughan;
 - 4) Mr. Robert Hofstatter, Kootenay Ridge; and
 - 5) Mr. Douglas Carl, 136 Kootenay Ridge, Maple;
 - 6) Mr. Alex Cherniak, Nevada Crescent, Vaughan;
 - 7) Mr. Ryan Bradshaw, Maple Downs Golf & Country Club, Dufferin Street, Maple;
 - 8) Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 - 9) Ms. Hina Ghazanfar, Kootenay Ridge, Vaughan;
 - 10) Ms. Helen Da Silva, Nevada Crescent, Maple;
 - 11) Mr. Alex Frescura, Hunterwood Chase, Maple;
 - 12) Ms. Laurie Ross, Adirondack Drive, Maple;
 - 13) Ms. Anastasia Branopolski, Beakes Crescent, Maple; and
 - 14) Ms. Heidi Last, Glacier Court, Vaughan; and
- 4) That the following Communications be received:
- C1. Ms. Tiziana Goldberg, Hunterwood Chase, Vaughan, dated September 24, 2019;
 - C2. Ms. Gabriella Filippo, dated September 22, 2019;
 - C3. Ms. Nickie Fischer, Adirondack Drive, Maple, dated September 22, 2019;
 - C4. Mr. Timothy Wattimena, Kokanee Court, Vaughan, dated September 22, 2019;
 - C5. Peter & Carla Traynor, Adirondack Drive, Maple, dated September 22, 2019;
 - C6. Mr. Stephen Stein, dated September 23, 2019;
 - C7. Mr. Pilar Salgado Scali, dated September 23, 2019;
 - C8. Mr. Adam Gianna, dated October 2, 2019;
 - C9. Ms. Neda Zamanian, Nevada Crescent, Maple, dated September 25, 2019;
 - C10. Przemek Tomczak and Valerie Shannon, Hunterwood Chase, Maple, dated September 29, 2019;
 - C11. Mr. Eugenio De Luca, Laurentian Boulevard, Maple, dated September 30, 2019;
 - C12. Mr. Mauro De Luca, Laurentian Boulevard, Maple, dated September 30, 2019;
 - C13. Mr. Joseph Gianna, Laurentian Boulevard, Maple, dated September 30, 2019;
 - C14. Albert and Daria Carinci, Kootenay Ridge, Vaughan, dated October 1, 2019;
 - C15. Mr. Danny Chen, dated October 1, 2019; and
 - C16. Gurmeet Mancoo, dated October 3, 2019.

**REPORT NO. 31 OF THE
COMMITTEE OF THE WHOLE (PUBLIC HEARING)
FOR CONSIDERATION BY COUNCIL, OCTOBER 23, 2019**

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. **AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010, VOLUME 1 “PRE-CONSULTATION AND COMPLETE SUBMISSION REQUIREMENTS”, CHAPTER 10.1.3, FILE 25.7**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 7, 2019:

Recommendations

1. THAT the Public Hearing report for the City-initiated amendment to the Vaughan Official Plan 2010, Volume 1 “Pre-Consultation and Complete Submission Requirements”, Chapter 10.1.3 File 25.7 BE RECEIVED; and that any issues identified be addressed in a Comprehensive Report by the Policy Planning and Environmental Sustainability Department and the Development Planning Department to the Committee of Whole.

The meeting adjourned at 8:43 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair

**CITY OF VAUGHAN
REPORT NO. 32 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on October 23, 2019***

The Committee of the Whole met at 1:03 p.m., on October 16, 2019.

Present: Councillor Tony Carella, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Marilyn Iafrate
Councillor Rosanna DeFrancesca
Councillor Alan Shefman

The following items were dealt with:

**1. YORK REGION AGRICULTURE AND AGRI-FOOD STRATEGY -
UPDATE TO CITY OF VAUGHAN**

The Committee of the Whole Committee recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 16, 2019, be approved; and**
- 2) That the booklet titled “Agriculture and Agri-Food Sector Strategy, Executive Summary”, be received.**

Recommendations

- 1. THAT the presentation, “York Region Agriculture and Agri-Food Strategy”, provided by staff from York Region’s department of Planning & Economic Development, Corporate Services, BE RECEIVED for information purposes.**

2. DRAFT GREEN DIRECTIONS VAUGHAN 2019

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 October 16, 2019:

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, OCTOBER 16, 2019**

Recommendations

1. THAT City Council direct appropriate staff to incorporate comments received from City Council and the community engagement effort into the final Plan, prior to its approval at a future meeting of the Committee of the Whole.
3. **FISCAL HEALTH REPORT – FOR THE YEAR TO DATE PERIOD
ENDING JUNE 30, 2019**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated October 16, 2019:

Recommendations

1. That the Fiscal Health Report for the year to date period ending June 30, 2019 be received.
4. **2019 MENORAH LIGHTING CEREMONY**

The Committee of the Whole recommends that this matter be withdrawn in accordance with the request contained in communication C1, from Councillor Shefman, dated October 11, 2019.

Member's Resolution

Submitted by Councillor Alan Shefman.

Whereas, the City of Vaughan recognizes the celebration of Hanukkah through a Menorah lighting ceremony, and

Whereas, Council approved in 2017 the recommendation to host a Menorah lighting ceremony at City Hall and another ceremony at the Garnet A. Williams Community Centre on an annual basis, and

Whereas, the celebration of Hanukkah takes place over 8 days and on each of these days, the Menorah is lit,

It is therefore recommended:

1. That due to the proximity of the first day of Hanukkah to the City's corporate closure beginning on December 23 in 2019, the Menorah Lighting ceremonies be combined for this year to one ceremony to be held at Garnet A. Williams Community Centre on December 29, and
2. That the Menorah Lighting Ceremony take place in both City Hall and Garnet Williams Community Centre in the following years.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, OCTOBER 16, 2019**

**5. RESOLUTION SUPPORTING AMO'S REPORT ON GROWING
MUNICIPAL LIABILITY AND INSURANCE COSTS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated October 16, 2019:

1. That Council endorse the Association of Municipalities of Ontario's (AMO) motion in respect to Joint and Several Liability in Attachment 1; and
2. That the City Clerk be directed to forward Council's motion to AMO and the Attorney General of Ontario.

6. ONTARIO SOCCER CENTRE

The Committee of the Whole recommends that the presentation by Mr. Mike Giona and Mr. Bjorn Osieck, Ontario Soccer Centre, be received.

**7. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
OCTOBER 16, 2019**

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 DISPOSITION OF CITY LANDS TO THE
REGIONAL MUNICIPALITY OF YORK RECONSTRUCTION
AND WIDENING OF BATHURST STREET WARD 4**
(acquisition or disposition of land)
2. **LOCAL PLANNING APPEAL TRIBUNAL APPEAL PL#111184
VAUGHAN OFFICIAL PLAN 2010 LIBERATA D'AVERSA
(APPEAL #148) 5137 HIGHWAY 7**
(litigation or potential litigation)

The meeting adjourned at 2:22 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair

**CITY OF VAUGHAN
REPORT NO. 33 OF THE
COMMITTEE OF THE WHOLE (CLOSED SESSION)**

*For consideration by the Council
of the City of Vaughan
on October 23, 2019*

The Committee of the Whole (Closed Session) met at 2:34 p.m., on October 16, 2019.

Present: Councillor Tony Carella, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Marilyn Iafrate
Councillor Rosanna DeFrancesca
Councillor Alan Shefman

The following items were dealt with:

**1. PROPERTY MATTER DISPOSITION OF CITY LANDS TO THE
REGIONAL MUNICIPALITY OF YORK RECONSTRUCTION AND
WIDENING OF BATHURST 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.

**2. LOCAL PLANNING APPEAL TRIBUNAL APPEAL PL#111184
VAUGHAN OFFICIAL PLAN 2010 LIBERATA D'AVERSA (APPEAL
#148) 5137 HIGHWAY 7**

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

The meeting adjourned at 2:52 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair