

**CITY OF VAUGHAN
REPORT NO. 7 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on February 12, 2019***

The Committee of the Whole met at 1:01 p.m., on Tuesday, February 5, 2019.

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

The following items were dealt with:

1. **OFFICIAL PLAN AMENDMENT FILE OP.18.010 ZONING BY-LAW
AMENDMENT FILE Z.18.017 SITE DEVELOPMENT FILE DA.18.031
MAJOR WESTON CENTRES LIMITED VICINITY OF MAJOR
MACKENZIE DRIVE AND CITYVIEW 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 February 5, 2019, be approved; and
- 2) That, if required, the applicant be requested to meet with the community to discuss changes to any architectural and landscape features of the development, and staff attend those meetings.

Recommendations

1. THAT Official Plan Amendment File OP.18.010 (Major Weston Centres Limited) BE APPROVED; to amend the following policies of Vaughan Official Plan 2010, Volume 2, Section 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, respecting the Subject Lands, as shown on Attachments 1 and 2:
 - a) Section 12.6.4.2 to permit a Self-Storage Facility in the “Commercial District” designation;

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- b) Section 12.6.4.4 to increase the maximum non-residential developable Gross Floor Area east of Vellore Park Avenue to 32,500 m² to permit the Self-Storage Facility on the Subject Lands.
- 2. THAT Zoning By-law Amendment File Z.18.017 (Major Weston Centres Limited) BE APPROVED; to amend Zoning By-law 1-88, specifically the “C5 Community Commercial Zone”, Exception 9(1327), to permit a 4-storey, 11,100 m² Self-Storage Facility in the manner shown on Attachment 3, together with the exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
- 3. THAT Vaughan Council approve of the implementing Draft Official Plan Amendment No. 35 (Major Weston Centres Limited), attached as Attachment 8, subject to minor revisions, as may be required to implement the final approved development;
- 4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law
- 5. THAT Site Development File DA.18.031 (Major Weston Centres Limited) BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department, to permit a 4-storey, 11,100m² Self-Storage Facility as shown on Attachments 3 to 7:
 - a) that prior to the execution of a Site Plan Letter of Undertaking:
 - i) The Development Planning Department shall approve the final site plan, landscape plan, photometric plan, landscape cost estimate and building elevations
 - ii) The Owner shall successfully obtain approval of Consent File B021/18 to facilitate the creation the new lot for the Self-Storage Facility and any required easement(s) for the sharing of services between the neighbouring landowner from the Vaughan Committee of Adjustment. The Committee’s decisions regarding the Consent Application shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee, including the following:
 - a. The Owner shall successfully obtain the required servicing easement(s) to utilize the existing stormwater and sanitary sewer in

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- favour of the subject development (future landowner), to the satisfaction of the Development Engineering Department
- b. The Owner shall prepare and register an associated reference plan, at their expense, which is required to facilitate the required servicing easement(s). The Owner shall submit a draft reference plan prior to depositing the plan, to the satisfaction of the Development Engineering Department
 - c. The Owner shall submit a Letter and/or proof of a private site servicing agreement between the Owner and the future landowner, which acknowledges that the Owner shall cover all costs associated with water billing as a direct result of the new development and shared water servicing, to the satisfaction of the Development Engineering Department
- iii) The Development Engineering Department shall approve the final grading plan, servicing plan, erosion sediment control plan, photometric plan, Functional Servicing Brief, and Hydrogeological Report
 - iv) The Owner shall satisfy all requirements of the Environmental Services Department – Solid Waste Management Division
 - v) The Owner shall satisfy all requirements of the Ministry of Transportation, including the issuance of a Building and Land Use Permit
- b) That the Site Plan Letter of Undertaking include the following provision:
 - i) The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board

2. 2019 EARTH HOUR

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 February 5, 2019:

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Recommendations

1. That the City of Vaughan support and participate in the 2019 Earth Hour event on March 30, 2019 by partnering with the Earth Hour Vaughan Committee to host a community celebration at City Hall; and
2. That City staff, including but not limited to, Corporate and Strategic Communications, Economic and Cultural Development, Recreation Services, Policy Planning and Environmental Sustainability, Facility Services, Transportation Services, Parks and Forestry Operations, and By-Law and Compliance, Licensing and Permit Services be directed to provide in-kind support, as needed, to deliver the 2019 Earth Hour Vaughan event.

3. 407ETR FUTURE INTERCHANGE OPTIONS STUDY COMPLETION

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 February 5, 2019 be approved; and
- 2) That Communication C1 from Mr. Mario Racco dated February 4, 2019, be received.

Recommendations

1. That Council reaffirm their endorsement for a partial interchange of Highway 407 at Martin Grove Road.
2. That a copy of this report be forwarded to York Region, the Ministry of Transportation and 407ETR.
3. That Policy Planning and Environmental Sustainability staff provide an update on the status of the Dufferin and Centre Street Intersection Study/Plan, including an overview of the implications of the new Provincial Plans and the policy impacts on the intersection study, in a future report to Committee of the Whole.

4. KLEINBURG BUSINESS IMPROVEMENT AREA (KBIA), BY-LAW AMENDMENT, APPOINTMENTS, BUDGET AND LEVY WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer and the City Clerk, dated February 5, 2019:

Recommendations

The Chief Financial Officer & City Treasurer, City Clerk and the Director of Financial Services/Deputy Treasurer, in consultation with the Manager of Property Tax & Assessment recommend:

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1. That the Kleinburg Business Improvement Area (KBIA) Board of Management's request to amend By-Law 169-84, as amended, to reflect a new minimum and maximum amount, as follows:
 - \$575 minimum/\$5,750 maximum
 2. That the appointments to the Kleinburg Business Improvement Association (KBIA) Management Board members for the term as submitted in Attachment 1 by the KBIA Chair, be approved; and
 3. That in accordance with the request from the Board of Management, the 2019 KBIA budget in the amount of \$47,500, be approved and these funds be forwarded accordingly.
5. **APPOINTMENT OF MEMBERS TO THE EMERGENCY MANAGEMENT TEAM**
- The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager, dated February 5, 2019:**
- Recommendations**
1. That Council appoint staff who hold the title of Manager in the Community Services Portfolio to the position of Section Chief in the Operations Community Services Section of the emergency management team; and
 2. That Council appoint staff who hold the title of Director in the Office of the Chief Financial Officer/City Treasurer Portfolio to the position of Section Chief in the Logistics Section of the emergency management team.
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The meeting adjourned at 1:30 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair