

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

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

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

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

The following items were dealt with:

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

The Committee of the Whole recommends:

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

Recommendations

1. That this report be received for information.

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

The Committee of the Whole recommends:

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

to create reciprocal shared access easements over the driveway.”

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

The Committee of the Whole recommends:

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

Recommendations

1. THAT Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) BE APPROVED to:
 - a) amend in-effect Official Plan Amendment (“OPA”) #332 (North Maple Planning Study) as amended by OPA #535 (Maple Valley Plan), OPA #604 (Oak Ridges Moraine Conservation Plan) and OPA #666, to permit shared parking for a proposed office building located in “Area B” and for the existing office and golf maintenance buildings located on “Area A” of the Subject Lands designated “Open Space Policy Area 3” and “Oak Ridges Moraine Settlement Area”, as shown on Attachment #3;
 - b) to correct mapping errors in Vaughan Official Plan 2010 (“VOP 2010”), to correctly designate “Area B”, as shown on Attachment #3, as “Community Commercial Mixed-Use” on Schedule 13 (Volume 1) and on Map 12.3.A Area Specific Policy 12.3 Keele Valley Landfill Area (Volume 2).
2. THAT Zoning By-law Amendment File Z.17.010 (York Major Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, to permit the site-specific zoning exceptions to the “OS2 Open Space Park Zone” and “C1 Restricted Commercial Zone” identified in Tables 1 and 2 of this report, to facilitate a proposed office building and an off-site (shared) parking area, as shown on Attachment #3 to #5.
3. THAT Site Development File DA.16.053 (York Major Holdings Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit the development of a 4-storey office building (4,634.32m²) on “Area B” with the required parking located on “Area A” of the Subject Lands, in the manner shown on Attachments #3 to #5:

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

The Committee's decisions for the Consent application shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee; and,
 - vii) the Owner shall satisfy all requirements of Canada Post;
- b) the Site Plan Agreement shall include the following clauses:
 - i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building permit, in

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

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

The Committee of the Whole recommends:

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

2. That Site Development File DA.17.063 (Linmar Properties Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to permit a 4-storey, office building, with a gross floor area (“GFA”) of 4,484 m², as shown on Attachments #3 to #5:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape Letter of Credit, and building elevations, signage details, lighting plan and Arborist Report;
 - ii) the Owner shall provide tree compensation for the tree removals identified in the Tree Inventory prepared by the Urban Arborist Inc. dated July 21, 2017 and updated April 4, 2018;
 - iii) the Development Engineering Department shall approve the final site servicing, site grading, erosion and sedimentation control, storm water management report and plans, external lighting plan, on-site traffic circulation and Transportation Demand Management Report;
 - iv) the Owner shall satisfy all requirements of the Environmental Services Solid Waste Management Division; and,
 - v) the Owner shall satisfy all York Region requirements;
 - b) the Site Plan Agreement shall include the following clause:
 - i) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment”; and,
 - ii) “The Owner agrees that in the event that a future laneway is required to link the rear of the adjacent commercial properties municipally known as, 7635, 7625, 7615, 7577 and 7575 Keele Street (connecting Jardin Drive to Rockview Gardens), that the Owner shall grant an easement for access purposes only, in favour of these

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

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

Recommendations

1. THAT Site Development File DA.18.024 (Condor (Boca East) Properties Ltd.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit a 27,824.12m² employment building (to be constructed in two phases) with a 2nd storey accessory office component and an accessory outside storage area (5,296 m²), as shown on Attachments #3 to #5:
 - a) That prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, signage details, landscape plan, landscape cost estimate and tree arborist report and plans;
 - ii) the Development Engineering Department shall approve the final site servicing and grading plan, stormwater management report, and truck maneuvering plan;
 - iii) the Owner shall satisfy all requirements of York Region;
 - iv) the Owner shall satisfy all requirements of Peel Region;
 - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

- vi) The Region of Peel shall approve the final Storm Water Management Report (SMWR).
- b) That the Site Plan Agreement shall include the following clauses:
 - i) "In areas where there is no identified archaeological potential, the following standard clauses apply for the lands being disturbed for the development/construction, as required by the Ministry of Tourism, Culture and Sport.

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

In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Consumer Services."

ii) "The Owner shall satisfy all conditions of the Alectra Utilities Corporation."

iii) "The Owner shall pay to the City all the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board."

iv) "The Owner shall agree to contact Enbridge Gas Distribution for service and meter installation details and to ensure that all gas piping is appropriately installed, and shall agree to relocate gas pipelines if the gas main needs to be relocated, and to grant Enbridge Gas Distribution, if necessary, any easements required to service the Development. The Owner shall be responsible for all costs for the relocation of such facilities or easements."

v) "The Owner shall agree that the accessory outside storage area shall be fully enclosed by a chain link fence and that an applique of a black plastic slat screen will be weaved into the chain link fabric, in accordance with the approved landscape plans, to the satisfaction of the City of Vaughan."

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

Recommendations

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

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

The Committee of the Whole recommends:

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

Recommendations

1. THAT Site Development File DA.17.033 (1880647 Ontario Ltd.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to permit a one-storey, 972.68 m² employment building, the retention of an 167.32 m² accessory building, an area of 405.78 m² to be used for accessory outside storage, and 22 parking spaces as shown on Attachments #3 to #7, on the Subject Lands shown on Attachments #1 and #2:
 - a) That prior to the execution of the Site Plan Agreement:

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

The Committee of the Whole recommends:

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

Recommendation

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

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

Recommendation

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

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

The Committee of the Whole recommends:

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

Recommendations

1. THAT Site Development File DA.17.066 (2194863 Ontario Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to permit a one-storey, multiunit, 2,403.66 m² employment use building as shown on Attachments #3 to #6, on the Subject Lands shown on Attachments #1 and #2:
 - a) That prior to the execution of the Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations and signage details; and
 - ii) the Development Engineering Department shall approve the final site servicing and grading plan, and storm water management report.
 - b) That prior to the issuance of a Building Permit:
 - i) the Owner shall pay to the City of Vaughan the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, the York Region District School Board, and the York Catholic District School Board.

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

The Committee of the Whole recommends:

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

Recommendations

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

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

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

15 STOPPING PROHIBITION AND U-TURN PROHIBITION – VIA CAMPANILE

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

Recommendations

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

16 YORK REGION TRANSPORTATION PLANNING & TRANSPORTATION CAPITAL INFRASTRUCTURE STATUS UPDATE

The Committee of the Whole recommends:

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

Recommendations

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

18 UPDATE TO AUTOMATED SPEED ENFORCEMENT

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

Recommendations

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

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

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

20 SIGN BY-LAW REVIEW – PHASE TWO

The Committee of the Whole recommends:

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

Recommendations

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

21 FREE-ROAMING / FERAL CATS

The Committee of the Whole recommends:

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

Recommendations

1. THAT Council receive this report for information.

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

Recommendations

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

23 PIERRE BERTON TRIBUTE TASK FORCE – FINDINGS REPORT

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

Recommendations

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

24 DELEGATION OF AUTHORITY

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

Recommendations

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

25 2018 MUNICIPAL ELECTION - MEET AND GREET SESSIONS

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

Recommendations

1. That staff make a formal request for impartial arm’s-length organizations to act as event coordinators for up to five (5) meet and greet sessions for the 2018 municipal election at community centres or at City Hall during the period of September 4 to October 8, 2018;
2. That the event coordinator’s responsibilities include acting as the event lead, inviting registered candidates, establishing, communicating and monitoring a set of protocols for participants, and ensuring that every registered candidate is entitled to attend;
3. That the protocols for each event must include a requirement that only the following be permitted for each candidate at each meet and greet session:

2 chairs;
1 table;
1 lawn sign;
campaign literature; and
a maximum of 2 campaign representatives;
4. That the protocols for each event must provide that it is the responsibility of the candidate or campaign representatives to remove literature, etc.;
5. That the City Clerk in consultation with the Director of Recreation Services be authorized to make such arrangements necessary to give effect to these recommendations, including:

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

26 PROCLAMATION AND FLAG RAISING REQUEST RAIL SAFETY WEEK

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

Recommendations

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

27 PROCLAMATION AND FLAG RAISING REQUEST INDIA INDEPENDENCE DAY

The Committee of the Whole recommends:

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

28 OLDER ADULT TASK FORCE FINDINGS REPORT

The Committee of the Whole recommends:

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

Recommendations

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

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

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

Recommendations

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

- i) The Owner shall successfully obtain approval of the related Site Development File DA.17.105 from Vaughan Council;
- ii) The Owner shall successfully obtain approval of a Minor Variance application from the Committee of Adjustment for the site-specific exceptions to Zoning By-law 1-88 required for the proposed new construction (detached dwelling) at 10 Bell Court;
- iii) Any significant changes to the proposal by the Owner, may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- iv) That Heritage Vaughan Committee's recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.

30 PROCLAMATION – 2018 NATIONAL POLLINATOR WEEK

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

Recommendations

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

31 TRAFFIC SAFETY AROUND SCHOOLS AND ACTIVE SCHOOL TRAVEL

The Committee of the Whole recommends:

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

Member's Resolution

Submitted by Regional Councillor Ferri

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

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

REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018

of transportation to school will increase their physical activity; and

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

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

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

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

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

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

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

It therefore recommended:

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

The Committee of the Whole recommends:

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

pedestrian bridge in the Edgeley Pond and Park;
and

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

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

- iii) Should archeological resources be found on the property during construction, the Owner must cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division;
 - iv) In the event human remains are encountered during construction, the Owner must cease all construction activities and contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
 - v) The submission of an Record of Site Condition acknowledged by the Ministry of the Environment and Climate Change shall be required prior to the issuance of a Building Permit;
2. THAT prior to the issuance of any Vaughan Building Permit(s) the Owner shall pay or post securities to the City for the applicable Area Specific Charges related to the VMC West Interchange Sanitary Sewer Improvements, VMC SE Doughton Sanitary Sewer Improvements, and the VMC-Interchange SWM Pond Retrofit Works to the satisfaction of the City.
 3. THAT Vaughan Council adopt the following resolution for allocation of water and sewage servicing capacity:

"IT IS HERBY RESOLVED THAT Site Plan Development File DA.17.015 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,649 residential units (3,658 persons equivalent)."
 4. THAT prior to the execution of the Site Plan Agreement, the Owner shall agree to resolve their appeal (Appeal #164) to Vaughan Official Plan 2010, to the satisfaction of the City Solicitor.

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

The Committee of the Whole recommends:

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

The Committee of the Whole recommends:

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

Recommendations

- 1. **THAT Site Development File DA.18.026 (Cedar Fair) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit an 8-storey hotel building, with a gross floor area ("GFA") of 12,381m², as shown on Attachments #3 to #6:**
 - a) Prior to the execution of the Site Plan (Amending) Agreement:**
 - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape Letter of Credit, signage details and Arborist Report;**
 - ii) The Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management reports and drawings, site illumination plan, utility coordination plan, geotechnical and hydrogeological assessment, and Traffic Impact Study;**
 - iii) The Owner shall pay the Development Engineering Site Plan fee pursuant to the Fees and Charges By-law as amended. If the fee is not paid in the calendar year in which it is calculated, the fee will be subject to increase in the next calendar year;**
 - iv) The Owner shall enter into a Development Agreement with Development Engineering Department for the installation of any proposed service connections and agree to pay for design and construction of any improvements to the municipal infrastructure regarding the site servicing assessment, should it be determined****

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

xii) "The Owner shall obtain approval from the Development Planning Department for a separate municipal address for the proposed hotel building".

b) that the Site Plan (Amending) Agreement include the following clauses:

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

The Committee of the Whole recommends:

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

Recommendations

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

1. Official Plan Amendment File OP.06.028 (Rutherford Land Development Corp.) be approved in principle, subject to the matters as set out in Recommendation # 6; to amend Volume 2 of the Vaughan Official Plan 2010, specifically Schedules “B” and “I” of the Vaughan Mills Centre Secondary Plan (“VMCSP”), on the Subject Lands shown on Attachments #1 and #2, to:
 - a) increase the permitted building height from 22 to 30-storeys;
 - b) increase the permitted density (Floor Space Index - “FSI”) from 3.72 to 8.5 times the area of the Subject Lands;
 - c) permit a 25m separation between the apartment buildings;
 - d) incorporate a minimum 2,500 m² Privately Owned Publicly Accessible Space (“POPS”); and
 - e) Permit a setback of 1.5 m for a portion of a building (Jane Street) above 6 metres in height from a public street.
2. THAT Zoning By-law Amendment File Z.06.075 (Rutherford Land Development Corp.) be approved in principle, subject to the matters as set out in Recommendation #6; to:
 - a) amend Zoning By-law 1-88 to rezone the Subject Lands shown on Attachments #1 and #2 from “EM1 Prestige Employment Area Zone”, subject to site-specific Exception 9(1170) to “RA3(H) Apartment Residential Zone” with the

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

The Committee of the Whole recommends:

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

The Committee of the Whole recommends:

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

- b) The consolidation of Lot 27 with the abutting 101 m² of the York Region Well lands to the south when the lands are obtained from York Region to create a buildable lot.
3. THAT Draft Plan of Subdivision File 19T-17V008 (Nashville (Barons) Developments Inc.), as redlined, BE APPROVED; to facilitate a residential Draft Plan of Subdivision comprised of 48 lots for detached dwellings, a linear park and the maintenance of two dwellings fronting onto Nashville Road, as shown on Attachment #4, subject to the Conditions of Pre-Approval and Approval set out in Attachment #1.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

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

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

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

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

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

The Committee of the Whole recommends:

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

Recommendations

1. THAT Zoning By-law Amendment File Z.17.044 (York Major Holdings Inc.) BE APPROVED, to remove the Holding Symbol “(H)” from Phase 2 of the Subject Lands, as shown on Attachments #2 and #3.
2. THAT Site Development File DA.17.086 (York Major Holdings Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to permit a mixed-use development (Phase 2) consisting of a 10 to 12-storey apartment building with 312 units, including 5 grade related townhouse units in the podium of the building and 692 m² of ground floor retail and office uses; and to permit the 3 levels of an

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

- vii) the Owner shall satisfy all requirements of York Region;
and
- viii) the Owner shall satisfy all requirements of Metrolinx.
- b) that the implementing Site Plan Agreement shall include the following clauses:
 - i) “Snow removal for the development shall be privately administered and the responsibility of the Owner or the Condominium Corporation(s).”
 - ii) “That the Owner agree to carry out, or caused to be carried out, the water balance mitigation strategy in accordance with the Water Balance Assessment Report, prepared by Stantec Consulting Ltd., dated December 9, 2016.”
 - iii) “Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan’s Development Planning Department shall be notified immediately.”
 - iv) “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”
 - v) “The Environmental Services Department, Solid Waste Management Division advise that upon a successfully completed application, site inspection and the execution and registration of an Agreement with the City, the future Condominium Corporation may be eligible for municipal waste collection services however, should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an Agreement with the City for municipal waste collection services, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.”
 - vi) “The Owner shall provide, in conjunction with an application for a Building Permit, a certification by a noise consultant that the noise attenuation measures identified in the approved environmental noise report have been included in the building plans. Furthermore, prior to the registration of a Draft Plan of Condominium, the Owner’s noise consultant shall certify that the noise attenuation

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

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

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

i) Noise

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

ii) Public Pedestrian Linkage

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

iii) Canadian National Railway

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

iv) Metrolinx

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

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

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

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

The Committee of the Whole recommends:

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

3. Mr. John Zipay, President, John Zipay & Associates, Burlington, on behalf of the applicant; and

3) That the coloured elevations submitted by the applicant, be received.

Recommendations

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

- iii) should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately; and
- iv) in the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner, the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services, and the Development Planning Department, Urban Design and Cultural Heritage Division.

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

"IT IS HEREBY RESOLVED THAT Site Development File DA.16.046 (Pine Valley Enclave II Ltd.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 22 residential units (67 persons equivalent)."

6. THAT Draft Plan of Condominium (Common Element) File 19CDM-16V006 (Pine Valley Enclave II Ltd.) BE APPROVED, as shown on Attachment #8 and subject to the Conditions of Draft Approval set out in Attachment #1.
7. THAT City of Vaughan staff be directed to attend the Local Planning Appeal Tribunal Hearing in support of the Recommendations contained in this report and the Conditions of Draft Approval identified in Attachment #1 for Zoning By-law Amendment File Z.16.038, Site Development File DA.16.046, and Draft Plan of Condominium (Common Element) File 19CDM-16V001 (Pine Valley Enclave II Ltd.).

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

The Committee of the Whole recommends:

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

Recommendations

1. THAT Site Development File DA.18.022 (1845255 Ontario Limited) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit a 17,709 m² employment building with a 3-storey accessory office component (4,283.80 m²), as shown on Attachments #3 to #6:
- a) That prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, signage details, landscape plan, landscape cost estimate and arborist tree report and plans;
 - ii) the Development Engineering Department shall approve the final site servicing and grading plan, stormwater management report, and truck manouvering plan;
 - iii) the Environmental Services Department Solid Waste Management Division shall approve the final waste management plan;
 - iv) the Owner shall satisfy all requirements of York Region; and,
 - v) the Owner shall satisfy all requirements of Peel Region.
 - b) That the Site Plan Agreement shall include the following clauses:
 - i) In areas where there is no identified archaeological potential, the following standard clauses apply for the lands being disturbed for the development/construction, as required by the Ministry of Tourism, Culture and Sport:

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

In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Consumer Services.”
 - ii) "The Owner shall satisfy all conditions of the Alectra Utilities Corporation."

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

Member's Resolution

Submitted by Councillor Marilyn Iafrate and Mayor Maurizio Bevilacqua

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

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

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

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

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

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

It is therefore recommended:

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

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

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

Recommendations

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

- b) Section 9.2.2.1.a) respecting the “Low-Rise Residential” designation to increase the maximum permitted building height from 3-storeys to 4- storeys;
 - c) Section 9.2.2.1.c) respecting the “Low-Rise Residential” designation to permit Back-to-Back Townhouses as a permitted building type;
 - d) Section 9.2.3.2.a), d) and e) respecting the “Townhouse” development criteria to permit the following:
 - i) a maximum of 16 Back-to-Back Townhouse Dwelling units within a Townhouse block, whereas a maximum of 6 units in a row are permitted;
 - ii) Townhouses and Back-to-Back Townhouse Dwellings to front on a private common element road;
 - iii) a minimum facing distance of 16.5 m between blocks of Townhouse Dwelling units that are not separated by a public street, whereas 18 m is required;
 - e) Section 9.2.3.6.d) ii) respecting the “High-Rise Building” development criteria requiring that the portions of the buildings beyond 12-storeys to be setback a minimum of 15 m from any lot line, and that Section 9.2.3.6.d) ii) shall not apply; and,
 - f) Section 9.2.3.6.d) iii) respecting the “High-Rise Building” development criteria to permit a minimum distance of 20 m between High-Rise Buildings above 12-storeys, whereas 30 m is required.
2. THAT Zoning By-law Amendment File Z.15.030 (Islington Steeles Ventures Inc.) BE APPROVED; to amend Zoning By-law 1-88 for the Subject Lands, shown on Attachments #2 and #3, from “RA3(H) Residential Apartment Zone” with the Holding Symbol “(H)” to “RT1(H) Residential Townhouse Zone” and “RA3(H) Residential Apartment Zone” both with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone”, and “OS2 Open Space Park Zone” in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report, subject to the following condition:
- a) The implementing Zoning By-law shall identify a minimum 1,180 m² amenity area, which shall be used for no other purpose other than an amenity area, and to permit portions of an underground parking garage below-grade within the “OS2 Open Space Park Zone”, which is to be constructed to an interim condition as part of the Phase 1 of the development, to the satisfaction of the City.

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

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

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

The Committee of the Whole recommends:

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

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

Recommendations

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

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

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

Recommendations

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

49 REQUEST FOR STAFF TO ATTEND A COMMUNITY MEETING

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

Member's Resolution

Submitted by Councillor Marilyn Iafrate

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

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

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

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

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

51 CEREMONIAL PRESENTATION – FORMAL WELCOMING OF NEW FIRE CHIEF

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

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 19, 2018**

52 DEPUTATION – MR. RINKI HAQUE RUN FOR VAUGHAN

The Committee of the Whole recommends:

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

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

The Committee of the Whole recommends:

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

54 OTHER MATTERS CONSIDERED BY THE COMMITTEE

54.1 RECESS AND RECONVENE

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

54.2 CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

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

The meeting adjourned at 3:36 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair