

CITY OF VAUGHAN
REPORT NO. 57 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on December 15, 2020*

The Committee of the Whole met at 1:02 p.m., on December 1, 2020.

Council Member	In-Person	Electronic Participation
Regional Councillor Linda Jackson, Chair	X	
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Councillor Marilyn Iafrate	X	
Councillor Tony Carella		X
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco		X

The following items were dealt with:

1. **GB (SEVEN VAUGHAN) LIMITED PARTNERSHIP (MELROSE) OPA FILE OP.19.009 ZBA FILE Z.19.024 DRAFT PLAN OF SUBDIVISION FILE 19T-V004 SITE PLAN FILE DA.19.075 2851 HWY 7 VICINITY OF MAPLECRETE ROAD AND HWY 7**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020, be approved, subject to the following amendments, in accordance with Communication C1, memorandum from the Deputy City Manager, Infrastructure Development, dated November 27, 2020, as follows:**
 1. **That Recommendation #1 d) with respect to the tower floor plate size permissions, be deleted and replaced with the following:**
 - d) **An increase to the maximum permitted tower floor plate size from 750 m2 as follows:**
 - i. **Tower A: 972 m2 on level 6 only and 815 m2 on levels 7 to 34 and;**

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- ii. **Tower B: 852 m² on levels 4 to 8, and 810 m² on levels 9 to 24.**
- 2. **THAT Recommendation #2 b) regarding Section 37 contribution requirements, be deleted and replaced with the following:**
 - b) **permit the bonusing for increased building height and density for the proposed development on Block 1 as shown on Attachments 5 to 16 in return for the following provision of off-site community benefits totaling \$1,414,135.00 pursuant to the policies of VOP 2010 and the VMCSPP, and the City of Vaughan Guidelines for the Implementation of Section 37 of the Planning Act:**
 - i. **\$1,000,000.00 related to enhancements to the Edgeley Park and Pond located in the vicinity of Jane Street and Highway 7;**
 - ii. **\$414,135.00 towards a reserve for a future cultural/community hub located within the VMC; and**
- 2) **That the coloured elevations submitted by the applicant be received.**

Recommendations

- 1. **THAT the Official Plan Amendment File OP.19.009 BE APPROVED; to amend Vaughan Official Plan 2010 ('VOP 2010') and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (VMCSPP), to add a new Site-Specific Policy Area on Schedule 'K' to permit the following:**
 - a) **Further to the permissions outlined in Policy 8.7.12, an increase to the maximum permitted building height of Tower B from 23 to 27-storeys, whereas Tower A is permitted a maximum building height of 37-storeys, subject to the registration of a Section 37 Agreement and payment of the Section 37 contribution**
 - b) **An increase to the maximum permitted density (Floor Space Index (FSI)) from 5.0 times the area of the lot to an FSI of 5.41 for Block 1 (Area 1) and reserve a base FSI of 2.5 for Block 3 (Area 2) respectively; subject to the registration of a Section 37 Agreement and payment of the Section 37 contribution. Any increase in density above the permitted 2.5 base FSI for Block 3 will require an amendment to this Plan,**

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subject to the appropriate studies and plan submitted as part of a complete application for Area 2 demonstrating that the proposed increase in density is appropriate, to the satisfaction of the City

- c) Conversion of the tenure of the north-south street from public to private with a public access easement
- d) An increase to the maximum permitted tower floor plate size from 750 m² as follows:
 - i. Tower A: 966 m² on level 6 only and 810 m² on levels 7 to 34 and;
 - ii. Tower B: 847 m² on levels 4 to 8, and 805 m² on levels 9 to 24.

2. THAT Zoning By-law Amendment File Z.19.024 BE APPROVED to:

- a) amend By-Law 1-88, as amended, to rezone Block 1 from “EM1 Prestige Employment Area”, subject to Exception 9(620), to “C9 Corporate Centre Zone” on Block 1 lands, generally in the manner shown on Attachment 5, together with the site-specific zoning exceptions as generally identified in Table 1 of this report, and Block 3 to “C9 Corporate Centre Zone” with a Holding Symbol “(H)”; and
- b) permit the bonusing for increased building height and density for the proposed development on Block 1 as shown on Attachments 5 to 16 in return for the following provision of off-site community benefits totaling \$1,399,000.00 pursuant to the policies of VOP 2010 and the VMCSPP, and the City of Vaughan Guidelines for the Implementation of Section 37 of the Planning Act:
 - i. \$1,000,000.00 related to enhancements to the Edgeley Park and Pond located in the vicinity of Jane Street and Highway 7;
 - ii. \$399,000.00 towards a reserve for a future cultural/community hub located within the VMC.

3. THAT the Holding Symbol “(H)” shall not be removed from the Block 3 lands, or any portion thereof, until the following conditions are fulfilled:

- a) Conditional approval of a future Site Development Application which would allow for a viable development on the lands, subject to the policies of the VMCSPP and to the

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satisfaction of the City; or a future Site Development Application which would include acquisition of lands to the south, subject to the policies of the VMCSPP and to the satisfaction of the City;

- b) Adequate municipal downstream servicing (water, sanitary, and storm) has been constructed on the adjacent lands to the west, to the satisfaction of the City; and
 - c) Plans and reports are submitted and approved for the ultimate water, sanitary, and storm service as well as sanitary and storm tributary areas, to the satisfaction of the City.
4. THAT prior to the enactment of the implementing Zoning By-law, the Mayor and the City Clerk be authorized to execute the Section 37 Agreement, pursuant to Section 37 of the Planning Act, for the implementation of the community benefits identified in Recommendation 2 b). The Owner shall pay to the City the Section 37 Agreement surcharge fee in accordance with the Tariff of Fees By-law 191-2019 for the Planning Applications, prior to the execution of the Section 37 Agreement.
5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law comes into effect to permit adjustments to the implementing Zoning By-law.
6. THAT staff be authorized to issue the notice of draft approval for Draft Plan of Subdivision File 19T-19V004 for the creation of a mixed-use development block, a private north-south street with a public access easement (Block 1), a public east-west local road (Block 2), a future development block (Block 3) and a 0.3 metre reserve (Block 4), subject to the Conditions of Draft Approval set out in Attachment 1.
7. THAT Site Development File DA.19.075 BE DRAFT-APPROVED subject to the conditions set out in Attachment 2 and 2a.
8. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:
- “THAT Site Development Application DA.19.075 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 769 residential apartment units (1,699 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Allocation of Servicing Capacity

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Policy if the development does not proceed to registration
and/or building permit issuance within 36 months.”

- 2. HATPIN DEVELOPMENTS INC. DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-20V004 10242 TO 10294 KEELE STREET, 2 TO 18 MCNAUGHTON ROAD AND 2 TO 78 SEACOASTS CIRCLE VICINITY OF KEELE STREET AND MCNAUGHTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-20V004 (Hatpin Developments Inc.) BE DRAFT APPROVED, as shown on Attachment 4, subject to the Conditions of Draft Approval set out in Attachment 1.

3. OFFICIAL PLAN AMENDMENT FILE OP.18.021 ZONING BY-LAW AMENDMENT FILE Z.17.018 SITE DEVELOPMENT FILE DA.17.042 PORTSIDE DEVELOPEMTS (KLEINBURG) INC.10568 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD

The Committee of the Whole recommends:

- 1) The Committee of the Whole recommends that further consideration of this matter be deferred to a Committee of the Whole meeting in January 2021 to allow staff to report back on the issues raised;
- 2) That the presentation by Mr. Mark McConville, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, be received;
- 3) That the comments and Communications by the following, be received:
 1. Mr. Chris Adamkowski, Lester B. Pearson Street, Kleinburg and Communication C5, dated November 27, 2020; and
 2. Ms. Laura De Faveri, Lester B. Pearson Street, Kleinburg and Communication C3, dated November 27, 2020; and
- 4) That the following Communications be received:
 - C2. Mr. Mark Inglis, Main Street, Kleinburg, dated November 27, 2020;
 - C6. Peter and Carol Gould, Islington Avenue, Vaughan, dated November 28, 2020;

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- C7. Ms. Kathryn Angus, Kleinburg & Area Ratepayers Association, dated November 30, 2020; and**
C9. Mr. Michael Mravyan, dated November 30, 2020.

Recommendations

1. THAT Official Plan Amendment File OP.18.021 (Portside Developments (Kleinburg) Inc.), BE APPROVED, to amend Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Area Specific Exception 12.4 - Kleinburg Core to permit the following:
 - a. a maximum building height of 12 m (three-storeys), as shown on Attachments 6 and 7, whereas VOP 2010 permits a maximum building height of 9.5 m (2.5-storeys);
 - b. a residential use (apartment dwelling units) on the third floor, whereas VOP 2010 permits a residential use only on the second floor;
 - c. parking located at the side (along the east property line) of the principal building, as shown on Attachment 4, whereas VOP 2010 requires parking to be located at the rear of the principal building; and
 - d. amend Volume 1, Schedule and 14C and Volume 2, Map 12.4.A: Kleinburg Core to make the necessary mapping changes to implement the proposed development.
2. THAT Zoning By-law Amendment File Z.17.018 (Portside Developments (Kleinburg) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from "R1 Residential Zone" to "C11 Mainstreet Commercial Zone" in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
4. THAT Site Development File DA.17.042 (Portside Developments (Kleinburg) Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a three-storey (12 m) mixed-use building consisting of 558.44 m² of gross floor area ('GFA') at-grade commercial uses and a total of 16 rental

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residential units on the second and third floors, as shown on Attachments 4 to 8.

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

“THAT Site Plan Development Application DA.17.042 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 16 residential apartment units (31 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

1. THAT Site Development File DA.17.042 (Portside Developments (Kleinburg) Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a three-storey (12 m) mixed-use building consisting of 558.44 m² of gross floor area (‘GFA’) at-grade commercial uses and a total of 16 rental residential units on the second and third floors, as shown on Attachments 4 to 8.

4. ANATOLIA CAPITAL CORP. ZONING BY-LAW AMENDMENT FILE Z.18.025 SITE DEVELOPMENT FILE DA.18.065 8811 HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

The Committee of the Whole recommendation and report was referred to the Committee of the Whole meeting of December 8, 2020 for consideration. Refer to Report No. 61, Item 8.

5. ANATOLIA CAPITAL CORP. ZONING BY-LAW AMENDMENT FILE Z.18.026 SITE DEVELOPMENT FILE DA.18.066 6560 LANGSTAFF ROAD VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD

The Committee of the Whole recommendation and report was referred to the Committee of the Whole meeting of December 8, 2020 for consideration. Refer to Report No. 61, Item 9.

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**6. ANATOLIA INVESTMENTS CORP. ZONING BY-LAW AMENDMENT
FILE Z.18.027 SITE DEVELOPMENT FILE DA.18.067 9151
HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND
RUTHERFORD ROAD**

The Committee of the Whole recommendation and report was referred to the Committee of the Whole meeting of December 8, 2020 for consideration. Refer to Report No. 61, Item 10.

**7. ALLOCATION OF SERVICING CAPACITY ANNUAL DISTRIBUTION
AND UPDATE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. "THAT the Allocation of Servicing Capacity Policy (included in Attachment No. 1) be included for information purposes only;
2. "THAT development application File Numbers 19T-17V007, DA.18.107, DA.19.011, DA.19.016, B024/19 and B005/20 be ALLOCATED servicing capacity from the York Sewage / Water Supply System for a total of 158 persons equivalent. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Distribution Policy if the development does not proceed to registration and/or building permit issuance within 36 months";
3. THAT servicing capacity be RESERVED from the York Sewage / Water Supply System as noted below:
 - a. 15,075 persons equivalent for distribution to active development applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area);
 - b. 10,000 persons equivalent (approximately 5,000 apartment units) for distribution to active development applications in Regional Centres/Corridors including the Vaughan Metropolitan Centre;
 - c. 2,000 persons equivalent (approximately 1,000 apartment units) for distribution to active development applications at the discretion of Council (Council's Reserve); and
 - d. 2,482 persons equivalent for distribution to active development applications within the Kleinburg Water Resource Recovery Facility service area.

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4. THAT an annual review of the City's available servicing capacity and related Policy be undertaken by staff and brought forward annually to a Committee of the Whole meeting; and
5. THAT a copy of this report be forwarded to York Region and to the Building Industry and Land Development Association (BILD) – York Chapter.

8. FENCE BY-LAW AMENDMENTS RELATED TO SWIMMING POOL ENCLOSURES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Community Services, dated December 1, 2020:

Recommendations

1. THAT the amendments to the Fence By-law and Fees and Charges By-law, as substantially provided in Attachment 1 of this report, be approved; and
2. THAT staff be authorized to undertake any other actions required to implement the recommendations of this report, including any consequential amendments to other by-laws.

9. MENORAH LIGHTING

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Regional Councillor Jackson, dated December 1, 2020.

Member's Resolution

Submitted by Regional Councillor Linda Jackson

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

Whereas, the first lighting of the Menorah will take place at nightfall on December 10th and consecutively be lit for the eight-day Jewish celebration known as Hanukkah or Chanukah commemorating the rededication during the second century B.C. of the Second Temple in Jerusalem, to symbolize the miracle; and

Whereas, many members of the Chabad Jewish Centre of Woodbridge have requested that the Menorah be displayed to provide a social distanced visual symbolism and celebration for the community; and

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It is therefore recommended:

1. That the Menorah Lighting Ceremony as organized by Chabad Jewish Centre of Woodbridge be held on from nightfall on December 10th – nightfall on December 18th; and
2. That the Menorah structure be placed and lit at Vellore Hall Park, with the appropriate support of City of Vaughan staff to assist with the set-up of the Menorah if required.

**10. CEREMONIAL PRESENTATION – FIRE STATION 7- 4 AND 7-10:
GOLD CERTIFICATION FOR ACCESSIBILITY**

The Mayor and Members of Council congratulated staff for Fire Station 7-4 and 7-10 receiving GOLD Certification for Accessibility. This is the 1st Fire Station in Canada to be awarded Gold Certification from the Rick Hansen Foundation.

**11. PRESENTATION - MR. ALEX XIA - SEEKING TO RAISE AWARENESS
ABOUT MARKER RECYCLING**

The Committee of the Whole recommends that the presentation by Mr. Alex Xia, and Communication C4, dated November 27, 2020, be received.

**12. PRESENTATION - MR. LITO ROMANO - REQUESTING THAT
COUNCIL REVIEW BYLAW 066-2020 SECT 17.0(1) WHICH
PROHIBITS THE CUSTODY OF HENS ON RESIDENTIALLY ZONED
PROPERTIES**

The Committee of the Whole recommends:

- 1) That the presentation by Mr. Lito Romano and Communication C10, dated December 1, 2020, be received and referred to staff to report back regarding amending the Animal Control By-Law with respect to keeping of hens on residential properties; and
- 2) That pending the review and reporting back by staff, that the allowance of two (2) hens per residential property be permitted temporarily, providing they are kept clean and with no public health risks.

13. OTHER MATTERS CONSIDERED BY THE COMMITTEE

1. CONSIDERATION OF AD-HOC COMMITTEE REPORT

The Committee of the Whole recommends:

That the following Ad-Hoc Committee report be received:

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- 1. VMC Sub-Committee meeting of November 10, 2020
(Report No. 2).**
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The meeting adjourned at 2:57 p.m.

Respectfully submitted,

Regional Councillor Linda Jackson, Chair