

**CITY OF VAUGHAN  
REPORT NO. 11 OF THE  
COMMITTEE OF THE WHOLE**

***For consideration by the Council  
of the City of Vaughan  
on March 19, 2019***

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The Committee of the Whole met at 1:04 p.m., on March 5, 2019.

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

The following items were dealt with:

**1. MASTER LICENCE AGREEMENT INSTALLATION OF BELL MICRO-CELL TECHNOLOGY ON CITY STREETLIGHTS POLES – PILOT PROJECT BLOCK 55 – KLEINBURG SUMMIT**

**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 March 5, 2019:**

**Recommendations**

1. THAT the necessary by-law be enacted authorizing the Mayor and Clerk to execute a License Agreement with Bell Mobility Inc. to permit the placement, maintenance, repair and replacement of micro-cell telecommunication equipment on city streetlight poles in the Block 55 development area. The form and substance of the License Agreement shall be satisfactory to the City Solicitor, or its designate.
2. **OFFICIAL PLAN AMENDMENT FILE OP.18.005 ZONING BY-LAW AMENDMENT FILE Z.18.009 DRAFT PLAN OF SUBDIVISION FILE 19T-18V005 SITE DEVELOPMENT FILE DA.18.037 1930328 ONTARIO INC. VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7**

**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 March 5, 2019:**

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## Recommendations

1. THAT Official Plan Amendment File OP.18.005 BE APPROVED; to amend Volume 2 of the Vaughan Official Plan 2010, specifically the Vaughan Metropolitan Centre Secondary Plan, to:
  - a) Increase the maximum permitted building height from 30-storeys to 40-storeys (Building A) and 34-storeys (Building B)
  - b) Increase the maximum permitted density (Floor Space Index - 'FSI') from 5 to 5.66 times the area of the Subject Lands.
2. THAT Zoning By-law Amendment File Z.18.009 BE APPROVED to:
  - a) amend Zoning By-law 1-88, to rezone the Subject Lands from "EM1 Prestige Employment Area Zone" to "C9 (H) Corporate Centre Zone" with the Holding Symbol ("H"), in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report
  - b) permit the bonussing for increased building height and density for the development shown on Attachments 5 to 13 in return for the provision of community benefits, pursuant to the *Planning Act*, the policies of the VOP 2010 and the VMC Secondary Plan, and the City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act*, specifically a \$1.3 million towards Edgeley Pond and Park features (off-site contribution), including the first iconic pedestrian bridge.
3. THAT the Holding Symbol "(H)", as shown on Attachment 4, shall not be removed from the Subject Lands, or any portion thereof, until the Owner obtain and file for a Ministry of the Environment, Conservation and Parks Record of Site Condition that is registered on the Environmental Site Registry and acknowledged by the Ministry of the Environment, Conservation and Parks for the Subject Lands.
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 payment of \$1.3 million towards Edgeley Pond and Park features (off-site contribution), including the first iconic pedestrian bridge, which will be implemented through the Section 37 Density Bonusing 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 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, prior to the execution of the Section 37 Agreement.

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5. THAT 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 Recommendations 2 and 4.
6. 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.
7. THAT Draft Plan of Subdivision File 19T-18V005 BE APPROVED; to facilitate a Draft Plan of Subdivision on the Subject Lands consisting of a mixed-use block, a residential block, a new local street (Street B) and road widenings, as shown on Attachment 4, subject to the Conditions of Draft Plan Approval set out in Attachment 1.
8. THAT Site Development File DA.18.037 BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department, to permit the development of the Subject Lands consisting of 40 and 34-storey residential (future condominium) buildings (Buildings A and B) on a shared seven-storey podium and a seven-storey mid-rise residential apartment building (Building C), collectively containing 935 residential units and 781 m<sup>2</sup> of grade-related commercial uses, as shown on Attachments 5 to 13:
  - a) that prior to the execution of the Site Plan Agreement:
    - i) the Development Planning Department shall approve the final interim and ultimate site plan, landscape cost estimate, interim and ultimate landscape plan, lighting plan, and wayfinding and signage design;
    - ii) the final building elevations shall demonstrate the appropriate façade treatment and building articulation to ensure the public realm edges are sufficiently activated, specifically resolving the built form interface with the amenity area, to the satisfaction of the Development Planning Department;
    - iii) the Owner shall submit a revised final detailed wind tunnel model and sun/shadow analysis, to the satisfaction of the Development Planning Department, which shall include existing and planned neighbouring buildings and demonstrate the incorporation of appropriate mitigation measures to ensure favourable micro-climactic conditions for people sitting, standing and walking within the public realm;

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- 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 report, external lighting plan, the utility coordination plan, revised Environmental Noise Assessment, Transportation Impact Study, and Transportation Demand Management Plan;
- v) the Owner shall enter into a Development Agreement, if required, for the widening, construction, and servicing of the Maplecrete Road right-of-way, to the satisfaction of the Development Engineering Department;
- vi) the Owner shall pay the Development Engineering Site Plan fee, pursuant to the Fees and Charges By-law 198-2016, as amended, to the satisfaction of the Development Engineering Department;
- vii) the Owner shall apply to the City for any permanent dewatering systems that are required for the proposed development, and enter into an agreement and/or permit to discharge groundwater as required by the City, to the satisfaction of the Environmental Services Department;
- viii) the Owner shall submit to the City the final 3D digital model of the development, which shall include the accurately 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 of Vaughan in the amount of \$12,000.00 to guarantee the completion of the 3D digital model;
- ix) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division, and the Owner also agrees to include in all Purchase and Sale Agreements the details regarding solid waste collection services and advise all future owners and residents through the same means that the development will have private waste collection services;

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- x) the Owner shall satisfy all requirements of Alectra Utilities Corporation;
- xi) the Owner shall satisfactorily obtain a Building and Land Use Permit from the Ministry of Transportation Ontario prior to the commencement of any on-site construction works;
- xii) the Owner shall satisfy all requirements of York Region;
- xiii) the Owner shall satisfy all requirements of Canada Post;
- xiv) The Owner shall enter into a Site Plan Agreement with York Region, including the resolution of any necessary maintenance obligation(s) along Regional Road 7;
- b) the Site Plan Agreement shall include the following clauses:
  - i) “For high-density residential development, the Owner shall convey land at the rate of 1 ha per 300 units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units, or at a fixed rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the Vaughan’s Cash-in-Lieu Policy.”
  - 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.”
  - iii) “The Owner shall agree that the boulevard design on the west side of Maplecrete Road shall be updated to reflect the revised streetscape design along the east side of Maplecrete Road, to the satisfaction of the Development Planning Department.”
  - iv) “Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.”
  - v) “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The

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Owner shall 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.”

- vi) “The Owner shall grant to Bell Canada, in words satisfactory to Bell Canada, any easements that may be required, which may include a blanket easement, for communication or 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) “The Owner shall agree to remove all existing accesses, curb cuts, and traffic control signs along the frontage of the subject lands that are no longer required, and the Owner shall reinstate the boulevard within the right-of-way, in accordance with the City’s standards and to the satisfaction of the Development Engineering Department.”

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

“THAT Site Plan Development File DA.18.037 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 935 residential units (2,066 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol if, at the discretion of the City, the proposed development does not proceed to registration within a reasonable timeframe.”

**3. OFFICIAL PLAN AMENDMENT FILE OP.18.006 ZONING BY-LAW  
AMENDMENT FILE Z.18.010 SITE DEVELOPMENT APPLICATION  
DA.18.017 CB 10 (ISLINGTON) HOLDING CORP. VICINITY OF  
ISLINGTON AVENUE AND HARTMAN AVENUE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

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## **Recommendations**

1. THAT Official Plan Amendment File OP.18.006 (CB 10 (Islington) Holding Corp.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan, Section 4.2.2 Residential Policies, Low Rise Residential (2) to:
  - a) increase the maximum permitted Floor Space Index ('FSI') from 0.5 to 1.4 times the area of the lot,
  - b) increase the maximum height for a townhouse dwelling from 3½-storeys (12 m) to 4-storeys (13.1 m), and
  - c) increase the maximum permitted lot coverage from 50% to 57% for units 2 to 5 as identified in the implementing Zoning By-law.
2. THAT Zoning By-law Amendment File Z.18.010 (CB 10 (Islington) Holding Corp.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from "R2 Residential Zone" to "RM1 Multiple Residential Zone" in the manner shown on Attachment 3, 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, 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, if required.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"THAT Site Plan Development File DA.18.017 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 6 residential units (18 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed to registration within a reasonable timeframe."
5. THAT Site Development File DA.18.017 (CB 10 (Islington) Holding Corp.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department; to permit the development of 6, 4-storey townhouse dwellings (freehold) fronting onto Hartman Avenue, as shown on Attachments 3 to 6:

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- a) That prior to the execution of the Site Plan Letter of Undertaking:
  - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
  - ii) the Development Engineering Department shall approve the final grading plan, servicing plan, erosion and sediment control plan, Functional Servicing and Stormwater Management Reports, Noise Feasibility Study;
  - iii) the Owner shall satisfy all requirements of York Region;
  - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and
  - v) the Owner shall satisfy all requirements of Canada Post.

**4. OFFICIAL PLAN AMENDMENT FILE OP.18.012 ZONING BY-LAW  
AMENDMENT FILE Z.18.019 REENA C/O BRYAN KESHEN VICINITY  
OF CLARK AVENUE WEST AND BATHURST 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 March 5, 2019:**

**Recommendations**

1. THAT Official Plan Amendment File OP.18.012 (Reena c/o Bryan Keshen) BE APPROVED, to amend Vaughan Official Plan 2010 ("VOP 2010"), Volume 1, for the Subject Lands shown on Attachments 1 and 2, as follows:
  - a) Amend Schedule 13-Land Use, to redesignate the Subject Lands from "Low Rise Residential" to "Mid-Rise Residential" with a maximum permitted building height of 6-storeys and a maximum Floor Space Index of 2.3 times the area of the lot.
2. THAT Zoning By-law Amendment File Z.18.019 (Reena c/o Bryan Keshen) 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 "RA3 Residential Apartment Zone", in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT Vaughan Council approve the implementing Draft Official Plan Amendment No. 37 (Reena c/o Bryan Keshen), attached as



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Attachment 5, subject to minor modifications required to implement the final development.

4. THAT the implementing Zoning By-law not be enacted until such time that Vaughan Council has approved a Site Development Application for the development.
5. THAT prior to the execution of the Site Plan Letter of Undertaking the Owner shall successfully obtain approval from Committee of Adjustment for a Consent Application for any required easement(s) for access and shared parking over the adjacent lands to the west of the Subject Lands. The Committee's decisions regarding the Consent Application shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.

**5. ZONING BY-LAW AMENDMENT FILE Z.16.044 SITE DEVELOPMENT FILE DA.18.002 HATPIN DEVELOPMENTS INC. VICINITY OF KEELE STREET AND MCNAUGHTON 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 March 5, 2019, be approved, subject to the following amendments in accordance with Communication C3, memorandum from the Interim Deputy City Manager, Public Works, dated March 4, 2019, as follows:
  1. That Recommendation No. 2 a) iii) be deleted. Financial contribution towards sanitary sewer system improvements will be secured once an area specific development charge by-law has been adopted by Council; and
  2. That Recommendation No. 4 be replaced with the following revised wording:

**That Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:**

**“That Site Development File DA.18.002 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 51 residential units (156 persons equivalent). The allocation of said capacity may be**

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**revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol if (at the discretion of the City) the development does not proceed to registration within a reasonable timeframe”;**

- 2) That Recommendation No. 2. a) i) be amended to add the following after “Development Planning Department”:  
“in consultation with the local councillor”; and**
- 3) That the coloured elevation submitted by the applicant be received.**

### **Recommendations**

1. THAT Zoning By-law Amendment File Z.16.044 (Hatpin Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “C8(H) Office Commercial Zone” with the Holding Symbol “(H)” subject to site-specific Exception 9(840), “A Agricultural Zone” and “R1 Residential Zone” to “RM2 Multiple Dwelling Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions in Table 1 of this report.
2. THAT Site Development File DA.18.002 (Hatpin Developments Inc.) BE APPROVED, subject to the following conditions of approval, to the satisfaction of the Development Planning Department to permit the development of 51, 3-storey townhouse dwelling units, as shown on Attachments 3 to 6:
  - a) That prior to the execution of a Site Plan Agreement:
    - i) the Development Planning Department shall approve the final site plan, building elevations including a colour scheme, tree preservation plan, arborist report, commemoration plan, Stage 4 archaeological assessment report, air conditioner location and screening plan, landscape plans and landscape cost estimate;
    - ii) the Development Engineering Department shall approve the final stormwater management report, site servicing and grading plan, encroachment agreement, environmental noise and vibration report;
    - iii) the Owner shall provide a Letter of Credit in an amount satisfactory to Infrastructure Planning and Corporate Asset Management Department required for sanitary system improvements in the Maple Heritage Area based on the conclusions and

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- recommendations of the City's Focus Area Core Servicing Strategy Study;
- iv) the Owner shall pay the Development Engineering Site Plan Complex fee of \$39,015 in accordance with By-law 022-2018, to the satisfaction of the Development Engineering Department;
  - v) the Owner shall provide woodlot compensation in the amount of \$140,530 to the satisfaction of the City of Vaughan;
  - vi) the Owner shall enter into a Tree Protection Agreement with the City in accordance with the Council adopted Tree By-law 052-2018 and City Tree Protection Protocol which includes the submission of an arborist report and tree protection/removal plan;
  - vii) the Owner shall pay to the City of Vaughan a one-time payment of \$13,347 for the maintenance of the enhanced landscape features within the Keele Street right of way in accordance with the Maple Streetscape and Urban Design Guidelines, to the satisfaction of the Vaughan Development Planning Department;
  - viii) the Owner shall satisfy all requirements of the Parks Development Department;
  - ix) the Owner shall satisfy all requirements of the Environmental Services Department;
  - x) the Owner shall obtain all necessary approvals and satisfy all requirements of the Toronto and Region Conservation Authority; and
  - xi) the Owner shall obtain all necessary approvals and satisfy all requirements of York Region.
- b) THAT the Site Plan Agreement include the following clauses:
- i) "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."
  - ii) "In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police

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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.”

- iii) “Purchasers and/or tenants are advised that there may be occasional odours at the Development, or visible fugitive dusts in the vicinity of the industrial facilities located on the east side of Keele Street, in accordance with Guideline D-6, Compatibility Between Industrial Facilities, due to the proximity of these industrial facilities, and recognizing that there is always a potential for occasional odour or other nuisance effects at the development.”
- iv) the following warning clause shall be included in all Offers of Purchase and Sale or Lease for and the dwelling units in the development:

“Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area within the dwelling unit, the noise levels from increasing road and industrial users may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment, Conservation and Parks in compliance with the City’s noise policy.”
- v) “Purchasers and/or tenants are advised that public transit bus traffic occurs on McNaughton Road and Keele Street.”
- vi) “Purchasers and/or tenants are advised that the dwelling unit abuts a park and may be subject to noise and lighting due to the nature and use of the park for active recreation.”
- vii) "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 occupants as the sound level may exceed the noise criteria of the Municipality and the Ontario Ministry of the Environment, Conservation and Parks, the

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purchaser hereby agree to place this clause in all subsequent Offers of Purchase and Sale or Lease when I sell the property.”

- viii) “Purchasers/tenants are advised that the dwelling unit is fitted with a central air conditioning system in order to permit closing of windows for noise control.”
- ix) "Purchasers/tenants are advised that the acoustical fence and/or barrier as installed shall be maintained, repaired or replaced by the Owner or future Condominium Corporation. Any maintenance repair or replacement shall be with the same material, to the same standards, and having the same colour and appearance of the original installation."
- x) “Purchasers/tenants are advised that this dwelling unit is in proximity to the existing institutional, commercial and industrial facilities whose activities may at times be audible.”
- xi) “The Owner shall install and maintain a Minimum Efficiency Reporting Value (‘MERV’) MERV11 filters on the air intakes to ensure residents will have good air quality in their homes.”
- xii) “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, whichever is greater 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.”
- xiii) “The Owner shall be responsible to finance and implement or contribute to required sanitary system improvements in the Maple Heritage Area based on the conclusions and recommendations of the City’s Focus Area Core Servicing Strategy Study.”
- xiv) “A Letter of Credit posted by the Owner, in the amount of \$20,500 plus 10% contingency is for any works in relation to satisfying the required post to pre-development water balance as the subject lands

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located within the Source Protection Plan Recharge Management Area.”

- xv) “The \$140,530 provided by the Owner shall be used for woodlot compensation to the satisfaction of the City of Vaughan.”; and
  - xvi) “The one-time payment of \$13,347 for the maintenance of the enhanced landscape features within the Keele Street right of way is in accordance with the Maple Streetscape and Urban Design Guidelines, to the satisfaction of the Vaughan Development Planning Department.”
- c) Prior to the issuance of a Building Permit:
- i) the Owner shall pay to the City all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board;
3. THAT should the Local Planning Appeal Tribunal approve Zoning By-law Amendment and Site Development Files Z.16.044 and DA.18.002, either in whole or in part, that the Local Planning Appeal 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; and
  - b) the implementing Site Plan Agreement is prepared to the satisfaction of the City and includes the final approved plans and conditions of City Departments and external agencies.
4. 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.18.002 (Hatpin Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 51 residential units (156 persons equivalent).”
5. THAT City of Vaughan staff and external consultants, if necessary, be directed to attend the Local Planning Appeal Tribunal Hearing in support of the Recommendations contained in this report for Zoning By-law Amendment and Site Development Files Z.16.044 and DA.18.002 (Hatpin Developments Inc.).

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**6. ZONING BY-LAW AMENDMENT FILE Z.17.020 SUNFIELD HOMES (HWY 27) LTD. VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD**

**The Committee of the Whole recommends:**

- 1) That consideration of this matter be deferred to the Council meeting of March 19, 2019; and**
- 2) That the following deputations and Communication be received:**
  - 1) Mr. Jay Branton, Andy Crescent, Woodbridge and Communication C1, dated March 8, 2019;**
  - 2) Mr. Santo Vettere, Andy Crescent, Woodbridge;**
  - 3) Mr. Nick Pinto, West Woodbridge Homeowners' Association; and**
  - 4) Mr. Barry Horosko, on behalf of the applicant.**

**Recommendations**

1. THAT the Local Planning Appeal Tribunal ("LPAT") be advised that Vaughan Council ENDORSES that Zoning By-law Amendment File Z.17.020 (Sunfield Homes (Hwy 27) Ltd.) BE APPROVED, to amend Zoning By-law 1-88, related to the Subject Lands, shown on Attachments 1 and 2, to permit the site-specific exceptions to the R3 Residential Zone identified in Table 1 of this report, in the manner shown on Attachment 3.
2. THAT City of Vaughan staff and external counsel be directed to attend any Local Planning Appeal Tribunal Pre-hearing or Hearing as may be required, in support of the Recommendations contained in this report for Zoning By-law Amendment File Z.17.020.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Site Plan Development File DA.18.105 (Sunfield Homes (Hwy 27) Ltd.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 8 residential units (29 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City)

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the development does not proceed to registration within a reasonable timeframe.”

5. THAT Site Development File DA.18.105 be finalized to the satisfaction of the Development Planning Department, should the Zoning Amendment Application be approved.

**7. ZONING BY-LAW AMENDMENT FILE Z.18.002 ARBOR MEMORIAL INC. VICINITY OF REGIONAL ROAD 50 AND REGIONAL ROAD 7**

**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 March 5, 2019:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.18.002 (Arbor Memorial Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the easterly portion of the Subject Lands from “A Agricultural Zone” and “OS2 Open Space Park Zone”, subject to Exception 9(1139) to “EM1(H) Prestige Employment Area Zone” with a Holding Symbol “(H)”, in the manner shown on Attachments 3 and 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the easterly portion of the Subject Lands, or any portion thereof, until the following conditions are satisfied:
  - a) The Owner successfully obtains the approval of a Site Development Application(s) for the proposed development.
  - b) The Owner shall enter into a Servicing/Development and/or Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including but not limited to roads (extension of Gibraltar Road from the north to south limit of the property), water, wastewater, storm and any land conveyances, as required for the Subject Lands. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the Development Engineering Department;
  - c) The Owner shall enter into the Developers’ Group Agreement with the other participating landowners within Block 57/58 to the satisfaction of the City. The Agreement shall have regard to but, not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, landscaping and fencing. This agreement shall also include a provision for future developers of land to participate with the Developers’ Group Agreement when they wish to develop their lands, all to the



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satisfaction of the Development Engineering Department;  
and

- d) The Owner shall submit a letter from the Block Trustee for the Block 57/58 Developers' Group indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 57/58 Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department.

- 3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.

**8. SITE DEVELOPMENT FILE DA.15.077 AND SITE DEVELOPMENT FILE DA.18.098 SHELL CANADA PRODUCTS AND DEACUR WORTHINGTON VICINITY OF LANGSTAFF ROAD AND DUFFERIN 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 March 5, 2019, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

**Recommendations**

- 1. THAT Site Development File DA.15.077 (Shell Canada Products) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS to permit a gas bar, a convenience store, and 163 m<sup>2</sup> stand-alone eating establishment, with drive-through (Starbucks) as shown on Attachments 3 to 10:
  - a) That prior to the execution of the Site Plan Agreement for Site Development File DA.15.077 (Shell Canada):
    - i) the Development Planning Department shall approve the final site plan, building elevations, lighting plan, landscape plan, landscape cost estimate, building elevations, the final tree compensation, signage plans and arborist report;
    - ii) the Development Engineering Department shall approve the final site servicing and grading plan, storm water management report, traffic impact study, site photometric plan, site plan, site erosion and sediment control plan;

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- iii) the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division, and the Environmental Services Department, Waste Management Division shall approve the final site plan for compliance with the City's Waste Collection Design Standard Policy;
    - iv) the Owner shall submit to the Regional Community Planning and Development Services Branch compensation in the form of a certified cheque made payable to the Regional Municipality of York totaling \$31,418.00 for trees identified for removal within York Region's right-of-way; and,
    - v) the Owner shall satisfy all requirements of the Ministry of Transportation;
  - b) that the Site Plan 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 agrees that waste collection services for the Development will be the responsibility of the Owner."
    - iii) "The Owner shall pay to the City of Vaughan by way of certified cheque as cash-in-lieu for 21 additional replacement trees at a rate of \$550.00 per tree (total \$11,550.00) to the satisfaction of the Development Planning Department."
  - 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.
2. THAT Site Development File DA.18.098 (Deacur Worthington) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS to reconfigure the existing access and parking lot on

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the lands (Deacur Worthington office building), as shown on Attachments 3 and 5:

- a) That prior to the execution of the Site Plan Agreement:
  - i) the Development Planning Department shall approve the final site plan, lighting plan, signage plan, landscape plan, landscape cost estimate, final tree compensation and arborist report;
  - ii) the Development Engineering Department shall approve the final site servicing and grading plan, storm water management report, traffic impact study, site photometric plan, site plan, site erosion and sediment control plan;
  - iii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority ("TRCA") and obtain approval of a Water Balance Analysis which addresses the Wellhead Protection Area-Q2 ("WHPA-Q2") requirements to the satisfaction of TRCA;
- b) that the Site Plan Agreement include the following clauses:
  - i) "The Owner shall pay to the City of Vaughan by way of certified cheque as cash-in-lieu for 7 additional replacement trees at a rate of \$550.00 per tree (total \$3,850.00) to the satisfaction of the Development Planning Department."

3. THAT prior to the execution of the Site Plan Agreements for Site Development Files DA.15.077 (Shell Canada) and DA.18.098 (Deacur Worthington) the following conditions must be satisfied:

- a) each Owner shall pay the Development Engineering Site Plan fee pursuant to the Fees and Charges By-law as amended. If the fees are not paid in the calendar year in which it is calculated, the fee will be subject to any increase in the next calendar year;
- b) a Development Agreement(s) shall be executed to the satisfaction of the Development Engineering Department;
- c) each Owner shall prepare and register a reference plan for the creation of all proposed servicing and access easements for the development and provide proof of the mutual servicing agreement to the satisfaction of the Development Engineering Department;
- d) each Owner shall successfully obtain approval of Minor Variance Applications for the required site-specific zoning exceptions to Zoning By-law 1-88, as identified in Table 1

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and 2 of this report, from the Committee of Adjustment. The Committee's decisions for the Consent applications shall be final and binding, and the Owners shall satisfy any conditions of approval imposed by the Committee;

- e) each Owner shall successfully obtain approval of the necessary Consent Applications to create the driveway and servicing easements from the Committee of Adjustment. The Committee's decisions for the Consent Applications shall be final and binding, and the Owners shall satisfy any conditions of approval imposed by the Committee; and,
- f) each Owner shall satisfy all requirements and obtain all necessary approvals from York Region.

### **9. SITE DEVELOPMENT FILE DA.18.019 TRICOL DEVELOPMENTS LTD. VICINITY OF KEELE STREET AND HIGHWAY 407**

**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 March 5, 2019, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

#### **Recommendations**

- 1. THAT Site Development File DA.18.019 (Tricol Developments Ltd.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of a 3,720 m<sup>2</sup> employment building (warehouse) with an accessory office use, as shown on Attachments 3 to 6:
  - a) That prior to the execution of a Site Plan Agreement:
    - i) The Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations, signage details and lighting plan;
    - ii) The Development Engineering Department shall approve the final grading plan, erosion and sediment control plan, and photometric lighting plan;
    - iii) The Owner shall provide revised Stormwater Management and Geotechnical Reports to address the City's 5 mm on-site retention requirements to the satisfaction of the Development Engineering Department;

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- iv) The Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;
- v) The Owner shall obtain all necessary approvals from Transportation Services, Parks and Forestry Operations Department for the removals of public trees regulated by the Public Property Tree Protection By-law 95-2005. The Owner shall pay compensation in the amount of \$4,491.21 towards Urban Forest Rejuvenation.
- vi) The Owner shall successfully obtain approval of a Consent Application from the Vaughan Committee of Adjustment, for a servicing agreement and a servicing easement located within the lands municipally known as 123 Great Gulf Drive, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee. Proof of a mutual servicing agreement or easement documents, and a reference plan delineating the easement, shall be registered on title.

**10. TREE BY-LAW AMENDMENTS RELATED TO TREE REMOVAL ON GOLF COURSES AND NURSERIES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated March 5, 2019:**

**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 related by-laws and processes.

**11. ALIGNMENT OF CITY BY-LAWS WITH THE SMOKE-FREE ONTARIO ACT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated March 5, 2019:**

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**Recommendations**

1. THAT City Council approve the proposed by-law amendments, as per Attachment 1 and that the Smoking By-law be consolidated accordingly on a go-forward basis;
2. THAT City Council authorize staff to undertake any actions necessary to give effect to the aforementioned recommendations, including any other stylistic or other amendments to ensure the consolidated Smoking By-law is in line with the City's other by-law provisions and by-law drafting standards.

**12. AMENDMENTS TO SPECIAL EVENTS BY-LAW NO. 045-2018**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated March 5, 2019:**

**Recommendations**

1. THAT Council approve the proposed amendments on Attachment 1 of this report, subject to being in a form satisfactory to the City Solicitor;
2. THAT Council approve the consolidation of the Special Event By-law; and
3. THAT Council approve all other necessary actions by staff, including any related and consequential amendments to the Special Events By-law or other by-laws, in order to give effect to Recommendations Nos. 1 & 2.

**13. REQUEST FOR CONSTRUCTION NOISE EXEMPTION – TRANS-CANADA PIPELINES INSTALLATION OF A TURBO-COMPRESSOR AT 11200 WESTON ROAD BETWEEN APRIL 2019 AND SEPTEMBER 2019**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Community Services, dated March 5, 2019 be approved, subject to the following amendments in accordance with Communication C4, memorandum from the Deputy City Manager, Community Services and the Director, By-law & Compliance, Licensing & Permit Services, dated March 5, 2019, as follows:

**THAT Recommendation 2(e) of Schedule 1, be deleted and replaced with the following:**

**That no construction take place between 7:00 p.m. Saturdays and 7:00 a.m. Mondays (or 7:00 a.m.**

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**Tuesdays, if the preceding Monday is a Statutory Holiday).**

**Recommendations**

1. THAT Council adopt the recommendations as provided in Attachment 1.

**14. SCREENING AND HEARING OFFICER APPOINTMENTS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated March 5, 2019:**

**Recommendations**

1. THAT City Council fully delegate the appointment of Screening and Hearing Officers to the Director and Chief Licensing Officer;
2. THAT City Council authorize staff to undertake any actions necessary to give effect to the approved strategy, including amendments to any City by-laws.

**15. 2018-2022 TERM OF COUNCIL SERVICE EXCELLENCE STRATEGIC PLAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director, Office of Transformation & Strategy, dated March 5, 2019:**

**Recommendations**

1. That the 2018-2022 Term of Council Service Excellence Strategic Plan be received and approved by Council.

**16. PROCLAMATION AND FLAG RAISING REQUEST ISRAEL'S 71ST INDEPENDENCE DAY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated March 5, 2019:**

**Recommendations**

1. That May 9, 2019 be proclaimed as Israel's 71<sup>st</sup> Independence Day;
2. That there is a flag raising event on May 9, 2019 to celebrate the raising of the Israeli flag at City Hall for the balance of the day; and
3. That the proclamation be posted on the City's website.

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**17. PROCLAMATION REQUEST EPILEPSY AWARENESS MONTH AND PURPLE DAY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated March 5, 2019:

**Recommendations**

1. That March 2019 be proclaimed as Epilepsy Awareness Month;
2. That March 26, 2019 be proclaimed as Purple Day; and
3. That the proclamation be posted on the City's website.

**18. PROCLAMATION AND FLAG RAISING REQUEST MULTIPLE SCLEROSIS AWARENESS DAY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated March 5, 2019:

**Recommendations**

1. That May 8, 2019 be proclaimed as Multiple Sclerosis Awareness Day;
2. That the City of Vaughan raise the Multiple Sclerosis flag at Vaughan City Hall on May 8, 2019 for the balance of the day; and,
3. That the proclamation be posted on the City's website.

**19. OFFICIAL PLAN AMENDMENT FILE OP.18.016 ZONING BY-LAW AMENDMENT FILE Z.18.028 YONGE & STEELES DEVELOPMENTS INC. C/O THE GUPTA GROUP VICINITY OF YONGE STREET AND STEELES AVENUE WEST**

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 March 5, 2019, be approved;
- 2) That the deputation of Ms. Laura Capilongo, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant, be received; and
- 3) That Communication C2 from Mr. Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham, be received.

**Recommendations**

1. THAT staff continue to review Official Plan and Zoning By-law Amendment Files OP.18.016 and Z.18.028 (Yonge & Steeles



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Developments Inc. C/O The Gupta Group) and work with the Owner to resolve the outstanding matters detailed in this report.

### 20. **ELECTRICITY HUMAN RESOURCES CANADA (EHRC) LEADERSHIP ACCORD ON GENDER DIVERSITY**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Maurizio Bevilacqua, dated March 5, 2019:**

#### **Member's Resolution**

Submitted by Mayor Maurizio Bevilacqua

**Whereas**, the City of Vaughan is committed to promoting the values of diversity, equality and inclusion in a work environment that is free of all forms of harassment and discrimination, in accordance with the City of Vaughan Respectful Workplace Policy;

**Whereas**, in many occupations, women represent a smaller component of the workforce than they should – and in many circumstances continue to face barriers that limit their advancement, or their desire to pursue or remain in the occupation of their choice;

**Whereas**, the City of Vaughan International Women's Day event is taking place on Friday, March 8 to celebrate the achievements and meaningful contribution that women have made throughout Vaughan, Canada and the world;

**Whereas**, Electricity Human Resources Canada has created a Leadership Accord on Gender Diversity (the Accord) that is a public commitment by employers, educators, unions and governments to promote the values of diversity and inclusion in the workplace through the recruitment, retention, career progression, training and development of women;

**Whereas**, signatories of the above noted Accord recognize and confirm united action to expand the breadth and depth of their skilled workforce; ensure that women are informed of the opportunities available to them in the occupation of their choice, and, once employed, they are fully supported and provided with equal opportunities to grow and develop their full potential;

**Whereas**, Vaughan would be the first municipality to be a signatory of the Accord;

**Whereas**, Alectra Utilities is the largest municipally-owned electricity utility in Canada, of which the City of Vaughan is a shareholder, and is a signatory of the Accord;

***It is therefore recommended that:***

1. ***The Mayor, as Head of Council, sign the EHRC Leadership Accord on Gender Diversity on behalf of the City of Vaughan,***

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*thereby establishing it as the first municipality to sign the Accord;*

2. *A signing ceremony take place at the City of Vaughan International Women's Day (IWD) event on March 8, 2019;*
3. *A copy of the signed Accord be forwarded to Electricity Human Resources Canada, Alectra Utilities, Members of York Region Council as well as Vaughan's federal and provincial elected representatives.*
4. *That Council ratify the action taken.*

### 21. VAUGHAN PUBLIC LIBRARY STUDY TOUR 2019

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor lafrate and Councillor Yeung Racco, dated March 5, 2019:

#### Member's Resolution

Submitted by Councillor Marilyn lafrate and Councillor Sandra Yeung-Racco.

**Whereas**, Canadian Urban Libraries Council (CULC) was formally incorporated in 2008. For more than 25 years CULC has met and worked under different names to better library service in Canada's populated urban areas and to work collaboratively to build vibrant urban communities by strengthening the capacity of Canada's urban libraries. This includes

- Research: Create, analyze, and disseminate information that will further the mission of the organization.
- Capacity Building: Strengthen the capacity of urban libraries to anticipate and respond to the needs of the community.
- Knowledge Transfer and Exchange: Strengthen our ability to transfer knowledge, share information with CULC/CBUC, and to advance the urban agenda.
- Organizational Resiliency: Focus on capacity building initiatives in order to strengthen the resources required for the organization to meet its mandate; and

**Whereas**, Canadian Urban Libraries Council is proposing its second tour since 2011 to visit world-renowned, innovative and inspirational libraries such as Stuttgart Municipal Library, the Royal Danish Library (Black Diamond) and others as per attached itinerary; and

**Whereas**, Vaughan Public Library is in an aggressive building phase and is committed to offering the citizens of Vaughan the most innovative and inspirational libraries possible.

***It Is therefore recommended that*** Vaughan Council approve the participation at this year's study tour by Councillors lafrate and Yeung

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Racco who are and have been Trustees on the VPL Board as representatives of the City's major investment in the library system which includes approved new libraries coming onboard in their respective Wards, and

*that* all costs associated with the Study Tour (approximately \$7,000 per person) be allocated to the appropriate line within the respective Councillors' annual budget.

**22. CEREMONIAL PRESENTATION – ONTARIO PUBLIC WORKS ASSOCIATION (OPWA) - 2018 PROJECT OF THE YEAR AWARD – LESS THAN \$2M CATEGORY**

A presentation was made to the City of Vaughan by the Past President of the Ontario Public Works Association (OPWA), in recognition of winning the 2018 Project of the Year Award – Less Than \$2M Category.

**23. CEREMONIAL PRESENTATION – ONTARIO GOOD ROADS ASSOCIATION - 2018 JOHN NEIDRA AWARD FOR EQUIPMENT INNOVATION/MADE IN-HOUSE SOLUTION**

The Mayor and Members of Council congratulated the Public Works Team for receiving the 2018 John Neidra Award for Equipment Innovation/Made In-House Solution.

**24. DEPUTATION – MS. SHERNETT MARTIN WITH RESPECT TO WITH RESPECT TO SUPPORT FOR DIVERSITY AND EQUITY**

The Committee of the Whole recommends that the deputation of Ms. Shernett Martin, with respect to support for diversity and equity, be received.

**25. OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**25.1 RECESS AND RECONVENE**

The Committee of the Whole recessed at 2:32 p.m. and reconvened at 3:04 p.m. with the following members present:

Councillor Marilyn Iafrate, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Gino Rosati  
Regional Councillor Linda D. Jackson  
Councillor Tony Carella (3:14 p.m.)  
Councillor Alan Shefman

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The meeting adjourned at 3:18 p.m.

Respectfully submitted,

Councillor Marilyn Lafrate, Chair