

**CITY OF VAUGHAN
REPORT NO. 20 OF THE
COMMITTEE OF THE WHOLE**

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

The Committee of the Whole met at 1:04 p.m., on June 4, 2019.

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

The following items were dealt with:

1. **CATHOLIC CEMETERIES AND FUNERAL SERVICES -
ARCHDIOCESE OF TORONTO OFFICIAL PLAN AMENDMENT FILE
OP.18.015 ZONING BY-LAW AMENDMENT FILE Z.18.024 SITE
DEVELOPMENT FILE DA.18.062 VICINITY OF REGIONAL ROAD 27
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 June 4, 2019, be approved;
- 2) That the coloured elevation submitted by the applicant be received; and
- 3) That Communications C22 from Ms. Julia Pierdon, Senior Planning, Weston Consulting, 201 Millway Avenue, Vaughan dated June 3, 2019, be received.

Recommendations

1. THAT Official Plan Amendment File OP.18.015 (Catholic Cemeteries and Funeral Services - Archdiocese of Toronto) BE APPROVED, to amend the "Private Open Spaces" designation of

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

Vaughan Official Plan 2010, Volume 1, to permit a funeral home related to the existing cemetery on the Subject Lands.

2. THAT Zoning By-law Amendment File Z.18.024 (Catholic Cemeteries and Funeral Services - Archdiocese of Toronto) BE APPROVED, to amend Zoning By-law 1-88, specifically the "PB2 Parkway Belt Complementary Use Zone", to permit a funeral home within a two-storey, 5039 m² building on the Subject Lands, together with 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 Site Development File DA.18.062 (Catholic Cemeteries and Funeral Services - Archdiocese of Toronto) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of a two-storey, 5,039 m² funeral home, chapel and accessory office, and 279 parking spaces:
 - a. Prior to the execution of the Letter of Undertaking:
 - 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 Development Engineering Department shall approve the final site servicing plan, site grading plan, geotechnical report, erosion and sediment control plan, Functional Servicing and Stormwater Management Report;
 - iii. The Owner shall pay the Development Engineering Department's Site Plan fee pursuant to the Fees and Charges By-law, as amended;
 - iv. the Owner shall satisfy all requirements and obtain all necessary approvals from Toronto and Region Conservation Authority;
 - v. the Owner shall satisfy all requirements and obtain all necessary approvals from York Region; and
 - vi. the Owner shall satisfy all requirements and obtain all necessary approvals from Ministry of Transportation.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

**2. EAST KLEINBURG DEVELOPMENTS INC. / 1045501 ONTARIO
LIMITED OFFICIAL PLAN AMENDMENT FILE OP.17.008 VICINITY OF
REGIONAL ROAD 27 AND KIRBY 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 4, 2019, be approved;
- 2) That the following be approved in accordance with Communication C21, memorandum from the Deputy City Manager, Planning and Growth Management, dated May 31, 2019:

That this Communication be received as information;

- 3) That the following deputations and Communications be received:
 1. Mr. Don Givens, MGP, Renfrew Drive, Markham and Communications C29, dated June 4, 2019 and C31, dated June 4, 2019;
 2. Mr. John Sagat, Hedgerow Lane, Kleinburg;
 3. Mr. Sam Ciccolini, Masters Insurance Ltd., Keele Street, Vaughan;
 4. Mr. Claudio Vinelli, Memme Construction, Park Ridge Drive, Kleinburg;
 5. Mr. Brian Patterson, Autumn Wind Court, Kleinburg;
 6. Mr. Claudio Brutto, on behalf of Humberplex Development;
 7. Mr. David Donnelly, Donnelly Law, Carlaw Avenue, Toronto, on behalf of Humberplex Development;
 8. Mr. Nicholas C. Tibollo, Nicholas C. Tibollo P.C, Milani Boulevard, Vaughan, on behalf of Mr. and Mrs. Turco;
 9. Ms. Frances Tibollo, Nicholas C. Tibollo P.C, Milani Boulevard, Vaughan, on behalf of Mr. Domenic Andreacchi;
 10. Mr. Ira Kagan, Kagan Shastri LLP, Avenue Road, Toronto, on behalf of the applicant; and
 11. Mr Gerard Borean, on behalf of Humberplex Development; and
- 4) That the following Communications be received:
 - C14. Ms. Gina MacVeigh and Ms. Katharina Richter, Natural Resource Solutions Inc., Phillip Street, Waterloo, dated May 20, 2019;
 - C19. Ms. Kathryn Angus, Kleinburg & Area Ratepayers' Association, dated June 3, 2019;

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- C25. Ms. Kathryn Angus, Kleinburg & Area Ratepayers' Association, dated June 4, 2019; and**
C26. Ms. Elvira Caria, Bunting Drive, Vaughan, dated June 4, 2019.

Regional Councillor Rosati declared an interest with respect to the foregoing matter, as his daughter lives in the location that backs onto the subject property and did not take part in the discussion or vote on the matter.

Recommendations

1. THAT Official Plan Amendment File OP.17.008 (East Kleinburg Developments Inc./1045501 Ontario Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 1, specifically to:
 - a) redesignate 2.07 ha of the Subject Lands from "Natural Areas and Countryside" to "Community Areas" on Schedule 1 "Urban Structure" of VOP 2010, identified as "Transition Area" on Attachment 3;
 - b) redesignate the western 40.76 ha portion of the Subject Lands from "Private Open Space", "Natural Areas" and "Agricultural" to "Low-Rise Residential", "Private Open Spaces", and "Low-Rise Mixed-Use" with a maximum building height of three-storeys and a maximum Floor Space Index ('FSI') of 1.5 times the area of the lot, with "Neighbourhood Park" and "School" overlays, in the manner shown on Attachment 2;
 - c) permit the site-specific Official Plan amendments in Table 1 of this report; and
 - d) implement the land use to facilitate a development concept for approximately 481 residential units.
2. THAT in addition to the site-specific Official Plan amendments included in Table 1, the implementing Official Plan Amendment shall also include, but not be limited to, the following policies:
 - a) "The Owner shall submit a Scoped Block Plan with the lands to the north (11363 Regional Road 27 - File OP.17.007). The layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision processes in conformity with Section 10 of VOP 2010 and the implementing Official Plan Amendment, and through a Terms of Reference approved by the City."

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- b) “The development shall include transition measures on the adjacent existing neighbourhood to the south (Humberplex Developments) that may include, but not be limited to, a berm, fencing, additional and/or existing landscape, or a single loaded road(s). The details of the transition measures shall be established through the Scoped Block Plan, Draft Plan of Subdivision and Zoning By-law Amendment Applications and secured through Zoning By-laws and/or restrictive covenants.”
- c) “No further expansion of the existing club house and parking lot for the proposed nine-hole golf facility shall be permitted into the Greenbelt Plan Area.”
- d) “Stormwater Management Facilities shall be permitted on the Subject Lands in accordance with Section 3.5.8 of Vaughan Official Plan 2010.”
- e) “Improvements such as the widening of Regional Road 27 to four lanes between Major Mackenzie Drive and Kirby Road, pedestrian and cycling facilities on Regional Road 27, and Traffic Demand Management measures, may be required to accommodate traffic generated by the proposed development. A Traffic Impact Study shall assess and identify the required improvements of Regional Road 27 between Major Mackenzie Drive and Kirby Road at the Block Plan and Draft Plan of Subdivision Application stage.”
- f) “The Scoped Block Plan shall determine opportunities to provide lands for a Minor Community Facility on the Subject Lands in accordance with the City of Vaughan Active Together Master Plan, and may include, but not be limited to, a gymnasium, library and multi-purpose activity rooms.”
- g) “Surface parking shall be permitted between the front or side of a Low-Rise Building and a public street within the “Low-Rise Mixed-Use” designation, subject to an Urban Design Brief being prepared to the satisfaction of the City at the Site Development Application stage.”
- h) “Rear lotting on a public street (Regional Road 27) to reinforce the existing physical character of the Kleinburg Community in accordance with Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 shall be permitted, subject to Urban Design Guidelines being prepared to the satisfaction of the City through the Scoped Block Plan and Draft Plan of Subdivision Applications.”
- i) “In order to retain the distinctive image of Kleinburg, a buffer area shall be developed along Regional Road 27 that shall

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

effectively screen the visibility of residential neighbourhoods from arterial road. The width of the buffer area shall be a minimum of 24 m and is intended to be landscaped with dense naturalized plant materials and shall not form part of the parkland dedication.”

- j) “The final alignment of minor collector roads, and the final classification and layout of local roads, will be determined through the Scoped Block Plan and Draft Plan of Subdivision applications, without further amendment to VOP 2010.”

3. HIGHVIEW BUILDING CORP INC. OFFICIAL PLAN AMENDMENT FILE OP.16.009 ZONING BY-LAW AMENDMENT FILE Z.16.036 VICINITY OF NASHVILLE ROAD 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 4, 2019:

Recommendations

THAT the Local Planning Appeal Tribunal be advised that City of Vaughan Council ENDORSES the following recommendations to permit a development consisting of 27 residential dwelling units as shown on Attachments 3 to 11:

1. THAT Official Plan Amendment File OP.16.009 (Highview Building Corp Inc.), BE APPROVED, to amend Vaughan Official Plan 2010, as follows:
 - a) Volume 2, Section 12.4, Kleinburg Core to redesignate Part ‘A’ of the Subject Lands shown on Attachment 2 from “Mainstreet Commercial” to “Village Residential”;
 - b) Volume 1 to redesignate Part ‘B’ of the Subject Lands shown on Attachment 2 from “Natural Areas” to “Village Residential” in Volume 2, Section 12.4, Kleinburg Core;
 - c) Volume 1, Schedules 1, 2 and 13 to make the necessary mapping changes to implement the proposed development;
 - d) permit the following on the Subject Lands:
 - i) detached (above-grade), semi-detached and townhouse dwellings (all connected below-grade), whereas the Official Plan permits only detached dwelling units; and
 - ii) maximum building heights of 9.8 m (3-storeys) for Units 1 to 4, 7 and 8 and 10.65 m (3-storeys) for Units 9 to 27 as shown on Attachment 3, whereas the Official Plan permits 9.5 m (2.5 storeys).

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

2. THAT Zoning By-law Amendment File Z.16.036 (Highview Building Corp Inc.), BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “R1 Residential Zone” and “OS2 Open Space Park Zone”, as shown on Attachment 1 to “R5(H) Residential Zone” with the addition of the Holding Symbol “(H)” in the manner shown on Attachment 3, together with the site-specific zoning amendments identified in Table 1 in this report.
3. THAT the Holding Symbol “(H)” shall not be removed from Subject Lands or any portion thereof until the water, wastewater and sanitary servicing are identified for the Subject Lands as part of the draft plan of subdivision and site plan processes to the satisfaction of the City.
4. THAT should the Local Planning Appeal Tribunal (‘LPAT’) approve Official Plan Amendment File OP.16.009 and Zoning By-law Amendment File Z.16.036 (Highview Building Corp Inc.), either in whole or in part, that the LPAT withhold its final Order until such time that:
 - a) the implementing Official Plan and Zoning By-law Amendments are prepared to the satisfaction of the City; and
 - b) the Draft Plan of Subdivision File 19T-18V006 and Site Development File DA.18.028 for the Subject Lands have been approved by Vaughan Council, to the satisfaction of the City, and to incorporate any adjustments, if necessary, in the implementing documents.
4. **OFFICIAL PLAN AMENDMENT FILE OP.17.007 KIRBY 27 DEVELOPMENTS LIMITED VICINITY OF REGIONAL ROAD 27 AND KIRBY 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 4, 2019, be approved;
- 2) That the following deputations and Communications be received:
 12. Mr. Don Givens, MGP, Renfrew Drive, Markham and Communications C29, dated June 4, 2019 and C31, dated June 4, 2019;
 13. Mr. John Sagat, Hedgerow Lane, Kleinburg;
 14. Mr. Sam Ciccolini, Masters Insurance Ltd., Keele Street, Vaughan;
 15. Mr. Claudio Vinelli, Memme Construction Park Ridge Drive, Kleinburg;

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

16. Mr. Brian Patterson, Autumn Wind Court, Kleinburg;
 17. Mr. Claudio Brutto, on behalf of Humberplex Development;
 18. Mr. David Donnelly, Donnelly Law, Carlaw Avenue, Toronto, on behalf of Humberplex Development;
 19. Mr. Nicholas C. Tibollo, Nicholas C. Tibollo P.C, Milani Boulevard, Vaughan, on behalf of Mr. and Mrs. Turco;
 20. Ms. Frances Tibollo, Nicholas C. Tibollo P.C, Milani Boulevard, Vaughan, on behalf of Mr. Domenic Andreacchi;
 21. Mr. Ira Kagan, Kagan Shastri LLP, Avenue Road, Toronto, on behalf of the applicant; and
 22. Mr Gerard Borean, on behalf of Humberplex Development; and
- 3) **That the Communications C30 from Ms. Rosemarie Humphries, Humphries, Planning Group Ltd., Chrislea Road, Vaughan, dated June 4, 2019, be received.**

Regional Councillor Rosati declared an interest with respect to the foregoing matter, as his daughter lives in the location that backs onto the subject property and did not take part in the discussion or vote on the matter.

Recommendations

1. THAT Official Plan Amendment File OP.17.007 (Kirby 27 Developments Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 1, specifically to:
 - a) redesignate 0.8 ha of the Subject Lands from “Natural Areas and Countryside” to “Community Areas” on Schedule 1 “Urban Structure” of VOP 2010, identified as “Transition Area” on Attachment 3;
 - b) redesignate the western 17.24 ha portion of the Subject Lands from “Agricultural” to “Low-Rise Residential” with a “Neighbourhood Park” overlay, in the manner shown on Attachment 2;
 - c) permit the site-specific Official Plan amendments in Table 1 of this report; and
 - d) implement the land use to facilitate a development concept for approximately 279 residential units.
2. THAT in addition to the site-specific Official Plan amendments included in Table 1, the implementing Official Plan Amendment shall also include, but not be limited to, the following policies:

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- a) “The Owner shall submit a Scoped Block Plan with the lands to the north (11363 Regional Road 27 - File OP.17.007). The layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision processes in conformity with Section 10 of VOP 2010 and the implementing Official Plan Amendment, and through a Terms of Reference approved by the City.”
- b) “Conveyance of Core Features and their associated vegetation protection zones into public ownership in accordance with Section 3.2.3.10 of VOP 2010 shall be identified through the Block Plan / Draft Plan of Subdivision applications, without further amendment to VOP 2010. The Owner shall provide appropriate rational for retaining any “Core Features” in private ownership in accordance with the policies of the York Region Official Plan and Vaughan Official Plan 2010, to the satisfaction of the City. “
- c) “Transition measures on the subject lands to mitigate potential impacts on the properties on the north side of Kirby Road may include, but not be limited to, fencing, increased landscape, and headlamp absorption and traffic control measures. The details of the transition measures shall be established through the Scoped Block Plan, Draft Plan of Subdivision and Zoning By-law Amendment Applications.”
- d) “Improvements such as the widening of Regional Road 27 to four lanes between Major Mackenzie Drive and Kirby Road, pedestrian and cycling facilities on Regional Road 27, and Traffic Demand Management measures, may be required to accommodate traffic generated by the proposed development. A Traffic Impact Study shall assess and identify the required improvements of Regional Road 27 between Major Mackenzie Drive and Kirby Road at the Block Plan and Draft Plan of Subdivision Application stage.”
- e) “Rear lotting on a public street (Regional Road 27) to reinforce the existing physical character of the Kleinburg Community in accordance with Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 shall be permitted, subject to Urban Design Guidelines being prepared to the satisfaction of the City through the Scoped Block Plan and Draft Plan of Subdivision Applications.”
- f) “In order to retain the distinctive image of Kleinburg, a buffer area shall be developed along Regional Road 27 that shall effectively screen the visibility of residential neighbourhoods from arterial road. The width of the buffer area shall be a minimum of 24 m and is intended to be landscaped with

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

dense naturalized plan materials and no form part of the parkland dedication.”

- g) “The final alignment of minor collector roads, and the final classification and layout of local roads, will be determined through the Scoped Block Plan and Draft Plan of Subdivision applications, without further amendment to VOP 2010.”

5. VALLEY MAJOR DEVELOPMENTS LIMITED OFFICIAL PLAN AMENDMENT FILE OP.17.005 ZONING BY-LAW AMENDMENT FILE Z.17.013 VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2019, be approved; and**
- 2) That the following deputations and Communication be received:**
 - 1. Mr. David Donnelly, Donnelly Law, Carlaw Avenue, Toronto, and Communication C27, dated June 3, 2019, on behalf of the Rodaro Family;**
 - 2. Ms. Alexandra Whyte, Donnelly Law, Carlaw Avenue, Toronto, on behalf of Mr. Richard Rodaro;**
 - 3. Mr. Ira Kagan, Kagan Shastri LLP, Avenue Road, Toronto, on behalf of the applicant; and**
 - 4. Mr. Richard Rodaro.**

Recommendations

THAT the Local Planning Appeal Tribunal be advised that Vaughan Council ENDORSES the following:

1. THAT Official Plan Amendment File OP.17.005 (Valley Major Developments Limited) BE APPROVED, to amend Vaughan Official Plan 2010 Volume 1, and OPA 600 for the Subject Lands shown on Attachment 1 to permit 91, 3-storey townhouse dwelling units within 16 blocks, with access from a private, common element condominium road as shown on Attachments 2 to 6, as follows:
 - a) OPA 600 to redesignate 4455 and 4477 Major Mackenzie Drive from “Estate Residential” and “Valley Stream Corridor” to “Low-Rise Residential” and “Natural Areas”; and,
 - b) Vaughan Official Plan 2010, Volume 1, Sections 9.1.2.2 and 9.1.2.3 respecting new development within established “Community Areas” for the entirety of the Subject Lands.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

2. THAT Zoning By-law Amendment File Z.17.013 (Valley Major Developments Limited) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands shown on Attachment 1, from “RR Rural Residential Zone” to “RT1(H) Residential Townhouse Zone” with a Holding Symbol “(H)” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachments 2 and 3, together with the site-specific exceptions identified in Tables 1, 2, 3 and 4 of this report.
3. THAT the Holding Symbol “(H)”, as shown on Attachment 2, shall not be removed from the Subject Lands, or any portion (phase) thereof, until the following condition is satisfied:
 - a) A No “Pre-Sale” Agreement shall be applied to the plan and remain in place, until the downstream pump station and sanitary sewer conveyance issues are resolved to the satisfaction of the Development Engineering Department and the Environmental Services Department.
4. THAT the Owner be permitted to apply for a Zoning By-law Amendment and/or Minor Variance application(s) to permit minor adjustments 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 for the Subject Lands comes into full force and effect.
5. THAT the Owner withdraw their appeal of VOP 2010 (Appeal #65 - L-Star Developments Group) from the Local Planning and Appeal Tribunal as it relates to the Subject Lands, to the satisfaction of the City Solicitor, and Deputy City Manager, Planning and Growth Management and, prior to the execution of the Site Plan Agreement for the related Site Development File DA.17.084.
6. THAT City of Vaughan staff and external counsel, as required, be directed to attend the Local Planning Appeal Tribunal Pre-Hearing and subsequent Hearing in support of the Recommendations contained in this report regarding Official Plan and Zoning By-law Amendment Application Files OP.17.005 and Z.17.013 (Valley Major Developments Limited).
7. THAT should the Local Planning Appeal Tribunal approve Official Plan Amendment and Zoning By-law Amendment Files OP.17.005 and Z.17.013 (Valley Major Developments Limited), either in whole or in part, that the LPAT withhold its final Decision/Order until such time that the implementing site-specific Official Plan and Zoning By-law Amendments are prepared to the satisfaction of the City.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

**6. PROMENADE LIMITED PARTNERSHIP OFFICIAL PLAN AMENDMENT
FILE OP.18.013 ZONING BY-LAW AMENDMENT FILE Z.18.020
VICINITY OF BATHURST STREET AND CENTRE 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 4, 2019:

Recommendations

1. THAT Vaughan Council permit Official Plan Amendment File OP.18.003 and Zoning By-law Amendment File Z.18.020 (Promenade Limited Partnership) for the subject lands only, to proceed in advance of the requirement for a Secondary Plan as set out in Policy 10.1.1.6 of Vaughan Official Plan 2010, Volume 1.
2. That Official Plan Amendment File OP.18.003 (Promenade Limited Partnership) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the subject lands shown on Attachments 1 as follows:
 - a) amend Schedule 13 - Land Use, to permit a 26-storey mixed-use retail, hotel and office building and 30 and 35-storeys mixed-use residential building and a maximum Floor Space Index of 4.4 times the area of the Subject Lands, whereas neither are prescribed by VOP 2010;
 - b) permit a maximum of 790 residential units within 2 residential buildings.
3. THAT Zoning By-law Amendment File Z.18.020 (Promenade Limited Partnership) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands shown on Attachments 1 and 2, from "C5 Community Commercial Zone," subject to site-specific Exception 9(480) to "RA5 High Density Residential Town Centre Zone" with a Holding Symbol "(H)" together with the site-specific zoning exceptions identified in Table 1 of this report.
4. That the Holding Symbol "(H)" shall not be removed from Phase 1 of the Subject Lands or any portion thereof, until the following condition is addressed to the satisfaction of the City:
 - a) the Owner shall update the plans and reports for the required ultimate sanitary service for Phase 1 of the Subject Lands, and sanitary tributary areas to the satisfaction of the City;
 - b) the Owner shall enter into a development agreement and/or any other agreement(s) with the City for Phase 1 of the Subject Lands for the design and construction of the necessary municipal services and utilities. The said

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

agreement shall be registered against the Subject Lands;
and,

- c) a Record of Site Condition shall be filed on the Environmental Site Registry and acknowledged by the Ministry of the Environment, Conservation, and Parks covering the residential portion of Phase 1 of the Subject Lands.

- 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 for the subject lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.

**7. 1567855 ONTARIO LTD. OFFICIAL PLAN AMENDMENT FILE
OP.18.003 ZONING BY-LAW AMENDEMNT FILE Z.18.007 SITE
DEVELOPMENT FILE DA.18.012 VICINITY OF KIPLING AVENUE AND
WOODBIDGE 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 June 4, 2019, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

Recommendations

- 1. THAT Official Plan Amendment File OP.18.003 (1567855 Ontario Ltd.) BE APPROVED to amend the policies of Vaughan Official Plan 2010, Volume 2, Section 11.5 The Kipling Avenue Corridor Secondary Plan as follows:
 - a) redesignate the Subject Lands from “Low-Rise Mixed-Use” and “Low-Rise Residential B” to “Low-Rise Residential B”;
 - b) amend Sections 11.5.2.6, 11.5.12 and 11.5.14 of Vaughan Official Plan 2010, Volume 2 to:
 - i. increase the maximum permitted Floor Space Index from minimum 0.6 to 1.94 times the area of the lot;
 - ii. increase the permitted lot coverage from 50% to 70%;
 - iii. permit a 3-storey low-rise purpose built residential rental apartment building containing 45 rental units;
 - iv. permit a minimum building setback of 2.5 m along Kipling Avenue.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- c) that the implementing Official Plan Amendment include a policy to secure, a pedestrian connection along the rear lot line of the subject lands to be determined at the Site Plan approval stage.
- 2. THAT Zoning By-law Amendment File Z.18.007 (1567855 Ontario Ltd.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “R3 Residential Zone” to “RA2 Apartment Residential Zone” in the manner shown on Attachment 2, 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 Development File DA.18.012 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 45 residential rental units (99 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.18.012 (1567855 Ontario Ltd.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department to permit the development of a 3-storey, 3,490.53 m² purpose built residential rental apartment building comprised of 45 rental units and served by 41 parking spaces, as shown on Attachments 2 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 plans, photometric plan, landscape cost estimate and building elevations;
 - ii. the Development Engineering Department shall approve the final grading plan, servicing plan, erosion sediment control plan, photometric plan, Functional Servicing and Stormwater Management Reports,

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- Noise and Vibration Report, Traffic Impact Study and Transportation Demand Management Plan;
- iii. The Owner shall satisfy all requirements of the Environmental Services Department - Solid Waste Management Division;
 - iv. The Owner shall satisfy the conditions of the Heritage Vaughan Committee.
 - v. The Owner shall satisfy all requirements of York Region;
 - vi. The Owner shall register a restrictive covenant on the title of the property requiring that the building be operated as a private market rental apartment building for a minimum period of 20 years;
 - vii. The Owner shall, if required, enter into a Developer's Group Agreement with the landowners within the Rainbow Creek Neighbourhood South area to the satisfaction of the City. The agreement shall also include a provision for additional developers to participate in the Developers' Group Agreement when they wish to develop their lands;
 - viii. The Trustee for the Rainbow Creek Neighbourhood shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Rainbow Creek Neighbourhood Landowners Cost Sharing Agreement;
 - ix. The Owner shall submit to the City a final, detailed environmental noise assessment and vibration report for the proposed development on the subject lands prepared in accordance with Ministry of the Environment Conservation and Parks noise assessment criteria as defined in Publication NPC-300, "Environmental Noise Guideline-Stationary and Transportation Noise Sources", to satisfaction of the City;
 - x. The Owner shall pay the City of Vaughan, York Region and both Boards of Education applicable Development Charges;
 - xi. The Owner shall pay compensation in the amount of \$8926.00, the value for the removal of a 67 cm Horsechestnut tree from the Subject Lands;

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- xii. The Owner shall obtain a Private Property Tree Removal and Protection Permit, for any dead/hazardous trees or Emerald Ash Borer Infested Trees in accordance with By-law 052-2018 to the satisfaction of the City;
 - xiii. The Owner shall provide a Traffic Control Plan in accordance with the Ontario Traffic Manual Book 7 for all proposed lane closures, including sidewalks, to the satisfaction of the City of Vaughan;
 - xiv. The Owner shall enter into a Tree Protection Agreement in accordance with Council adopted Tree By-law 052-2018 and the City's Tree Protection Protocol. The Agreement shall include a tree compensation plan and or cash-in-lieu payment that must be submitted to the satisfaction of the City; and
 - xv. The Owner shall enter into an Encroachment Agreement with the City to allow a portion of the stairway, access ramp, concrete platform and planters to be constructed within the Kipling Avenue right-of-way to the satisfaction of the City.
- b) That the Site Plan Agreement include the following provisions:
- i) That all offers to lease/rent shall include wording advising that 32 residential parking spaces and 9 visitor parking spaces are available for the development and that some units will not have assigned parking;
 - ii) That all waste collection services for the subject lands shall be privately administered and serviced by a 9.7 m long waste collection vehicle. The Owner shall be responsible for waste collection and will acknowledge that the subject lands shall not be eligible for future municipal collection pick-up services and will remain privately administered to the satisfaction of the Solid Waste Management Division;
 - iii) The Owner shall agree to provide an easement along the western lot line, when requested by the City to facilitate, if required, a future pedestrian walkway/promenade connection to the satisfaction of the City of Vaughan;
 - iv) 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 Planning

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

Department, Urban Design and Cultural Heritage Division shall be notified immediately;

- v) 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 and of Consumer Services;
- vi) The Owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications;
- vii) The Owner agrees that the dwellings must be constructed such that the interior noise levels meet Ministry of the Environment Conservation and Parks criteria. The noise study shall determine what impact, if any, railway noise would have on residents of the proposed development and to recommend mitigation measures if required. The railway may consider other measures recommended by the study;
- viii) That all warning clauses included in the final revised Noise Impact Study dated February 1, 2019, and prepared by HGC Engineering, shall be included in all offers to rent or lease and in the title deed or lease of each dwelling unit to the satisfaction of the Canadian Pacific Railway Company and City of Vaughan;
- ix) The Owner shall agree to 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;
- x) Prior to the commencing of any work, the Owner must confirm to Bell Canada that sufficient wire-line communication infrastructure is available. In the event that such infrastructure is unavailable, the Owner shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for the above noted connection, then the Owner will be required to demonstrate to the satisfaction of the City of Vaughan that sufficient alternative communication / telecommunication will be provided to enable, at a

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

minimum, the effective delivery of communication/telecommunication services for Emergency Management Services (i.e. 911 Emergency Services);

- xi) The Owner shall obtain final clearance from Alectra Utilities Corporation and from Enbridge Distribution Inc.;

8. NASHVILLE DEVELOPMENTS (NORTH) INC. ZONING BY-LAW AMENDMENT FILE Z.18.037 VICINITY OF HUNTINGTON ROAD AND EAST'S CORNERS BOULEVARD

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 4, 2019:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.037 (Nashville Developments (North) Inc.) BE APPROVED; to amend Zoning By-law 1-88 on the Subject Lands shown on Attachment 1 from "OS1 Open Space Conservation Zone" to "RD4(H) Residential Detached Zone Four", subject to Exception 9(1376), with the addition of the Holding Symbol "(H)" and "OS1 Open Space Conservation Zone" in the manner shown on Attachment 2.
2. THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands or any portion thereof, until Block 56 in Registered Plan 65M-4564 and Blocks 129 to 133 inclusive in Plan of Subdivision File 19T-10V005, Pinestaff Developments Inc. are combined to form full lots for future development to the satisfaction of the City.

9. PALA BUILDERS INC. ZONING BY-LAW AMENDMENT FILE Z.17.037 SITE DEVELOPMENT FILE DA.18.046 VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2019, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

Recommendations

That the Local Planning Appeal Tribunal be advised that the City of Vaughan Council ENDORSES the following Recommendations:

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

1. THAT Zoning By-law Amendment File Z.17.037 (Pala Builders Inc.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “RD3 Residential Detached Three Zone” 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 should the Local Planning Appeal Tribunal approve Zoning By-law Amendment File Z.17.037 either in whole or in part, that the Local Planning Appeal Tribunal withhold its final Decision/Order until such time as:
 - a) the City is satisfied with the final plans and conditions for the approval of Site Development File DA.18.046 (Pala Builders Inc.) included in the recommendations provided below; and
 - b) the implementing Zoning By-law Amendment is prepared to the satisfaction of the City.
3. THAT Site Development File DA.18.046 BE APPROVED, subject to the following conditions of approval, to the satisfaction of the Development Planning Department; to permit 114, 3-storey townhouse dwellings, as shown on Attachments 3 to 7.
 - a) That prior to the execution of a Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plans and landscape cost estimate and an air conditioner location and screening plan;
 - ii) the Owner shall update the Block 11 Community Plan and shall cause the following to be displayed on the interior wall of the sales office, with information to be approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City:
 - the Block Plan for the broader area, showing surrounding land uses, arterial roads etc.
 - the location of street utilities, community mailboxes, entrance features fencing, sidewalks,
 - location of parks, open space, stormwater management facilities, trails
 - location of commercial sites
 - colour-coded residential for singles, semis, multiples and apartment units
 - the following notes in **BOLD CAPITAL TYPE** on the map:
“For further information, on proposed and

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, 905-832-8585”

“For detailed grading and berming information, please call the developer’s engineering consultant, Shaeffers at 905-738-6100.”

“This map is based on information available as of (date of map) and may be revised or updated without notification to purchasers.”

- iii) the Owner shall provide a Letter of Credit to the City of Vaughan to guarantee the landscape works shown on the landscape plans prior to the execution of the Site Plan Agreement;
- iv) prior to the final site plan approval, the Owner shall pay the Development Engineering Department’s Site Plan Complex Fee pursuant to the Fees and Charges By-law 171-2013, as amended from time to time. The fee amount is \$83,460.00 and will be subject to increase in the next calendar year;
- v) the Development Engineering Department shall approve the final grading plan, servicing plan, erosion and sediment control plan, Functional Servicing and Stormwater Management Report, the downstream sanitary and storm analysis, Noise Impact Study, and Transportation Impact Study;
- vi) the Owner shall enter into a Development Agreement to satisfy all conditions, financial or otherwise, of the City regarding matters the municipality may consider necessary, including payment of development levies, the provision of roads and municipal services, including sanitary sewer improvements on Crimson Forest Drive, installation of new services, decommissioning existing services, landscaping and fencing and approval of construction drawings. Prior to final site plan approval, the Development Agreement shall be registered against the lands to which it applies, and the construction drawings shall be approved, to the satisfaction of the City;
- vii) the Owner shall undertake further assessment of the City’s existing downstream sanitary sewer system based on actual measured sewage flow data to verify the findings of the theoretical analysis to the satisfaction of the City. In the event the findings of this supplementary analysis identify the need to undertake

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- improvements to the existing downstream sanitary sewer system in order to accommodate the additional sewage flows from the development of the subject lands, the Owner shall design and construct these system improvements, to the satisfaction of the City;
- viii) the Owner shall address all comments of the Development Engineering Department;
- ix) the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. This Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services in Block 11. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands;
- x) the Owner shall satisfy all requirements of the Parks Development Department regarding the proposed pathway connection to the adjacent Carrville Mill Park;
- xi) the Owner shall submit a Pathway Connection Scoped Report for the proposed pathway connection from the Subject Lands into the adjacent Carrville Mill Park, to satisfaction of the City. The report shall include:
- cost estimates for the pathway within the park;
 - details for ideal location and alignment of proposed pathway;
 - details on drainage and the culvert crossing;
 - grading details;
 - assessment of impact on existing vegetation and proposed vegetation removals, if required and landscape restoration planting plans, tree compensation; and,
 - lighting details.
- xii) the Owner shall design and agree to construct a lit accessible pathway which matches the width of the existing municipal pathway, at the Owner's expense, on City property, from the eastern limit of the subject lands, to connect with the existing municipal pathway system in the Carrville Mill Park. The Owner will also provide and install the infrastructure for the lighting in the remainder of the existing pathway. This will

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

connect the pathway lighting from the existing lit portion of the park pathway, to the proposed sidewalk connection on the subject lands. These works shall be completed in accordance with the Pathway Connection Scoped Report, to the satisfaction of, and at no cost to the City as shown on Attachment 3;

- xiii) the Owner shall provide the City with a Letter of Credit for the total cost to build the lit accessible pathway on the City property and for providing lighting to the unlit portion of the existing municipal pathway in the Carrville Mill Park, north toward Marc Santi Boulevard. The Letter of Credit shall be held for the estimated construction costs for the proposed works on City property, which shall include but is not limited to all required surveying, grading, landscape restoration and with all required construction costs to build the lit pathway and to light an unlit portion of the existing pathway. The Owner is responsible for the total cost of the design and construction of all works to complete the lit pathway and to light a portion of the existing pathway, including but not limited to works of a temporary nature;

The Letter of Credit may be drawn upon by the City, as necessary, to complete the above-noted pathway and lighting works, in the case where the Owner does not fulfill Condition xii above if deemed necessary by the City;

- xiv) the Owner shall provide a grading plan with details of the proposed grading within Carrville Mill Park, associated with the development of the subject lands for residential units, which shall include an assessment of the amount of fill, grades and potential impact to trees/vegetation and details on restoration, to the satisfaction of the Parks Development Department;
- xv) the Owner shall revise the grade of the proposed pathway connection the Carrville Mill Park to a maximum 5% grade;
- xvi) the Owner shall provide fencing (1.5 m high black vinyl chain link fence and all fence details) along the rear yard of the lots abutting the OS2 Open Space Park Zone (Carrville Mill Park);
- xvii) the Owner shall provide detailed engineering plans regarding the emergency overland flow route to the

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- existing Carrville Mill Park swale and connection to the stormwater management pond to the satisfaction of the Parks Development and Development Engineering Departments;
- xviii) the Owner shall pay to the City a woodlot charge at the rate of \$1000.00 per residential dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement;
 - xix) the final Arborist Report shall satisfy all requirements of the Development Planning Department;
 - xx) The Owner will be required to enter into a Tree Protection Agreement in accordance with the Council adopted Tree By-law 052-2018 and the City's Tree Protection Protocol. The Agreement will include a tree compensation plan and/or cash-in-lieu payment that must be submitted to the City;
 - xxi) the Owner shall satisfy all requirements of the Fire and Rescue Services Department;
 - xxii) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division for waste management and waste collection for the development;
 - xxiii) the Owner shall contact the Environmental Services Department to purchase the required water meter (for 150 mm diameter service) in chamber, in accordance with the approved Servicing Plan, and the water meter shall be constructed with sufficient read-out equipment, all to the satisfaction of the City; and
 - xxiv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.
- b) The Site Plan Agreement shall include the following clauses:
- i) "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.";
 - ii) "In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

Owner shall contact the York Region Police Department, the York Region 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.”;

- iii) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for the dwelling units on Block 1, (Lot 1-06) Block 7 (Lot 7-01), on the site plan:

“Purchasers and/or tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.”;

- iv) the following warning clause shall be included in all Offers of Purchase and Sale or Lease for the dwelling units in Block 1 (Lot 1-05 and Lot 1-06), Block 7 (Lot 7-01), Blocks 16 to 20 (all Lots) on the site plan:

“Purchasers and/or tenants are advised that, despite the inclusion of noise control features within the development area, road noise will continue to increase occasionally interfering with some activities of the dwelling occupants. This dwelling has, therefore, been equipped with forced air heating and ducting, etc. sized to accommodate the future installation of air conditioning by the purchaser and/or tenant. The location of the air conditioning unit on the lot shall comply with the provisions of City of Vaughan By-law 1-88.”;

- v) the following warning clauses shall be included in all Offers of Purchase and Sale or Lease for units abutting the City’s Carrville Mill Park (‘neighbourhood park’) Block 4 (Lot 4-01), Blocks 5 to 7 (all Lots):

“Purchasers and/or tenants are advised that the lot abuts a neighbourhood park and that lighting and noise should be expected from the use of the park for recreation purposes. A 1.5 m high black vinyl chain link fence is to be constructed on the lot abutting the park block boundary with all fencing material, including foundations, wholly on the lot to delineate the boundary of the park.”;

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

“Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park, are prohibited.”; and

“Purchasers and/or tenants are advised that the lot abuts a neighbourhood park and the park may be subject to future development resulting in additional/revised and/or renewed recreational opportunities that may result in lighting and/or noise.”;

- vi) “The Owner is responsible for private snow removal and waste removal services for the development.”
- vii) “It will be the responsibility of the future Condominium Corporation to file an application for municipal waste collection. Upon successfully completing an application, a site inspection and the execution and registration of an Agreement with the Vaughan Environmental Services Department, Solid Waste Management Division, as determined by the City, the future Condominium Corporation may 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 waste collection services, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.”;
- viii) “The Owner shall agree, and cause to be carried out, that snow from the Subject Lands shall not be stored in the City owned property of the Carrville Mills Park;
- ix) “It will be the responsibility of the future Condominium Corporation in the Condominium Agreement and Declaration that the future Condominium Corporation shall agree and cause to be carried out, that snow from the Subject Lands shall not be stored in the City owned property of the Carrville Mills Park.”;
- x) “The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the Endangered Species Act, 2007, S.O. 2007. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding that the Subject Lands are a block within a registered subdivision, the Owner must comply with the provisions of the Act.”;

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- xi) “the Owner shall 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.”;
 - xii) “The Owner shall pay by certified cheque cash-in-lieu of parkland in accordance with Section 42 of the Planning Act and conform with the City’s “Cash-In-Lieu of Parkland Policy.”;
 - xiii) “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.”;
 - xiv) “The Owner shall agree to carry out, or cause to be carried out, the water balance mitigation strategy described in the Stormwater Management Report, prepared by Schaeffers Consulting Engineers, revised date January 2019, and the Pre and Post Development Water Balance Assessment, prepared by Soil Engineers Ltd., dated October 15, 2018.”; and
 - xv) “The Owner shall provide the results of the onsite testing to verify the actual condition on the site related to the infiltration/percolation rate to the Toronto and Region Conservation Authority when completed.”
- 4. THAT Vaughan Council adopts the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.18.046 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 114 residential units (349 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 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 regarding Zoning By-law Amendment and Site Development Files Z.17.037 and DA.18.046.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

**10. ZONING BY-LAW AMENDMENT FILE Z.19.006 SITE DEVELOPMENT
FILE DA.18.050 ROYAL 7 DEVELOPMENTS LIMITED VICINITY OF
JANE STREET 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 June 4, 2019:

Recommendations

1. THAT Zoning By-law Amendment File Z.19.006 (Royal 7 Developments Limited) BE APPROVED, to remove the Holding Symbol “(H)” from the Subject Lands shown on Attachment 1, thereby zoning the Subject Lands “C9 Corporate Centre Zone.”
2. THAT Site Development File DA.18.050 (Royal 7 Developments Limited), BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS; to the satisfaction of the City, to permit a 60-storey residential apartment building with 554 units on a two-storey podium having ground-related commercial uses:
 - a) prior to the execution of the Site Plan Agreement:
 - i. The Development Planning Department shall approve the final site plan, building elevations, landscape cost estimate, landscape plans, and wayfinding / signage design. The building elevations shall demonstrate appropriate treatment and articulation of the built form to ensure activation of the public realm edges, including the interface with the Edgeley Pond and Park, as well as refinements to the façade design at the base of the tower, to the satisfaction of the Development Planning Department
 - ii. the Owner shall submit a 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 mitigation measures to ensure favourable microclimatic conditions for people sitting, standing and walking within the public realm
 - iii. the Owner shall submit an analysis of tree soil volumes demonstrating that each tree planted has met the minimum requirement 20 cubic meters of growing medium in a shared tree pit or 30 cubic meters of growing medium in a stand-alone tree pit to encourage the growth of large caliper shade trees, to the satisfaction of the Development Planning Department

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- iv. The Owner shall submit an interim and ultimate site plan and landscape plan for the proposed temporary vehicular turnaround and pedestrian mews located on the west side of the Subject Lands, to the satisfaction of the Development Engineering and Development Planning Departments. The interim site and landscape plans shall demonstrate a clear traffic circulation plan that includes a vehicle turn-around strategy, drop-off area, and fire route, along with a coordinated grading and public realm design for the pedestrian mews
- v. the Owner shall remove the proposed layby parking on Maplecrete Road, and shall provide an on-boulevard cycling facility to align with a northbound cycling facility as part of the Maplecrete Road extension to Portage Parkway
- vi. The Owner shall enter into an Agreement of Purchase and Sale with the City on terms satisfactory to the Office of the City Solicitor, regarding the transfer of subsurface and air rights of a 5 m wide mews abutting the development to the west
- vii. the Development Engineering Department shall approve the final site servicing plan, grading plan, erosion control plan, functional servicing and stormwater management reports and drawings, geotechnical and hydrogeological reports, 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, Urban Transportation Study, Transportation Demand Management Plans (TDM Plans), construction parking management plan, and Pavement Markings and Signage Plan
- viii. 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
- ix. the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division and shall be advised that upon a successfully completed application, site inspection and executed agreement as determined by the Environmental Services Department, Solid Waste Management Division, the future condominium corporation will be eligible for municipal waste

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- collection services. Should the future 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 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
 - xi. grading for the proposed development and proposed shared driveway on the west side of the Subject Lands shall respond to, and be coordinated with, the Edgeley Pond and Park capital project
 - xii. the Owner shall ensure that all landscape architectural features proposed are seamlessly coordinated with the Edgeley Pond and Park grading and design elements. The Owner shall supply and install all horticultural elements included in the site plan and landscape drawings along the western boundary of the Subject Lands that interphases with the Edgeley Pond, including tree planting soil and planting beds that extend beyond the Subject Lands and into the Edgeley Pond and Park lands. The Owner may be required to construct, at no cost to the City, the north-south concrete walkway that is located on the Edgeley Pond and Parks lands that connects the Pedestrian Mews (i.e. the pedestrian walkway between Expo City Tower 5 and the adjacent site to the west) to the Expo Strata Park to the north.
 - xiii. the Owner shall successfully obtain approval of a Minor Variance Application to increase the maximum permitted Gross Floor Area from 206,129 m² to 206,737 m², from the Vaughan Committee of Adjustment. The Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee
 - xiv. the Mayor and the City Clerk be authorized to execute a Density Bonusing Agreement pursuant to Section 45(9) of the Planning Act between the Owner and the City, which will require the Owner to provide a \$2,938,935.37 payment for the off-site contribution to

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- the Edgeley Pond and Park project. An additional contribution may be required upon finalization of the Tower 5 Gross Floor Area through the required Minor Variance Application identified in Condition xiii)
- xv. The Owner shall grant easements to the appropriate authority(ies), free of all charge and encumbrance, to secure easements as may be required for utility, drainage or construction purposes, and to facilitate underground hydro on Regional Road 7
 - xvi. the Owner shall submit to the City the final 3D digital model of the Development, which shall include 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 model
 - xvii. the Owner shall pay to the City the Density Bonusing Agreement surcharge fee, in accordance with the "Tariff of Fees By-law 044-2019 for Planning Applications", to the satisfaction of the Development Planning Department
 - xviii. the City be authorized to execute the Public Art Agreement for the implementation of the public art for the proposed development
 - xix. the Owner shall satisfy all requirements of Alectra Utilities Corporation
 - xx. the Owner shall satisfy all requirements and conditions of the York Region Community Planning and Development Services Department
 - xxi. the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority ('TRCA')
 - xxii. the Owner shall satisfy all requirements of Bell Canada
 - xxiii. the Owner shall satisfy all requirements of Canada Post

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- xxiv. the Owner shall satisfy all requirements of Canadian National Railway
- b) the Site Plan Agreement shall include the following clauses:
 - i) “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.”
 - ii) “If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”
 - iii) “The Owner shall grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication and telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.”
 - iv) “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 measures identified in the approved environmental noise report have been incorporated into the building, all to the satisfaction of the Development Engineering Department.”
 - v) “The Owner shall investigate potential art locations, both external and internal components, on the Subject Lands, subject to the City of Vaughan’s Public Art Program, to the satisfaction of the City. Prior to the issuance of the first above grade Building Permit, the Owner shall execute a separate agreement with the City, which will include the requirement for the Owner to submit a future Letter of Credit, to address the

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

details to commission and install a permanent piece of public art as outlined in the City's VMC Culture and Public Art Framework. The Owner will also be required to 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 detail the following, but not limited to, public art contribution options; public art contributor triggers/timing; public art program requirements; the Owner and City responsibilities; accounting requirements; and copyright and maintenance. 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 Owner will own and maintain the public art."

- vi) "Future occupants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceeds the Ministry of the Environment, Conservation, and Parks noise criteria."
 - vii) "This dwelling unit has been supplied with an air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Ministry of the Environment, Conservation, and Parks noise criteria."
 - viii) "Purchasers are advised that sounds from the nearby industrial use, including the rail yard to the northeast may be audible at times."
3. THAT Site Plan Development Application DA.18.050 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 554 residential apartment units (1,224 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.
4. 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 decision of the Committee of Adjustment (File A106/18) is final and binding, to permit minor adjustments to the Development.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

11. WOODBRIDGE PARK LTD. DRAFT PLAN OF CONDOMINIUM 19CDM-17V005 VICINITY OF STEELES AVENUE WEST AND MARTIN GROVE 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 4, 2019:

Recommendations

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-17V005 (Woodbridge Park Ltd.) BE APPROVED, as shown on Attachment 4, subject to the Conditions of Draft Approval in Attachment 1.

12. 2665780 ONTARIO LIMITED SITE DEVELOPMENT FILE DA.18.093 VICINITY OF LANGSTAFF ROAD AND HUNTINGTON 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 4, 2019, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

Recommendations

1. THAT Site Development File DA.18.093 (2665780 Ontario Limited) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of 3 one-storey employment buildings with accessory office uses, at 21, 31 and 41 Keyes Court having a total combined Gross Floor Area of 23,166.68 m², as shown on the Attachments 2 to 11:
 - 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, signage details and lighting plan;
 - ii. the Development Engineering Department shall approve the final grading plan, erosion and sediment control plan, site servicing plan, functional servicing and stormwater management report and traffic impact brief;
 - iii. the Owner shall enter into an Amending Draft Plan of Subdivision File 19T-06V01 with the City of Vaughan

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- to the satisfaction of the Development Engineering Department;
- iv. the Owner shall pay the Development Engineering Site Plan fee of \$4,240 in accordance with By-law 022-2018, to the satisfaction of the Development Engineering Department;
- v. the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;
- vi. the Owner fulfill all the conditions imposed by the Committee of Adjustment for approved Minor Variance Files A098/18 and A099/19;
- vii. the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and
- viii. the Owner shall satisfy all requirements of the Ministry of Transportation;
- b) That the Letter of Undertaking 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, the City of Vaughan’s Policy Planning and Urban Design and Recreation and Culture Departments shall be notified immediately.”
 - ii) “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 Cemeteries at the Ministry of Consumer Services.”
 - iii) “The subject lands are fully serviced, with sanitary, water and storm service connections available at the street limit. One set of the service connections for 41 Keyes Court will be relocated to accommodate the final partitioning of these sites. An application has been filed with the Development Engineering Department for an amendment to the subdivision agreement (File 19T-06V01).”

13. BROADVIEW FARMS SITE DEVELOPMENT FILE DA.18.061 VICINITY OF BATHURST STREET AND KING-VAUGHAN ROAD

The Committee of the Whole recommends:

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2019, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

Recommendations

1. THAT Site Development File DA.18.061 (Broadview Farms) BE APPROVED for the Subject Lands shown on Attachment 1, to permit the proposed monopole telecommunication tower and associated radio equipment cabinet, as shown on Attachments 2 and 3.
14. **M & M HOME OFFICE INC. M & M HOME OFFICE INC. II M & M HOME OFFICE INC. III SITE DEVELOPMENT FILE DA.19.030 640 AND 700 APPLEWOOD CRESCENT VICINITY OF HIGHWAY 400 AND PORTAGE PARKWAY**

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 4, 2019, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

Recommendations

1. THAT Site Development File DA.19.030 (m & m Home Office Inc., M & M Home Office Inc. II, and m & m Home Office Inc. III) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of a 12,985m² large-format retail store (Walmart), as shown on Attachments 2 to 4:
 - a) That prior to the execution of the Site Plan Agreement:
 - i. The Development Planning Department shall approve the final site plan, building elevations, Urban Design and Sustainability Brief; landscape plan, landscape cost estimate, arborist report, signage details, lighting plan and Sustainability Performance Metrics Summary Letter;
 - ii. The final arborist report shall satisfy the requirements of the Development Planning Department;
 - iii. The Development Engineering Department shall approve the final Transportation Impact Study, Noise and Vibration Study, a revised Stormwater

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- Management Report, and a Functional Servicing Brief and engineering drawings;
- iv. The Owner shall provide a revised Transportation Impact Study to address all comments to the satisfaction of the Development Engineering Department;
 - v. The Owner shall facilitate an Amending Subdivision Agreement related to the unassumed subdivision (Draft Plan of Subdivision File:19T-99V09) - 400 & 7 Industrial Subdivision (Phase 2)) with the City of Vaughan and pay the required engineering fee pursuant to the Fees and Charges By-law as amended, for all external works within municipal lands required to support the proposed development.

External works include modifications to Applewood Crescent, proposed centre access driveway signalization, decommissioning existing services or anything else deemed necessary by the Development Engineering Department. If an Amending Subdivision Agreement is not feasible then the Owner shall be required to enter into a new Development Agreement with the City to facilitate the required transportation improvements.
 - vi. The Owner shall incur all costs associated with the proposed sidewalk on the west side of Applewood Crescent from the northerly limit of the property to the signalized intersection of Portage Parkway;
 - vii. The Owner shall convey all necessary lands for transportation improvements on the west side of Applewood Crescent such as the provision of a southbound right-turn lane at the Portage Parkway intersection and the provision of a 2.4 m multi-use path;
 - viii. The Owner shall undertake and incur all costs associated with the design and construction of the traffic signal required by the Owner to support the development, including conveyances of lands free of cost and encumbrances to the satisfaction of the City;
 - ix. The Owner shall convey lands required for transportation improvements through an Amending Subdivision Agreement to the City and shall prepare and provide the required environmental reports (i.e. Phase One Environmental Site Assessment (ESA)

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- and if applicable Phase Two ESA) to the satisfaction of the Development Engineering Department;
- x. The Owner shall provide the Development Engineering Department with an up-to-date Geotechnical/Hydrogeological report(s) required to confirm actual infiltration rates (i.e. in-situ testing) during seasonal high months (i.e. spring or summer);
 - xi. The Owner shall satisfy all comments of the Development Engineering Department and shall provide confirmation of the Ministry of Transportation and Toronto and Region Conservation Authority approvals prior to final Development Engineering approval;
 - xii. The Owner shall provide the required back-flow chamber on the proposed fire services, in accordance with City Standard(s);
 - xiii. The Owner shall confirm and coordinate the design of the external road works adjacent to the subject land and incorporate the design within the Site Plan drawings for Site Development File DA.19.030 accordingly;
 - xiv. The Owner shall provide a complete inventory and analysis report of the existing vegetation on the subject lands and properties adjacent the proposed work area to the satisfaction of the Transportation Services and Parks and Forestry Operations. The Owner shall enter into a Tree Protection Agreement ('Agreement') with the City in accordance with the Council enacted Tree By-law 052-2018 to regulate the Planting Maintenance and Removal of Trees on Public and Private Property and the City's Tree Protection Protocol. This Agreement will include a tree compensation plan, with prescribed tree planting and/or cash-in-lieu payment that must be submitted for review and approval to the satisfaction of the City;
 - xv. The Owner shall satisfy all requirements of the Fire and Rescue Services Department;
 - xvi. The Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division for waste management;
 - xvii. The Owner shall satisfy all requirements of Alectra Utilities Corporation;

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- xviii. The Owner shall satisfy all requirements and obtain all necessary approvals from the Ministry of Transportation; and,
- xix. The Owner shall satisfy all requirements and obtain all necessary approvals from the Toronto and Region Conservation Authority, including confirming the extent of a flood plan spill area associated with Black Creek which may impact the subject land.

2. The Site Plan Agreement shall include the following clauses:

- a) "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 City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division immediately.
- b) If 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 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."
- c) 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.

15. PENGUIN CALLOWAY (VAUGHAN) INC. SITE DEVELOPMENT FILE DA.19.036 VICINITY OF MILLWAY AVENUE AND APPLE MILL 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 4, 2019:

Recommendations

- 1. THAT Site Development File DA.19.036, BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to the satisfaction of the City, to facilitate the development of a temporary surface parking lot with 564 parking spaces as shown on Attachments 2 and 3:
 - a. That prior to the execution of a Site Plan Agreement:

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- i. The Development Planning Department shall approve the final site plan, Pavement Markings and Signage plan, landscape plan, landscape cost estimate, wayfinding and signage details, and photometric lighting plan;
- ii. The Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion sediment control plan, functional servicing and stormwater management reports and drawings, Phase 1 and 2 Environmental Site Assessments, Transportation Demand Management Plans (TDM Plans), and Pavement Markings and Signage Plan;
- iii. The Owner shall pay Development Engineering Department's site plan review fee pursuant to the Fees and Charges By-law 198-2019, as amended, to the satisfaction of the Development Engineering Department;
- iv. The Owner shall successfully obtain approval from the Vaughan Committee of Adjustment for Minor Variance File A062/19 for the required exceptions to Zoning By-law 1-88, identified in Table 1 of this report. The Committee's Decision shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee;
- v. The Owner shall be required to pay to the City applicable Area Specific Development Charges based on the surface parking lot land area, prior to the execution of the site plan agreement, to the satisfaction of the Financial Planning and Development Finance Department;
- vi. The Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
- vii. The Owner shall satisfy all requirements of York Region;
- viii. The Owner shall satisfy all requirements of the Toronto Transit Commission and provide their final clearance;
- ix. The Owner shall satisfy all requirements of the Ministry of Transportation;
- b. The implementing Site Plan Agreement shall include the following clauses:

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- i. “A temporary surface commercial parking lot is permitted subject to the following triggers for the ultimate removal of the parking lot:
 - Permission for 564 temporary parking spaces subject to their removal upon redevelopment of the Subject Lands or, or portion thereof;
 - The use of the temporary surface parking lot shall expire within 10 years of the execution of the Site Plan Agreement, and an extension may be granted and will be subject to an amendment to the Agreement.
- ii. The Owner agrees to construct the centre median on Millway Avenue from Regional Road 7 to Apple Mill Road at their own expense to the satisfaction of the Development Engineering Department;
- iii. 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, Cultural and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.
- iv. In the event that human remains are encountered during construction activities, the Owner must cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of 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.

**16. ROYBRIDGE HOLDINGS LIMITED SITE DEVELOPMENT FILE
DA.19.028 VICINITY OF REGIONAL ROAD 7 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 4, 2019, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

Recommendations

1. THAT Site Development File DA.19.028 (Roybridge Holdings Limited) BE APPROVED SUBJECT TO THE FOLLOWING CONDITION, to permit revisions to the building elevations and signage on the existing building, as shown on Attachments 2 to 5:
 - a. That prior to final Site Plan Approval, the Development Planning Department shall approve the final building elevations and signage details.

**17. VAUGHAN COURT LIMITED SITE DEVELOPMENT FILE DA.16.065
VICINITY OF DUFFERIN STREET AND MAURIER BOULEVARD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2019, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

Recommendations

1. THAT Site Development File DA.16.065 (Vaughan Court Limited) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of a two-storey 1,888 m² commercial building consisting of a Montessori School occupying the ground level with an outdoor play area, office uses on the second floor and 51 parking spaces, as shown on Attachments 2 to 4:
 - a. That prior to the execution of the Site Plan Agreement:
 - i. The Development Planning Department shall approve the final site plan, building elevations (including bird friendly design treatments on the building elevations), landscape plan, landscape cost estimate, tree inventory and preservation plan, signage details and lighting plan;
 - ii. The Development Engineering Department shall approve the final site grading plan, erosion sediment control plan, site servicing plan, stormwater management plan, traffic impact and parking study, and record of site condition;
 - iii. The Owner will provide a letter from the Block 18 Land Owner's Group Trustee confirming that the Owner is a participating landowner in good standing;

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- iv. The Owner shall successfully obtain approval of a Minor Variance Application for the required exceptions to Zoning By-law 1-88, as identified in Table 1 of this report. The Committee's decision for the Minor Variance Application shall be final and binding, and the Owner shall satisfy any conditions of approved imposed by the Committee; and
- v. The Owner shall satisfy all requirements and obtain all necessary approvals from York Region;
- 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."

**18. METROLINX SITE DEVELOPMENT FILE DA.19.035 VICINITY OF
KEELE STREET AND RUTHERFORD ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2019, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

Recommendations

- 1. THAT Site Development File DA.19.035 (Metrolinx) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the redevelopment of the Rutherford GO Station with a new station building, a 6-storey parking structure with 1920 parking spaces, an enclosed pedestrian bridge, a new east platform, 310 surface parking spaces and 60 passenger pick-up and drop-off spaces for the Rutherford GO Station, as shown on Attachments 2 to 5:
 - a) that prior to final Site Plan Approval:

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- i. the Development Planning Department shall approve the final site plan, building elevations, signage plans, lighting plan, landscape plan and details, landscape cost estimate and Sustainability Performance Metrics Summary Letter;
- ii. the Development Engineering Department shall approve the final site servicing plan, site grading plan, functional servicing and stormwater management report;
- iii. Metrolinx shall consolidate and register the Subject Lands as one lot;
- iv. Metrolinx shall successfully obtain approval of a Minor Variance Application for the required exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Committee of Adjustment. The Committee's decision for the Minor Variance Application shall be final and binding, and the Metrolinx shall satisfy any conditions of approval imposed by the Committee;
- v. Metrolinx shall satisfy all requirements and obtain all necessary approvals from Toronto and Region Conservation Authority; and,
- vi. Metrolinx shall satisfy all requirements and obtain all necessary approvals from York Region;

19. COMPREHENSIVE ZONING BY-LAW REVIEW THE CORPORATION OF THE CITY OF VAUGHAN

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 4, 2019:

Recommendations

1. THAT the staff report, Draft Zoning By-law (Attachment 1) and Draft Mapping (Attachment 2) be received for information.

20. CORPORATE ENERGY MANAGEMENT PLAN 2019-2024

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Community Services, dated June 4, 2019:

Recommendations

1. That the revised Corporate Energy Management Plan 2019-2024 (Attachment 1) be approved;

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

2. That the Corporate Energy Management Plan 2019-2024 be submitted to the Province of Ontario in order to comply with the requirements of Ontario Regulation 507/18; and
3. That the Corporate Energy Management Plan 2019-2024 be appropriately amended in June 2019 to integrate the findings of facility energy audits to summarize cost estimates and Returns on Investment (ROI) calculations for energy conservation measures.

21. ASSUMPTION OF MUNICIPAL SERVICES – ANNUAL ACTIVITY REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Public Works, dated June 4, 2019:

Recommendations

1. That this report be received for information.

22. YORK MAJOR HOLDINGS INC. OFFICIAL PLAN AMENDMENT FILE OP.18.017 ZONING BY-LAW AMENDMENT FILE Z.18.029 SITE DEVELOPMENT FILE DA.18.069 VICINITY OF EAGLE ROCK WAY AND TROON 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 June 4, 2019, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

Recommendations

1. THAT Official Plan Amendment File OP.18.017 (York Major Holdings Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 Volume 1 and Volume 2, Section 11.6 Maple Go Station Secondary Plan, for the Subject Lands shown on Attachment 1 and 2, as follows:
 - a) amend Section 9.2.3.6.d.ii. (Volume 1) respecting the “High-Rise Building” design criteria;
 - b) amend Section 11.6.1.2.b. Building Types (Volume 2) to add a High-Rise Building type;
 - c) notwithstanding Section 11.6.1.7.a.ii., (Volume 2) include site-specific design criteria for the proposed development;

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- d) amend Map 11.6.B Maple GO Station - Land Use Designation (Volume 2), to redesignate the Subject Lands from "Mid-Rise Mixed-Use" to "High-Rise Mixed-Use" with a maximum permitted building height of 16-storeys; and,
 - e) amend Map 11.6.C Maple GO Station - Maximum Building Heights (Volume 2), to permit a maximum building height of 16-storeys.
- 2. THAT Zoning By-law Amendment File Z.18.029 (York Major Holdings Inc.) BE APPROVED to:
 - a) amend Zoning By-law 1-88 to remove the Holding Symbol from the Subject Lands thereby zoning the subject lands RA3 Apartment Residential Zone, subject to site-specific Exception 9(1407), in the manner shown on Attachment 2, together with site-specific exceptions identified in Table 1 of this report;
 - b) Permit the bonussing for increased building height from 6 to 16-storeys for the development shown on Attachments 2 to 4.
- 3. THAT the implementing Official Plan and Zoning By-law Amendment include provision for a contribution, pursuant to Section 37 of the Planning Act, for the payment of \$273,100 towards enhancements in the parks located north and south of the Subject Lands and towards public art on Eagle Rock Way, as discussed in this report, which will be implemented through 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.
- 4. 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.
- 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 for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
- 6. THAT Site Development File DA.18.069 (York Major Holdings Inc.) BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department, to permit a 16-storey apartment building with 117 units and 447.2 m2 of ground floor retail and office uses, as shown on Attachments 2 to 4, subject to the following:

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plans, landscape cost estimate, public art, bird friendly design treatment, wind tunnel model analysis and signage details;
 - ii) the Development Engineering Department shall approve the final site servicing and grading plans, erosion and sediment control plan, functional servicing and stormwater management reports, detailed noise impact study, and transportation mobility plan;
 - iii) the Owner shall pay all applicable Site Plan fees pursuant to the City of Vaughan Fees and Charges By-law, as amended to the satisfaction of the Development Engineering Department;
 - iv) the Owner shall provide the Development Engineering with written confirmation that the construction and alignment of the shoring and retaining wall structures bounding the Subject Lands will not encroach the neighbouring properties, unless written consent of the encroachment from the respective neighbouring property Owner(s) is obtained. Any written consent obtained shall be forwarded to the City for review and record;
 - v) the Owner shall enter into an Encroachment Agreement with the City of Vaughan through the Development Engineering Department, for the required shoring, shoring tiebacks proposed to encroach into Municipal Land(s) and for construction hoarding. The Agreement shall be registered against the Lands to which it applies and shall be executed to the satisfaction of the Development Engineering Department. The Owner shall pay the Development Encroachment Agreement fee. Additional payments and securities shall be requested within said Agreement in accordance with the City of Vaughan Fees and Charges By-law, as amended;
 - vi) the Owner shall enter into an Amending Subdivision Agreement (City Files: 19T-05V05(S) and 19T-12V011) with the City of Vaughan for all external works on municipal land required to support the proposed development. This includes modifications to Eagle Rock Way, Troon Avenue, Salterton Circle or

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- anything else located on municipal lands. The Agreement shall be registered against the Lands to which it applies and, upon execution, shall satisfy all conditions of the City, financial or otherwise;
- vii) 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 and floor plans for conformity with the Waste Collection Design Standard Policy;
 - viii) the Owner shall obtain all necessary approval and shall satisfy all requirements of York Region;
 - ix) the Owner shall obtain all necessary approval and shall satisfy all requirements of Metrolinx;
 - x) the Owner shall enter into a direct connection agreement with Metrolinx regarding the direct pedestrian access from the Underground Parking Level P2 to the Metrolinx lands.
- b) The 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.”

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- 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 issuance of occupancy permits, the City’s Building Inspector or a Professional Engineer qualified to provide acoustical engineering services in the Province of Ontario shall certify that the noise control measures for the development have been properly incorporated, installed and constructed, all to the satisfaction of the Development Engineering Department.”
- 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, and places of worship;

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- the location and type of retail and office sites;
- colour-coded identification of 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.

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 the Environment, Conservation and Parks (“MECP”).”
- “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 MECP.”

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- “This dwelling unit has been fitted with a forced air heating system and the ducting 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 MECP (Note: The location an installation of the outdoor air conditioning device should minimize the noise impacts from the unit and comply with the criteria of MECP publication NPC-216, Residential Air Conditioning Devices).”
- “Purchasers/tenants are advised that due to the proximity of the adjacent GO transit, CN Rail and commercial facilities, noise may at times be audible.”

ii) 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 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 an on-street bus loop and buses may idle 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.”

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

iii) 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 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.”
- “Depending on the method of construction, the Owner may be required to enter into a crane swing and/or a tie back agreement with Metrolinx.”

7. 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.18.069 (York Major Holdings Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 117 residential units (259 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.”

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

8. THAT the public art feature not be subject to the public art program.

**23. PIAZZA VILLAGIO CORP. SITE DEVELOPMENT FILE DA.19.006
VICINITY OF WESTON ROAD AND RUTHERFORD ROAD**

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of June 12, 2019:

Recommendations

1. THAT Site Development File DA.19.006 (Piazza Villagio Corp.) BE APPROVED for the Subject Lands shown on Attachment 1, to permit the proposed monopole telecommunication tower and associated radio equipment cabinet compound, as shown on Attachments 2 and 3.

**24. DRINKING WATER QUALITY MANAGEMENT SYSTEM (DWQMS)
STANDARD OF CARE PRESENTATION, ENDORSEMENT OF
OPERATIONAL PLAN AND TOP MANAGEMENT REVIEW**

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of June 12, 2019:

Recommendations

1. That the Drinking Water Quality Management System (DWQMS) Operational Plan (Attachment 1) be endorsed; and
2. That the summary of the annual review by Top Management be received.

**25. EARLY TERMINATION OF PRE-CONSTRUCTION CONDOMINIUM
PROJECTS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Solicitor, dated June 4, 2019:

Recommendations

1. That this report be received for information.

26. ONTARIO SOCCER CENTRE BOARD OF DIRECTORS

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of June 12, 2019:

Recommendations

1. That the Mayor appoint 1 (one) Council Member to the Ontario Soccer Centre Board of Directors.

27. ANALYSIS – ONTARIO GOVERNMENT’S BILL 108 AND BILL 107

The Committee of the Whole recommends:

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- 1) That the recommendation contained in the following report of Interim City Manager, the Deputy City Manager, Planning and Growth Management and the Chief Financial Officer and City Treasurer, dated June 4, 2019, be approved; and
- 2) That the following Communications be received:
 - C2. Ms. Marion Ford, dated May 27, 2019;
 - C3. Mr. Joe Caponio, dated May 27, 2019;
 - C4. Ilva and Luigi Riccelli, dated May 27, 2019;
 - C5. Ms. Theresa Molle, dated May 27, 2019;
 - C6. Ms. Katherine Molle, dated May 27, 2019;
 - C7. Ms. Barbara Boyd, dated May 27, 2019;
 - C8. Ms. Marion D'Eathe, Kleinburg resident, dated May 27, 2019;
 - C9. Ms. Lia Westerlund, Kleinburg, dated May 27, 2019;
 - C10. Mr. Brian Pittman, Kleinburg resident, dated May 27, 2019;
 - C11. Ms. Kathryn Angus, Kleinburg & Area Ratepayers' Association, dated May 27, 2019; and
 - C13. Mr. Robert A. Kenedy, President, MacKenzie Ridge Ratepayers' Association, dated May 27, 2019.

Recommendations

1. That Mayor and Members of Council inform the Province that the City of Vaughan does not support Bill 108 in its current form because of the potential impacts to community building and proper planning;
2. That staff recommend that the Province does not proceed with Bill 108 until fulsome consultation with municipalities has taken place and that feedback from the municipal consultations be used to revise the draft legislation;
3. That this report be submitted to the Ministry of Municipal Affairs and Housing as the City of Vaughan's submission, consistent with the Ministry's provincial commenting period;
4. That the City of Vaughan's recommendations, as outlined in this report, be forwarded to the Premier, the Minister of Municipal Affairs and Housing, Vaughan's Members of Provincial Parliament, York Region and the Association of Municipalities of Ontario; and
5. That the actions taken by the Committee are ratified by Council.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

28. PARTNERSHIP TO ADVANCE ECONOMIC DEVELOPMENT OPPORTUNITIES IN THE VAUGHAN HEALTHCARE CENTRE PRECINCT

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of June 12, 2019:

Recommendations

1. That the composition of the Vaughan Healthcare Centre Precinct Partnership including the City of Vaughan, Mackenzie Health System, York University, and ventureLAB Research Innovation Centre (RIC) be approved;
2. That the Mayor and the City Clerk be authorized to execute a multi-party Agreement between the City of Vaughan, Mackenzie Health System, York University and ventureLAB Research Innovation Centre for the purpose of planning and delivering a feasibility study to advance economic development, post-secondary education, and health-related opportunities at the Vaughan Healthcare Centre Precinct located on the northwest quadrant of Jane Street and Major MacKenzie Drive in Vaughan, Ontario;
3. That the content of the Agreement stated in Recommendation #2 above be prepared to the satisfaction of the City Manager (or designate), and that the form of this Agreement be prepared to the satisfaction of the City Solicitor (or designate) prior to execution; and
4. That the scope and deliverables related to the Feasibility Study on assessing the Economic Development Opportunities in the Vaughan Healthcare Centre Precinct, as substantially presented in this report, be approved.

29. CORPORATE PROMOTIONAL ITEMS POLICY 02.C.03

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 12, 2019; and
- 2) That Communication C1, memorandum from the Director of Economic and Cultural Development dated, May 27, 2019, be received.

Recommendations

1. That Corporate Promotional Items Policy 02.C.03 (Attachment 1) be approved.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

30. 2018 VAUGHAN FIRE AND RESCUE ANNUAL REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 4, 2019:

Recommendations

1. That this report regarding the Vaughan Fire & Rescue Service 2018 Annual Report be received for information.

31. ADDING PENALTY PROVISION TO THE TREE PROTECTION BY-LAW

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 4, 2019:

Recommendations

1. Amend By-law 052-2018, as amended, by adding the provision that, "Every person who is convicted of an offence under this By-law is liable to a fine as provided for in the *Provincial Offences Act*, R.S.O. 1990, Chap. P.33."

32. ELECTIONS-RELATED SIGN BY-LAW TECHNICAL AMENDMENTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 4, 2019:

Recommendations

1. Approve the recommendations provided in Attachment 1 of this report.
2. Authorize staff to undertake any other actions required to implement the recommendations of this report, including making any consequential amendments to related bylaws, subject to the approval of the City Solicitor.

33. INCLUSION CHARTER FOR THE CITY OF VAUGHAN

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 4, 2019:

Recommendations

1. That Council endorse the Inclusion Charter statement for the City of Vaughan as outlined in this report; and,
2. That the City Clerk circulate this report for information to York Region Council, and the Municipal Diversity and Inclusion Group of York Region; and,

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

3. That the Corporate Management Team direct the development of a Vaughan Inclusion Charter Action Plan that may include the appointment of a task force or working group with representation from City staff and community stakeholders as well as containing consultation with the community.

34. WOODBIDGE SOCCER CLUB: UNSOLICITED PROPOSAL FOR A SEASONAL SPORTS DOME AT VAUGHAN GROVE SPORTS PARK

The Committee of the Whole recommends:

- 1) That staff continue discussions with the Woodbridge Soccer Club and other stakeholders and undertake a formal business case analysis and project management plan and report back to Council;
- 2) That the report of Deputy City Manager, Community Services, dated June 4, 2019, be received; and
- 3) That the following deputations and Communication be received:
 1. Mr. Tom Pechkovsky, Coordinating Manager Planning and Operations, York Catholic District School Board, Bloomington Road, West, Aurora and Communication C16, dated May 30, 2019;
 2. Ms. Denise DaRos-Presutti, Chair of Holy Cross Parent Council, Arran Crescent, Woodbridge;
 3. Mr. Tony Lorini, Holy Cross CES, Arran Crescent, Woodbridge;
 4. Mr. Mike Rietta, President of the Woodbridge Soccer Club, George Gale Road, Woodbridge; and
 5. Mr. Edward Skrobal, Markham Sports Dome, 14th Avenue, Markham; and
- 4) That the following Communications be received:
 - C18. Mr. Marcus Gagliardi, dated June 3, 2019; and
 - C28. Mr. Hiten Patel, Thornhill Wood Drive, dated June 4, 2019.

Recommendations

1. That staff continue discussions with the Woodbridge Soccer Club and undertake a formal business case analysis and project management plan and report back to Council with a term sheet and draft agreement for consideration before the end of 2019.
- 35. AMENDMENTS TO THE CODE OF CONDUCT FOR MEMBERS OF COUNCIL, LOCAL BOARD AND COMMITTEES (DEFERRED)**

The Committee of the Whole recommends:

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

- 1) That consideration of this matter be deferred to the Council meeting of June 12, 2019; and
- 2) That Communication C12, memorandum from the Integrity Commissioner and Lobbyist Registrar dated, May 27, 2019, be received.

Recommendations

Council, at its meeting of May 1, 2019, deferred consideration of the following recommendations of the Deputy City Manager, Corporate Services, dated April 2, 2019 (Report No. 14, Item 10) to the Committee of the Whole meeting of June 4, 2019:

1. That the revised "Code of Ethical Conduct for Members of Council and Local Boards" be approved, substantially in the form of the Draft Code included as Attachment #1; and
2. That the revised "Complaint Protocol" be approved, substantially in the form of the Draft Complaint Protocol included as Attachment #2.

36. REGISTERED RATEPAYER / COMMUNITY ASSOCIATION POLICY REVIEW UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated June 4, 2019:

Recommendations

1. THAT Staff be directed to report back in Q4 of 2019 with the outcome of the Registered Ratepayer / Community Association Policy review and any proposed changes to the current policy.

37. RETURNING OFFICER'S REPORT 2018 MUNICIPAL ELECTION

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of June 12, 2019:

Recommendations

1. That this report be received for information.

38. CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM JANUARY 1, 2019 TO APRIL 30, 2019

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Maurizio Bevilacqua, dated June 4, 2019:

Member's Resolution

Submitted by Mayor Maurizio Bevilacqua.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

Whereas, the City of Vaughan is committed to fostering an inclusive society; and

Whereas, the May 3, 2011 Council resolution authorized that recipients include, but not be limited to:

- Vaughan Based Charities;
- Not-for-profit Organizations; and
- Community Groups; and

Whereas, the use of the net proceeds was communicated to the public through the Mayor's Gala and the Mayor's Charity Golf Classic material, Council reports and media articles; and

It is therefore recommended that Council receive the attached list of recipient organizations that have received, for the period from January 1, 2019 to April 30, 2019, net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic

39. CROSSING GUARD LOCATION AT ILAN RAMON BOULEVARD AND VALLEY VISTA DRIVE (ANNE FRANK PUBLIC SCHOOL)

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Sandra Yeung Racco, dated June 4, 2019.

Member's Resolution

Submitted by Councillor Sandra Yeung Racco.

Whereas, Anne Frank Public School is located on the east side of Ilan Ramon Boulevard, south of Valley Vista Drive; and

Whereas, there is currently a school crossing guard located at the intersection of Ilan Ramon Boulevard and Valley Vista Drive to facilitate a north-south crossing on the east side of Ilan Ramon Boulevard; and

Whereas, Ilan Ramon Boulevard is a collector road with a high volume of vehicular traffic during peak periods of travel; and

Whereas, a number of residents, as well as Anne Frank Public School administration and the Parent Council of Anne Frank Public School, have all requested that the school crossing guard facilitate an "L" shaped crossing at this intersection, allowing for both a supervised north-south crossing and east-west crossing; and

Whereas, the catchment area for Anne Frank Public School does extend west of Ilan Ramon Boulevard thereby requiring students to cross Ilan Ramon Boulevard to reach the school; and

Whereas, there is a high number of combined assisted (35 in total) and unassisted (16 in total) student crossings during the morning and afternoon peak time periods on the north side (7 unassisted and 24

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

assisted) and south side (9 assisted and 11 unassisted) of the intersection (crossing Ilan Ramon Boulevard).

It therefore recommended that the current school crossing guard location at the intersection of Ilan Ramon Boulevard and Valley Vista Drive be changed to facilitate an “L” shaped crossing, allowing to cross children on both legs, for a north-south crossing on the east side and east-west crossing on the north side; and

That the appropriate signage and pavement markings be implemented.

40. SPEED REDUCTION ON SOUTHVALE DRIVE AND MILL RIVER DRIVE

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of June 12, 2019:

Member's Resolution

Submitted by Councillor Sandra Yeung Racco.

Whereas, Anne Frank Public School and Pioneer Park are located on the east side of Ilan Ramon Boulevard, south of Valley Vista Drive, thereby attracting a high volume of pedestrian activity; and

Whereas, residents have raised concerns with respect to pedestrian safety around the school and park area, including speeding in the neighbourhood; and

Whereas, existing speed limits on Valley Vista Drive east of Ilan Ramon Boulevard is 40km/h and on Ilan Raman Boulevard south of Valley Vista Drive is 40km/h; and

Whereas, Southvale Drive and Mill River Drive are local roads with a regulatory speed limit of 50km/h; and

Whereas, a reduction of the speed limit to 40km/h on Southvale Drive and Mill River Drive will provide a consistent environment to the surrounding residential land uses and consistency with the existing 40km/h speed limit on Valley Vista Drive and Ilan Ramon Boulevard; and

Whereas, Southvale Drive east of Mill River Drive to Valley Vista Drive has no sidewalk and a sidewalk exists only on the north side of the roadway from east of Ilan Ramon Boulevard to east of Mill River Drive; and

Whereas, a number of students travelling to Anne Frank Public School must cross from the south side of Southvale Drive to the north side to utilize the sidewalk and the safety of students travelling to and from school is of the utmost importance; and

Whereas, the City is undertaking a Traffic Management Strategy study, where a Road Safety program is being developed and a speed policy is

REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019

being established, based on pedestrian environment, roadway environment and operating speeds;

It therefore recommended that the speed limit on Southvale Drive and Mill River Drive be reduced from 50km/h to 40km/h; and

That the necessary By-law be amended and the appropriate signage be implemented.

41. NEW CONSTRUCTION AND DEMOLITION – SINGLE DETACHED DWELLING 14 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated June 4, 2019:

Recommendations

The Deputy City Manager, Corporate Services, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 15, 2019 (Item 3, Report No. 2), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019, be approved.

42. NEW CONSTRUCTION – THREE-STOREY, 45-UNIT APARTMENT BUILDING LOCATED AT 8010 KIPLING AVENUE, WOODBRIDGE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated June 4, 2019:

Recommendations

The Deputy City Manager, Corporate Services, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 15, 2019 (Item 1, Report No. 2), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019, be approved; and
2. That the applicant be requested to alter the design of the façade by recessing the windows and balconies.

43. RELOCATION & RESTORATION OF EXISTING BUILT HERITAGE PROPERTIES, DEMOLITION OF ONE EXISTING STRUCTURE & CONSTRUCTION OF 25 NEW UNITS 89 & 99 NASHVILLE RD & THE FORMER PART LOT OF 10515 REGIONAL RD 27 – KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated June 4, 2019, be approved; and**
- 2) That Communication C15 from Mark and Lorraine Inglis, Main Street, Kleinburg, dated May 28, 2019, received.**

Recommendations

The Deputy City Manager, Corporate Services, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 15, 2019 (Item 2, Report No. 2), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019, be approved.

44. TECHNICAL AMENDMENTS TO THE SMOKING BY-LAW AND SPECIAL EVENTS BY-LAW (CANNABIS-RELATED)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 4, 2019:

Recommendations

1. That the technical amendments to the Smoking By-law and Special Events By-law, as 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.

45. SPORTS VILLAGE WORKING COMMITTEE REPRESENTATION

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 12, 2019; and**
- 2) That Communication C17 from Mr. Hiten Patel, Thornhill Woods Drive, dated May 31, 2019, be received.**

Recommendations

1. That one (1) Member of Council be appointed to the City of Vaughan representation on the Sports Village Working Committee, effective September 1, 2019.
2. That the remaining three (3) City of Vaughan representatives on the Sports Village Working Committee be comprised of members from

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

the Portfolios of Community Services and the Chief Financial Officer and City Treasurer, as determined by the City's Corporate Management Team, effective September 1, 2019.

46. PETITION TO UNDERTAKE TRAFFIC CALMING ON DAVID TODD AVENUE

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of June 12, 2019:

Whereas, a petition (see attached) has been submitted to install traffic calming infrastructure on David Todd Avenue, which petition appears to meet the required threshold of community interest in the development of traffic calming infrastructure;

It is therefore recommended:

1. That subject to confirmation of the validity of the petition, the process by which traffic calming is undertaken on a given street be initiated with respect to David Todd Avenue; and
2. That a community meeting be convened and attended by appropriate staff as part of the process.

47. CEREMONIAL PRESENTATION - CANADIAN NETWORK OF ASSET MANAGERS (CNAM) - TEREAO AWARD

The Canadian Network of Asset Managers (CNAM) - Tereao Award was presented to the Infrastructure Planning and Corporate Asset Management Department for excellence in developing and implementing asset management approaches and significant improvements in business performance through the use of asset management tools and techniques or approaches.

48. CEREMONIAL PRESENTATION – CANADIAN ASSOCIATION OF MUNICIPAL ADMINISTRATORS (CAMA) AWARD

The CAMA Professional Development Award for Municipalities was presented to the Public Works Portfolio in the category of population over 100,000, for the Vaughan Innovators project.

49. CEREMONIAL PRESENTATION – MUNICIPAL LAW ENFORCEMENT OFFICER RYAN KAY

The Mayor and Members of Council recognized Officer Ryan Kay for his selfless and heroic actions, while not on duty, putting aside his own personal safety, responding to an Amber Alert and engaging in assisting Peel Regional Police and Ontario Provincial Police in intercepting a high value suspect involved in an alleged child abduction.

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

50. PRESENTATION - ALTAF STATIONWALA, PRESIDENT & CEO, MACKENZIE HEALTH

The Committee of the Whole recommends that the presentation by Mr. Altaf Stationwala, President and CEO, Mackenzie Health and Communication C24, presentation material, dated June 4, 2019, be received.

51. DEPUTATION - MS. GINA BALSECA-AGUIRRE, FUERZA LATINA

The Committee of the Whole recommends that the deputation of Ms. Gina Balseca-Aguirre, Fuerza Latina and Communication C32 from the Fuerza Latina Board Members, dated June 4, 2019, be received and referred to staff for a report to be brought forward to a future Committee of the Whole.

52. DEPUTATION - MS. DUNJA MONAGHAN - VITA COMMUNITY LIVING SERVICES / MENS SANA

The Committee of the Whole recommends that the deputation of Mr. Brian Naraine, Chair of Vita Community Living Services / Mens Sana and Communication C20 from Ms. Dunja Monaghan, Director of Transitional, Mental Health & Support Services, Vita Community Living Services and Mens Sana Families for Mental Health, be received and referred to staff.

53. DEPUTATION - MS. BRIANNE WHYTE - THORNHILL WOODS PUBLIC SCHOOL

The Committee of the Whole recommends:

- 1) That the deputation of Caterina S., student from Thornhill Woods Public School's Eco Committee and Social Change Makers and Communications C33 from the Eco Committee and Social Change Makers of Thornhill Woods P. S., dated June 4, 2019 and C34, petition, be received; and
- 2) That the following recommendation in accordance with Communication C23 Member's Resolution from Mayor Bevilacqua, dated June 4, 2019, be approved:

Whereas, the Intergovernmental Panel on Climate Change (IPCC) has determined the need for urgent and transformative action to reduce carbon emissions in the next 11 years to limit global warming to 1.5-degrees and avoid catastrophic climate change;

Whereas, the Government of Canada's April 2019 Changing Climate Report warns that Canada is warming at twice the global rate;

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

Whereas, extreme weather events exacerbated by climate change have resulted in increased insured losses, reaching \$2 billion across Canada in 2018, of which \$1.3 billion is attributed to events in the province of Ontario;

Whereas, C40 Cities recognizes that to remain within a 1.5-degree temperature rise, average per capita emissions across C40 cities must drop from over 5 tonnes of carbon dioxide equivalent (tCO₂e) per capita to 2.9 tCO₂e per capita by 2030;

Whereas, globally, cities account for 70% of the world's carbon emissions, are on the frontlines of managing the impacts of climate change, and are integral to climate change solutions;

Whereas, under the "Environmental Stewardship" Strategic Priority, the City of Vaughan 2018-2022 Term of Council highlights to "Build the Low-Carbon Economy and a Resilient City" as a key activity;

Whereas, the City of Vaughan recognizes that climate action also represents an opportunity for economic growth and stimulation in the low-carbon economy;

Whereas, the City of Vaughan has been acting on environmental sustainability through action plans such as Green Directions Vaughan, the Corporate Energy Management Plan, and the Municipal Energy Plan, setting a solid foundation to accelerate ambition and action to meet the moral and scientific urgency of climate change;

Whereas, the City of Vaughan, as a component of the Official Plan Review, will be developing a Climate Change Adaptation and Resilience Framework;

Whereas, the City recognizes that climate change on its own does not constitute an event that necessitates the activation of the City's Emergency Response Plan, but climate change can be associated with a natural emergency such as severe storms, flooding, tornadoes, and high winds that cause imminent harm to persons and property; and

Whereas, a growing list of cities across the world (including 31 municipalities in Canada to date) have recently declared or officially acknowledged the existence of a global climate emergency;

It is therefore recommended:

1. That the City of Vaughan declare a climate emergency for the purposes of naming and deepening our

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

commitment to protect our economy, environment and community from the impacts of climate change; and

2. That in response to this declaration, Council direct City staff to:
 - i. Continue the revision of Green Directions Vaughan, the City's community sustainability plan, as a platform for public engagement and community collaboration to act on climate change and other sustainability initiatives, and seek Council approval of Green Directions Vaughan by Q4 2019;
 - ii. Evaluate joining the Global Covenant of Mayors for Climate and Energy and bring forward a staff report to Council with more information in Q1 2020;
 - iii. Report back to Council on the Climate Change Adaptation and Resilience Framework by Q4 2020;
 - iv. Continue, in 2020, the planned update of the Municipal Energy Plan through approved capital project PL-9576-19 with the aim to identify strategies to reduce per capita GHG emissions from the 2013 level of 5 tonnes tCO₂e per person to between 2 to 3 tonnes tCO₂e per person by 2030;
 - v. Report back to Council by Q2 2020 with results of the study on the use of Local Improvement Charges to enable energy efficiency retrofits in private buildings as a key action to reduce energy use, save money, and reduce GHG emissions;
 - vi. Through the update to the Sustainability Performance Metrics program, report back to Council in 2020 on possible incentives to encourage new construction to be more energy efficient than the Ontario Building Code;
 - vii. Work with the Climate Wise Business Network and other partners to improve compliance to Ontario Regulation 506/18, Energy and Water Reporting and Benchmarking in the commercial sector;
 - viii. Continue to pursue the Sustainable Neighborhood Retrofit Action Plan (SNAP) project in the

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

Thornhill area in partnership with the Toronto and Region Conservation Authority and local resident groups; and

- ix. Continue to periodically provide updates to Council on the above and other initiatives related to the City's efforts to combat climate change.

**54. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
JUNE 4, 2019**

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

- 1) **CORPORATE ORGANIZATIONAL REFRESH**
(personal matters about identifiable individuals)
- 2) **2018 CIVIC HERO AWARD – WARD 5**
(personal matters about an identifiable individual)
- 3) **INTERNAL AUDIT REPORT – 2017 CORPORATE GOVERNANCE & ACCOUNTABILITY DEPARTMENT RESULTS**
(personal matters about identifiable individuals)
- 4) **7611 PINE VALLEY DRIVE, BUILDING B – WATER BILLING**
(litigation or potential litigation)
- 5) **LOCAL PLANNING APPEAL TRIBUNAL APPEALS – VAUGHAN OFFICIAL PLAN 2010 – YONGE & STEELES CORRIDOR SECONDARY PLAN APPEAL CASE NO. PL111184 – 8178 AND 8188 YONGE ST. AND 5 UPLANDS AVENUE**
(litigation or potential litigation)
- 6) **OFFICIAL PLAN AMENDMENT FILE OP.13.013 – ZONING BY-LAW AMENDMENT FILE Z.13.036 – ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO – VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**
(litigation or potential litigation)
- 7) **PROPERTY MATTER – ACQUISITION OF PUBLIC INDOOR RECREATIONAL SPACE – WEST SIDE OF JANE STREET, SOUTH OF RUTHERFORD ROAD – PORTION OF GROUND FLOOR, DULCINA PHASE 1B DEVELOPMENT PL140839 PL110419**
(acquisition or disposition of land)
- 8) **RIZMI LAND HOLDINGS – PROGRESS UPDATE**
(litigation or potential litigation)

**REPORT NO. 20 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 12, 2019**

**9) NORTH MAPLE REGIONAL PARK POTENTIAL
PARTNERSHIPS - PROGRESS UPDATE**

(a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization)

55. OTHER MATTERS CONSIDERED BY THE COMMITTEE

55.1 CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

- 1. Accessibility Advisory Committee meeting of April 30, 2019 (Report No. 3).**

The meeting adjourned at 5:49 p.m.

Respectfully submitted,

Regional Councillor Gino Rosati, Chair