

**CITY OF VAUGHAN
REPORT NO. 24 OF THE
COMMITTEE OF THE WHOLE (1)**

***For consideration by the Council
of the City of Vaughan
on October 2, 2019***

The Committee of the Whole (1) met at 1:05 p.m., on September 17, 2019.

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

The following items were dealt with:

**1. GUIDELINE REVIEW FOR THE IMPLEMENTATION OF SECTION 37
OF THE PLANNING ACT (FILE NO.26.17)**

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:

Recommendations

1. The review of the “Guidelines for the Implementation of Section 37 of the Planning Act” as presented to the Committee of the Whole on April 2, 2019 be discontinued because Bill 108 More Homes, More Choice Act, 2019 will replace the Section 37 policies of the Planning Act, with a new Community Benefits Charge that will be reported on separately by staff.

**2. DUFFERIN STREET AND CENTRE STREET INTERSECTION LAND
USE STUDY AMENDMENT TO VAUGHAN OFFICIAL PLAN 2010 -
UPDATE**

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:

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Recommendations

1. The Dufferin Street and Centre Street Area Specific Plan be included in the 2020 Policy Planning and Environmental Sustainability budget for review, having a funding request of approximately \$200,000.
2. Include an evaluation to expand the Plan Area, as deferred by Council on June 17, 2017, to align with the draft Major Transit Station Area boundary and policies.
3. **CAL-CROWN HOMES (THREE) INC. ZONING BY-LAW AMENDMENT FILE Z.18.016 DRAFT PLAN OF SUBDIVISION FILE 19T-18V007 VICINITY OF MAJOR MACKENZIE DRIVE WEST AND REGIONAL ROAD 27**

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.016 (Cal-Crown Homes (Three) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from “RD2 Residential Detached Zone Two” subject to site-specific Exception 9(1316) to “RD3 Residential Detached Zone Three”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) BE APPROVED, to permit a residential plan of subdivision consisting of 13 lots for detached dwellings and three (3) part blocks for future detached dwellings, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 14.5 residential units (45 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

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**4. CENTRA (MAJOR MACK EAST) INC. ZONING BY-LAW AMENDMENT
FILE Z.16.043 DRAFT PLAN OF SUBDIVISION FILE 19T-17V004
VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

The Committee of the Whole (1) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated September 17, 2019 be approved; and**
- 2) That the deputation by Mr. Claudio Brutto, President, Brutto Consulting Limited, Edgeley Boulevard, Concord, be received.**

Recommendations

1. THAT Zoning By-law Amendment File Z.16.043 (Centra (Major Mack East) Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone Phase 1 of the Subject Lands shown on Attachment 2 from "RR Rural Residential Zone" to "RT1 Residential Townhouse Zone" in the manner shown on Attachment 3, together with the site-specific exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-17V004 (Centra (Major Mack East) Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision consisting of six blocks for 30.5 street townhouse units in Phase 1 and a block for a future residential development in Phase 2 as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V004 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 30.5 residential units (93 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 with a building construction program within a reasonable timeframe."

**5. CLUSTERGARDEN ESTATE INC. DRAFT PLAN OF CONDOMINIUM
19CDM-19V003 VICINITY OF SPRINGSIDE ROAD AND PARKTREE
DRIVE**

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:

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Recommendations

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-19V003 (Clustergarden Estates Inc.) BE APPROVED, as shown on Attachments 4 to 6, subject to the Conditions of Draft Approval in Attachment 1.
6. **VMC RESIDENCES III LIMITED PARTNERSHIP DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-19V001 VICINITY OF PORTAGE PARKWAY AND MILLWAY AVENUE**

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-19V001 (VMC Residences III Limited Partnership) BE APPROVED, as shown on Attachments 3 to 9, subject to the Conditions of Draft Approval in Attachment 1.
7. **ZONING BY-LAW AMENDMENT FILE Z.15.023 SITE DEVELOPMENT FILE DA.15.022 NORSTAR GROUP OF COMPANIES VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

The Committee of the Whole (1) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated September 17, 2019 be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendations

1. THAT Zoning By-law Amendment File Z.15.023 (Norstar Group of Companies) BE APPROVED to amend Zoning By-law 1-88, to rezone the subject lands from "A Agricultural Zone" and "OS5 Open Space Environmental Protection Zone" to "RA3(H) Apartment Residential Zone" and "RM2(H) Multiple Residential Zone" each with the Holding Symbol "(H)", and "OS5 Open Space Environmental Protection Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the subject lands, or any portion thereof, until the following conditions are satisfied:

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- a. The Owner shall enter into a Development Agreement to satisfy all conditions, financial or otherwise, of the City with regard to such matters the City may consider necessary including payment of the development levies, the provision of the roads and municipal services, including construction of a sanitary sewer connected to the sanitary sewer on Crimson Forest Drive and Rutherford Road, installation of new services, landscaping and fencing, all to the satisfaction of the City. The said agreement shall be registered against the subject lands to the satisfaction of the City. The Owner must also resolve the following matters:
 - i. 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 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; and
 - b. The Owner shall enter into a Block 11 Developer's Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing of the provision of parks, cash-in-lieu of parkland, roads and municipal services; and
 - c. The Owner shall submit a letter to the City from the Block 11 Developer's Group (Block 11 Properties Inc. - Trustee) indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 11 Developer's Group Cost Sharing Agreement.
3. 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.
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.

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

“THAT Site Development Application File DA.15.022 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 427 residential units (1,090 persons equivalent). The allocation of said capacity maybe 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 with a building construction program within a reasonable timeframe”.
6. THAT Site Development File DA.15.022, BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the City, to permit the development of one (1) 24-storey apartment building, and six (6) blocks of three-storey back-to-back and stacked townhouses, as shown on Attachments 2 to 7:
 - a. THAT prior to the execution of a Site Plan Agreement:
 - i. The Owner shall dedicate all lands zoned “OS5 Open Space Environmental Protection Zone” free and clear of all charges and encumbrances to the satisfaction of the appropriate public authority;
 - ii. The Development Planning Department shall approve the final site plan, building elevations showing bird-safe window treatments, landscape and edge management and restoration planting plan, landscape cost estimate, lighting plan, updated Arborist Report, and addendum to the Pedestrian Wind Assessment Study;
 - iii. The Owner shall update the Block 11 Community Plan and shall cause it to be displayed on the interior wall of the sales office;
 - iv. The City shall approve the final site servicing plan, site grading plan, erosion sediment control plan, functional servicing and stormwater management reports and drawings, hydrogeological and geotechnical reports, Phase 1 and 2 Environmental Site Assessments, Transportation Demand Management Plans (TDM Plans), and Traffic Impact Study;
 - v. The Owner shall pay the Site Plan Complex fee pursuant to the Fees and Charges By-law as amended. The fee amount is \$218,280.00. Should the fee not be paid in the calendar year in which it is calculated, the fee will be subject to increase in the next calendar year;

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- vi. The Owner shall work with the City and York Region to design and construct a sidewalk link including grading and street lighting along the frontage of the north side of Rutherford Road in its ultimate location or construct an interim sidewalk if the permanent sidewalk cannot be constructed;
 - vii. The Owner shall satisfy all requirements of the Toronto and Region Conservation Authority including the final geotechnical report, stormwater management report, erosion sediment control, and revised landscape drawings (including edge management and restoration plan);
 - viii. The Owner shall pay to the City the woodlot charge at the rate of \$1,000.00 per residential low-rise dwelling unit, and \$600.00 per residential high-rise dwelling unit, in accordance with the City's Woodlot Acquisition Front-end Agreement;
 - ix. The Owner shall enter into a Tree Protection Agreement, which includes a security for trees to be preserved and protected in accordance the approved Arborist Report. The security amount associated with the Tree Protection Agreement is to be determined through the following:
 - Tree compensation formula provided in the Arborist Report based on the City Tree Replacement Requirement
 - The costs associated with tree protection measures (i.e. tree protection fencing, silt barriers etc.)
 - The costs associated with actual tree removals
 - x. The Owner is required to pay to the City cash-in-lieu of 15 extra replacement trees at a value of \$550.00 for each tree for a total of \$8,250.00, to the satisfaction of the City;
 - xi. The Owner shall satisfy all requirements of the Parks Planning Department;
 - xii. The Owner shall satisfy all requirements of the Public Works, Solid Waste Management Department;
 - xiii. The Owner shall satisfy all requirements of Canada Post; and
 - xiv. The Owner shall satisfy all requirements of York Region.
- b. THAT the implementing Site Plan Agreement shall include the following clauses:

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- 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 Owner shall contact the York Regional Police Department, 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;
 - iii. “For residential high-density development, the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed rate per unit, whichever is higher in accordance with the Planning Act and the City’s cash-in-lieu policy.”
- c. THAT the implementing Site Plan Agreement shall include the following warning clauses:
 - i. in all Offers of Purchase and Sale or Lease for the units on Blocks 1 to 6 and the Apartment Building 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 level limits of the Ministry of Environment, Conservation and Parks.”
 - ii. in all Offers of Purchase and Sale or Lease for the units on Block 1, Block 6, and Apartment Building on the site plan:

“Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and ducting etc., and central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of Environment, Conservation and Parks and in compliance with the City’s

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noise requirements. The location of the air conditioning unit for each dwelling unit in the block shall be in compliance with the provisions of the City of Vaughan Zoning By-law 1-88.”

- iii. in all Offers of Purchase and Sale or Lease for the dwelling units on Blocks 2 to 5 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 be in compliance with the provisions of the City of Vaughan Zoning By-law 1-88.”

**8. KARTELLE 130 RACCO PARKWAY GP INC. SITE DEVELOPMENT
FILE DA.18.006 VICINITY OF DUFFERIN STREET AND HIGHWAY 407**

The Committee of the Whole (1) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated September 17, 2019 be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

Recommendations

- 1. THAT Site Development File DA.18.006 (Kartelle 130 Racco Parkway GP Inc.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to the satisfaction of the Development Planning Department, to permit 2, 4-storey office buildings with ground floor commercial uses and a 3-storey above ground parking garage as shown on Attachments 2 to 6:
 - a. That prior to the execution of the Site Plan Agreement:
 - i. the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations, photometric lighting plan and signage details;
 - ii. the Owner shall pay the Development Engineering (‘DE’) Department Site Plan fee pursuant to the Fees and Charges By-law, as amended. If the fee is not paid in the calendar year in which it is calculated, the fee may be subject to increase in the next calendar year;

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- iii. the Owner shall apply to the City's Environmental Services ('ES') Department of Public Works for temporary (construction) and permanent groundwater dewatering and enter into Discharge Agreement(s) as required with ES to the satisfaction of the City. Prior to filing a permanent dewatering application with ES, the Owner shall include the dewatering system as part of the overall site servicing design, complete with groundwater sampling port and flow monitoring device and shall be located on private property close to the property line and upstream of the storm control manhole. The design shall conform to City Standard(s) and applicable City By-law(s);
- iv. the Owner shall provide confirmation of a temporary (during the construction period) mutual parking agreement(s) for 50 parking spaces located on 200 Racco Parkway as identified in the Construction Phasing Plan, or provide a suitable alternative construction management measure to be approved by the Development Engineering Department to mitigate the potential lack of parking on the Subject Lands during construction activities. Should the mutual parking agreement(s) or alternative construction management measure result in a deficiency in the minimum parking requirements of Zoning By-law 1-88, the Owner shall successfully obtain approval of a Minor Variance Application for the lower parking requirement from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
- v. the DE Department shall approve the final site servicing and grading plan, erosion and sediment control plan, functional servicing/storm water management report, geotechnical report and hydrogeological report;
- vi. the Owner shall provide the DE Department with written confirmation that the construction and alignment of the shoring and retaining wall structures bounding the Subject Lands (including tie-backs) 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 prior to final approval;
- vii. the Owner shall satisfy all requirements of the Ministry of Transportation, including obtaining a Building and Land Use Permit; and

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- viii. The Owner shall successfully obtain approval of a Minor Variance Application for the required site-specific zoning exceptions to Zoning By-law 1-88, as identified in this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.

9. LAURIER HARBOUR (KEELE) INC. SITE DEVELOPMENT FILE DA.16.116 VICINITY OF KEELE STREET AND CROMWELL ROAD

The Committee of the Whole (1) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated September 17, 2019 be approved;**
- 2) That Communication C4 from Ms. Angela Orsini, dated September 16, 2019 be received; and**
- 3) That the coloured elevation submitted by the applicant be received.**

Recommendations

- 1. THAT Site Development File DA.16.116 (Laurier Harbour (Keele) Inc.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of eight (8) semi-detached dwellings and nine (9) townhouse dwellings accessed by a private road, as shown on Attachments 2 to 7:
 - a. That prior to the execution of the Site Plan Agreement:
 - i. the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
 - ii. the Development Engineering Department shall approve the final grading plan, erosion and sediment control plan, site servicing plan, and functional servicing and stormwater management report;
 - iii. the Owner shall enter into a Development Agreement or make alternative arrangements for the construction of any external servicing, all to the satisfaction of the Development Engineering Department;
 - iv. the final implementing Zoning By-law for Zoning By-law Amendment File Z.15.034 shall be approved by the Local Planning Appeal Tribunal ('LPAT') in accordance with the

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LPAT Decision dated February 26, 2019 (File No. PL170640);

- v. the Conditions of Subdivision Approval for Draft Plan of Subdivision File 19T-15V014 shall be satisfied and the final plan shall be registered on title;
 - vi. the Owner shall enter into a Tree Protection Agreement with the City in accordance with the Council adopted Tree By-law 052-2018, and upon finalization of the landscape plan, shall quantify the value of tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol. The Owner shall not remove trees without written approval by the City;
 - vii. the Owner shall satisfy all requirements of the Parks Planning Department;
 - viii. The Owner shall provide the City with a Letter of Credit in the amount of \$10,000 which represents the complete costs to grade, sod and plant/restore any disturbed portion(s) of the Frank Robson Park site as a result of the development of the Subject Lands. Portions or the total sum of the Letter of Credit may be drawn upon by the City, as necessary, to complete the above-noted grading/restoration works on the Park;
 - ix. the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division; and
 - x. the Owner shall satisfy all requirements of York Region.
2. 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 City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division immediately.";
 - ii. "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.";

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- iii. "The Owner agrees to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Stormwater Management Report, prepared by Husson Engineering and dated June 2019.";
 - iv. "The Owner shall agree that no construction work, including but not limited to tree cutting, grading or filling, will occur on City property until the Owner has obtained written permission from the City.";
 - v. "The Owner shall notify the City seven (7) days in advance of commencing works within Frank Robson Park in order to obtain written permission. The Owner shall coordinate a site meeting with Parks Planning and Transportation, Parks and Forestry Operations Departments along with the General Contractor to review site conditions prior to commencement of any work on the Park or within any works which may impact the Park site (e.g. grading, erection of retaining walls etc.)."; and
 - vi. "The following warning clauses are to be placed within all Offers of Agreement of Purchase and Sale or Lease for all lots/units abutting the City neighbourhood park (Frank Robson Park):
 - a. "Purchasers and/or tenants are advised that the lot abuts a neighborhood park and that lighting and noise should be expected from the use of the park for recreation purposes. A 2.5 m high fence is to be constructed on the lot abutting the park block boundary with all fencing material, including foundations, wholly on the lot as per to delineate the boundary of the park, and to screen the yard amenity area on the lot. This fence is required as the lot abuts a Park with an active recreational facility (baseball)."; and
 - b. "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to Frank Robson Park is prohibited.""
3. THAT Site Development File DA.16.116 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 17 residential units (55 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 with a building construction program within a reasonable timeframe.

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**10. 2748355 CANADA INC. (QUADREAL BLOCK 2) SITE DEVELOPMENT
FILE DA.18.056 VICINITY OF INTERCHANGE WAY AND JANE
STREET**

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:

Recommendations

1. THAT Site Development File DA.18.056, BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to the satisfaction of the City, to permit the proposed development:
 - a. Prior to the execution of the Site Plan Agreement:
 - i. The Planning and Growth Management Portfolio, VMC Program shall approve the final site plan, building elevations, landscape cost estimate, landscape plans, photometric lighting plan, 3D digital model, and wayfinding/signage design. The elevations should demonstrate appropriate treatment and articulation of the built form to ensure activation of the public realm edges;
 - ii. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City;
 - iii. The Owner shall enter into a Tree Protection Agreement, which includes a security for all trees to be preserved and protected in accordance with the approved Arborist Report. The security amount associated with the Tree Protection Agreement is to be determined through the following:
 - Tree compensation formula provided in the Arborist Report based on the City Tree Replacement requirement
 - The costs associated with tree protection measures (i.e. tree protection fencing, silt barriers etc.)
 - The costs associated with actual tree removals
 - iv. Prior to final approval, the Owner shall submit a detailed wind tunnel model and sun/shadow analysis to the satisfaction of the City. These studies should include existing and planned neighbouring buildings and demonstrate the incorporation mitigation measures to

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ensure favourable micro-climatic conditions for people sitting, standing and walking within the public realm;

- v. The Owner shall submit to the City the final 3D digital model of the development, which shall include the accurately geo-referenced digital data, as outlined in the VMC Submission Protocol, to the satisfaction of the Planning and Growth Management Portfolio, VMC Program. 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 \$15,000.00 to guarantee the completion of the model;
- vi. Prior to final approval, the Owner shall provide an updated landscape plan and related securities that provides for additional plantings and landscape treatment along the west side of the Street C (local road) to provide increased visual and noise buffering from the adjacent property, to the satisfaction of the City;
- vii. The Owner shall provide a public access easement over the pedestrian mews, registered on title. The Owner shall indemnify and save harmless the City and/or their employees from all actions, causes of actions, suits, claims and demands whatsoever which may arise directly or indirectly by reason of the pedestrian mews provided under this Agreement;
- viii. The Owner shall prepare, and Development Engineering Staff, VMC Program shall approve, the final site servicing and grading plan, erosion sediment control plan, functional servicing and stormwater management reports and drawings, site illumination plan, utility coordination plan, geotechnical and hydrogeological assessment, dewatering plan, external lighting plan, environmental noise report, shoring and tie-back design, construction schedule and phasing plan, construction logistics plan, construction parking management plan, Urban Transportation Study, Transportation Demand Management Plan, and Pavement Markings and Signage Plan;
- ix. Prior to final approval, the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the Development. The City agrees to utilize its reasonable efforts to recover the Owner's costs of any external municipal services that have been designed

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and oversized by the Owner to accommodate any benefitting owners;

- x. The Owner shall submit to the City a copy of the Record of Site Condition ('RSC') filed on the environmental site registry and acknowledged by the Ministry of the Environment Conservation and Parks ('MECP') covering the entire Subject Lands;
- xi. The Owner shall pay the Development Engineering Complex Site Plan fee, pursuant to the Fees and Charges By-law;
- xii. The Owner agrees to submit an application to the Public Works, Environmental Services Department for any permanent dewatering system that is required for the buildings, and enter into an agreement and/or permit to discharge groundwater as required by the City;
- xiii. The Owner shall enter into a Subdivision Agreement and satisfy engineering conditions and provide the necessary financial securities and fees to the satisfaction of Development Engineering Staff, VMC Program;
- xiv. The Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division and the Owner is 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 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;
- xv. Prior to final approval, the Owner shall submit an environmental noise impact study and vibration impact study, prepared in accordance with MECP MPC-300 for review and approval by the City. The preparation of the revised environmental noise assessment shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the related Subdivision Agreement (File 19T-18V008) to carry out, or cause to carry out, the recommendations set out in the approved revised environmental noise assessment and include the necessary warning clauses in all Offers of Purchase and Sale or Lease, to the satisfaction of the City;

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- xvi. The Owner shall satisfy all requirements of Parks Planning Staff, VMC Program;
 - xvii. The Owner shall satisfy all requirements of the Toronto Transit Commission ('TTC');
 - xviii. The Owner shall satisfy all requirements of York Region;
 - xix. The Owner shall satisfy all requirements of the Ministry of Transportation Ontario ('MTO'); and,
- b. THAT the implementing Site Plan Agreement shall include the following clauses:
- i. "The Owner shall dedicate all roads, daylight triangles, and road widenings included within the Plan as public highways without monetary consideration and free of all encumbrances."
 - ii. "The Owner shall agree in the Subdivision Agreement that the construction access shall be provided only in a location approved by the City. Construction staging areas, staging and construction vehicle parking plans shall be approved by the City."
 - iii. "Should archaeological resources be found on the Subject Lands during construction activities, all construction activity and work must cease, and the Owner shall notify the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division immediately."
 - iv. "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."
 - v. "The Owner agrees to include in all Purchase and Sale Agreements, the details regarding solid waste collection services and advise all future owners and residents through the same means that the development will be obtaining private collection services."
 - vi. "The Owner shall agree to design and construct Streets A, B, and C, together with their associated services (including watermain, sanitary sewer, storm sewer), to the satisfaction of the City. Components of these road works

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are considered growth related and included in the 2018 City's Development Charges Background Study."

- vii. "The Owner shall convey Streets A, B and C, and associated daylight triangles to the City free of costs and encumbrances to the satisfaction of Development Engineering Staff, VMC Program."
 - viii. "The Owner shall prepare plan and profile construction drawings for Streets A, B and C, to the satisfaction of Development Engineering Staff, VMC Program."
 - ix. "Parkland shall be dedicated in accordance with By-law 139-90, as amended by By-law 205-201 and the policies outlined in Section 7.3.3 of VOP 2010, Parkland Dedication, to satisfaction of the City."
 - x. "The Owner shall dedicate parkland and/or pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units, or at a fixed rate, prior to the issuance of a Building permit, in accordance with the Planning Act and the City's cash-in-lieu Policy. Parkland credit calculation will be affected by any existing and/or proposed land encumbrances. The Real Estate Department will assess the credits based on any present easements and/or other types of encumbrances."
 - xi. "It is the intent of the City that the development of the Millway Avenue Linear Park shall be coordinated with implementation of the residential development to provide park facilities to the residents in a timely manner. The timing of these works shall be completed by no later than occupancy of Phase 1 to ensure that the Millway Avenue Linear Park is open to the public at that time."
 - xii. "The Owner shall pay to the City of Vaughan all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board."
- c. THAT the implementing Site Plan Agreement shall include the following warning clauses:
- i. The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan:

"Purchasers and/or tenants are advised that Street B will be extended northerly in the future in accordance with the

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VMC Secondary Plan to facilitate the development of adjacent lands without further notice."

"Purchasers and/or tenants are advised that Street A will be extended westerly in the future in accordance with the VMC Secondary Plan to facilitate development of adjacent lands without further notice."

"Purchasers and/or tenants are advised that despite the inclusion of noise control features within the development area and within individual units, noise levels from construction activity may continue to be of concern occasionally interfering with some activities of the building occupants."

"Purchasers and/or tenants are hereby put on notice that the *Telecommunications Act* and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

- ii. The following warning clauses shall be included in the Agreement of Purchase and Sale, Condominium Declarations, Condominium Agreement(s):

"Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels may exceed the sound level limits of the City and Ministry of Environment, Conservation and Parks."

"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of Environment, Conservation and Parks."

"Purchasers/tenants are advised that due to the proximity of nearby commercial/office/retail facilities, sound levels from these facilities may at times be audible."

"Purchasers are advised that due to the proximity of the nearby IKEA store and warehouse, sound levels from these facilities may at times be audible."

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

“THAT Site Plan Development Application DA.18.056 be allocated servicing capacity from York Sewage Servicing/Water Supply System for a total of 1,148 residential units (2,875 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 with a building construction program within a reasonable timeframe.”

11. BY-LAW CONSOLIDATION TECHNICAL AMENDMENTS

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated September 17, 2019:

Recommendations

1. That the recommendations in Attachment 1 of this report be adopted; 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.

12. PROCLAMATION REQUEST CARIBBEAN HERITAGE MONTH

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 17, 2019:

Recommendations

1. That October 2019 be proclaimed as “Caribbean Heritage Month”, and
2. That the proclamation be posted on the City’s website.

13. PROCLAMATION REQUEST CHILD CARE WORKER AND EARLY CHILDHOOD EDUCATOR APPRECIATION DAY

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 17, 2019:

Recommendations

1. That October 24, 2019 be proclaimed as Child Care Worker and Early Childhood Educator Appreciation Day; and,

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2. That the proclamation be posted on the City's website.

14. PROCLAMATION REQUEST DEMENTIA FRIENDLY DAY

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 17, 2019:

Recommendations

1. That September 21, 2019 be proclaimed as Dementia Friendly Day; and,
2. That the proclamation be posted on the City's website.

15. PROCLAMATION REQUEST PKD AWARENESS DAY

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 17, 2019:

Recommendations

1. That September 4, 2019 be proclaimed as "PKD Awareness Day"; and,
2. That the proclamation be posted on the City's website.

16. PROCLAMATION REQUEST RECOVERY MONTH

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 17, 2019:

Recommendations

1. That September 2019 be proclaimed as "Recovery Month"; and,
2. That the proclamation be posted on the City's website.

17. 2019 ORDER OF VAUGHAN RECIPIENTS

The Committee of the Whole (1) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor dated September 17, 2019 be approved; and
- 2) That Communication C2, Confidential Memorandum from the City Clerk dated September 13, 2019, be received.

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Recommendations

1. That Council endorse the individuals recommended by the Order of Vaughan Selection Committee and set out in Confidential Attachment 1 to this report, as the 2019 recipients of the Order of Vaughan; and
2. That the names of the individual recipients be made public following notification by the Mayor.

18. FAIR PRICING FOR CANADIAN PUBLIC LIBRARIES

The Committee of the Whole (1) recommends approval of the recommendation contained in the following resolution of Councillor Iafrate and Councillor Yeung Racco, dated September 17, 2019.

Member's Resolution

Submitted by Councillor Iafrate and Councillor Yeung Racco

Whereas, the City of Vaughan recognizes the important role that libraries play in our community. Libraries and the early literacy programs that they run are integral to developing proficient readers and ensuring that children succeed in school. More and more, digital literacy programs run by libraries also help ensure that citizens can contribute to our digital world. Additionally, vulnerable demographic groups, including seniors, low income families, youth, and new Canadians rely on access to libraries as an important tool for their participation in the community – from education to searching for jobs to consuming Canadian cultural materials; and

Whereas, libraries in our community recognize that our users increasingly seek to access digital publications offered by multinational publishers, and that access to those publications is too often curtailed by prohibitively high licensing fees or else entirely denied to Canadian libraries; and

Whereas, libraries must be in a position to offer digital publications to their users as part of their service offering to the community, particularly given the contemporary rapid pace of digitization of educational and cultural materials.

It is therefore recommended that the City of Vaughan indicate its support for the Canadian Urban Libraries Council in its efforts to increase access to digital publications for library users in the City of Vaughan and across Canada; and

That the Federal government be called on to investigate the barriers faced by libraries in acquiring digital publications and the problems that poses for vulnerable demographic groups in Canada; and

That the Federal government take action to develop a solution that increases access to digital publications across Canada and assists

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libraries in meeting the cost requirements to acquire digital publications;
and

That this resolution be forwarded to the three MPs for Vaughan and to the Canadian Urban Library Council.

19. CEREMONIAL PRESENTATION – 2019 AMO FEDERAL GAS TAX AWARD

The 2019 AMO Federal Gas Tax Award was presented to the City of Vaughan's Civic Centre Resource Library for demonstrating excellence in the use of the Federal Gas Tax Fund.

20. DEPUTATION – WOMEN'S SUPPORT NETWORK OF YORK REGION

The Committee of the Whole recommends:

- 1) That the City Clerk be requested to reschedule the deputation by the Women's Network of York Region to a future meeting of the Committee of the Whole; and
- 2) That Communication C1, presentation material titled "Women's Support Network of York Region – Dedicated to eradicating sexual violence", distributed with the main agenda, be received.

21. DEPUTATION – MR. JAIME A. DE BEM

The Committee of the Whole (1) recommends that the deputation by Mr. Jaime A. De Bem be received and referred to staff.

22. DEPUTATION – MS. BARBARA FARHOOD

The Committee of the Whole (1) recommends:

- 1) That the Deputation by Ms. Barbara Farhood be received and referred to staff; and
- 2) That Communication C3, Memorandum from the Deputy City Manager, Planning and Growth Management dated September 12, 2019, be received.

23. OTHER MATTERS CONSIDERED BY THE COMMITTEE

1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole (1) recommends:

That the following Ad-Hoc Committee reports be received:

1. Heritage Vaughan Committee meeting of May 16, 2019 (Report No. 2).
2. Heritage Vaughan Committee meeting of June 19, 2019 (Report No. 3).

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2. RECESS AND-RECONVENE

The Committee of the Whole recessed at 1:48 p.m. and reconvened at 3:10 p.m. with the following members present:

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

**24. SPECIAL COMMITTEE OF THE WHOLE (CLOSED SESSION)
RESOLUTION SEPTEMBER 17, 2019**

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

- 1) **LOCAL PLANNING APPEAL TRIBUNAL GATEHOLLOW
ESTATES INC. 9681 & 9691 ISLINGTON AVENUE OP.16.010 &
Z.16.39 CASE NO.PL1708346**

(litigation or potential litigation)

The meeting adjourned at 3:25 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair