



**CITY OF VAUGHAN
REPORT NO. 34 OF THE
COMMITTEE OF THE WHOLE**

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

The Committee of the Whole met at 3:03 p.m., on November 5, 2019.

Present: Councillor Rosanna DeFrancesca, Chair
 Regional Councillor Mario Ferri
 Regional Councillor Gino Rosati
 Councillor Marilyn Iafrate
 Councillor Tony Carella
 Councillor Alan Shefman

The following items were dealt with:

1. SHORT-TERM RENTAL ACCOMMODATIONS, AMENDMENTS TO ZONING BY-LAW 1-88

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 November 5, 2019:

Recommendations

1. THAT the Committee of the Whole report for a city-wide Zoning By-law amendment for Short-Term Rental accommodations BE RECEIVED; and, that the Implementing Zoning By-law proceed to the next Council meeting for action.

2. LAURIER HARBOUR (KEELE) INC. OFFICIAL PLAN AMENDMENT FILE OP.15.020 ZONING BY-LAW AMENDMENT FILE Z.15.019 DRAFT PLAN OF SUBDIVISION FILE 19T-15V007 SITE DEVELOPMENT FILE DA.17.068 VICINITY OF KEELE STREET AND BARRHILL ROAD

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of November 19, 2019; and

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

- 2) **That the deputation of Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, be received.**

Recommendations

That the Local Planning Appeal Tribunal be advised that City of Vaughan Council ENDORSES the following recommendations to permit the development of eight (8) semi-detached dwelling units and eight (8) townhouse dwelling units accessed by a private condominium road, as shown on Attachments 3 to 9:

1. THAT Official Plan Amendment File OP.15.020 (Laurier Harbour (Keele) Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 2, specifically Section 9.1.2.3 respecting new development within an established “Community Area”.
2. THAT Zoning By-law Amendment File Z.15.019 (Laurier Harbour (Keele) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from “R1 Residential Zone” and “R2 Residential Zone” to “RT1(H) Residential Townhouse Zone” with the Holding Symbol “(H)” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands until the following matters have been addressed to the satisfaction of the City:
 - a. The design of the proposed shared access from Keele Street for the Subject Lands and 9773 Keele Street shall be approved by York Region;
 - b. Shared water, sanitary, and stormwater servicing connections for the Subject Lands and the lands to the south municipally known as 9773 Keele Street shall be approved by the City and York Region;
 - c. Registered reciprocal access and servicing easements between the owners of the Subject Lands and 9773 Keele Street for shared road access and services shall be obtained from the Vaughan Committee of Adjustment. The Committee of Adjustment’s decision shall be final and binding and any conditions of approval imposed by the Committee shall be satisfied; and
 - d. The Owner of the lands municipally known as 9773 Keele Street shall successfully obtain approval from Vaughan Council of the Official Plan and Zoning By-law Amendment, Draft Plan of

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

Subdivision and Site Development applications for 9773 Keele Street.

4. THAT Draft Plan of Subdivision File 19T-15V007 (Laurier Harbour (Keele) Inc.) BE APPROVED to create one residential development Block ("Block 1") and one block to be conveyed to York Region for road widening purposes ("Block 2"), as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
5. THAT should the Local Planning Appeal Tribunal approve Official Plan and Zoning By-law Amendment Files OP.15.020 and Z.15.019 (Laurier Harbour (Keele) Inc.), either in whole or in part, that the Local Planning Appeal Tribunal withhold its final Order until such time that the implementing Official Plan and Zoning By-law Amendments are prepared to the satisfaction of the City.
6. THAT should the Local Planning Appeal Tribunal approve Zoning By-law Amendment File Z.15.019, the Owner be permitted to apply for a Minor Variance application 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.
7. THAT City of Vaughan staff be directed to attend the Local Planning Appeal Tribunal Hearing in support of the Recommendations contained in this report.

That the City of Vaughan Council APPROVE the following recommendations:

1. THAT should the Local Planning Appeal Tribunal approve Official Plan Amendment File OP.15.020, Zoning By-law Amendment File Z.15.019 and Draft Plan of Subdivision File 19T-15V007, that Site Development File DA.17.068 (Laurier Harbour (Keele) Inc.) BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department, to permit the development of eight (8) semi-detached dwelling units and eight (8) townhouse dwelling units accessed by a private condominium road, as shown on Attachments 4 to 9:
 - 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 final landscape plan shall be designed in accordance with the Maple Streetscape and Urban Design Guidelines;

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

- iii. the Development Engineering Department shall approve the final grading, erosion and sediment control, site servicing plans, functional servicing and stormwater management report, and construction management plan;
 - iv. the final implementing Zoning By-law for Zoning By-law Amendment File Z.15.019 shall be approved by the Local Planning Appeal Tribunal;
 - v. the final Draft Plan of Subdivision (File 19T-15V007) shall be registered;
 - vi. the Owner shall enter into a Tree Protection Agreement with the City in accordance with the Council adopted Tree By-law 052-2018;
 - vii. the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division; and
 - viii. the Owner shall satisfy all requirements of York Region;
- b. That the Site Plan Agreement shall include the conditions and warning clauses identified in this report, to the satisfaction of the City.
2. THAT Site Plan Development File DA.17.068 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 16 residential units (52 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.

3. RUTHERFORD CONTWO INVESTMENTS LIMITED ZONING BY-LAW AMENDMENT FILE Z.15.031 SITE DEVELOPMENT FILE DA.15.074 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 November 5, 2019 be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

Recommendations

- 1. THAT Zoning By-law Amendment File Z.15.031 (Rutherford Contwo Investments Limited) BE APPROVED to amend Zoning By-law 1-88, to rezone the subject lands from "A Agricultural Zone" and

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

“OS5 Open Space Environmental Protection Zone” to “RM2 Multiple Residential Zone” and “OS5 Open Space Environmental Protection Zone” in the manner shown on Attachment 4, together with site-specific zoning exceptions identified in Table 1 of this report.

2. THAT the Owner be permitted to apply for a Zoning By-law Amendment and/or Minor Variance Application(s) from the Vaughan Committee of Adjustment, if required, to permit minor adjustments to the in-effect Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into full force and effect.
3. THAT Site Development File DA.15.074 (Rutherford Contwo Investments Limited) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS and warning clauses included on Attachment 1, to the satisfaction of the Development Planning Department, to permit 219, 4-storey stacked townhouse dwelling units as shown on Attachment 4 to 8.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“THAT Site Development File DA.15.074 (Rutherford Contwo Investments Limited) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 219 residential dwelling units (670 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.”

4. PACE DEVELOPMENTS MAPLE INC. DRAFT PLAN OF CONDOMINIUM FILE 19CDM-19V005 VICINITY OF KEELE STREET AND BARRHILL 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 November 5, 2019:

Recommendations

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-19V005 (Pace Developments Maple Inc.) BE APPROVED, as shown on Attachment 4, subject to the Conditions of Draft Approval in Attachment 1.

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

5. SQUIRE DOWN INVESTMENTS LTD. 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 November 5, 2019 be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

Recommendations

1. THAT Site Development File DA.18.093 (Squire Down Investments Ltd.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of an employment building (warehouse) with accessory office uses, having a total Gross Floor Area of 9,780.42 m², as shown on the Attachments 2 to 4:
 2. 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, erosion and sediment control and site servicing plans, the functional servicing and stormwater management report and traffic impact brief;
 - iii. the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;
 - iv. the Owner fulfill all the conditions imposed by the Committee of Adjustment for approved Minor Variance File A098/18;
 - v. the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and
 - vi. the Owner shall satisfy all requirements of the Ministry of Transportation.
- 6. EXTENSION OF BASS PRO MILLS DRIVE FROM ROMINA DRIVE TO JANE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated November 5, 2019:

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

Recommendations

1. That a By-law be enacted to dedicate the required lands for Bass Pro Mills Drive extension from Romina Drive to Jane Street as public highway.
2. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law to designate Bass Pro Mills Drive from Edgeley Boulevard to Jane Street as a through street.
3. That a By-law be enacted to amend By-law 064-2019, the Consolidated Parking By-law to prohibit stopping on both sides of Bass Pro Mills Drive from Romina Drive to Jane Street.

7. METROLINX ACTIVITIES UPDATE – FALL 2019

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated November 5, 2019:

Recommendations

1. That Council receive this report for information.

8. UPDATE ON AUTOMATED SPEED ENFORCEMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works and the Deputy City Manager, Community Services, dated November 5, 2019:

Recommendations

1. That the Ministry of Transportation of Ontario consider the option of using an Administrative Monetary Penalty System (AMPS) for offences enforced using an ASE program to avoid burdening the Provincial Offences Act courts; and
2. That the City Clerk forward a copy of this report to York Region, the Ministry of Transportation of Ontario, the Ministry of the Attorney General, local municipalities in York Region, and the Ontario Traffic Council.

9. NEW DEVELOPMENT – PROPOSED DEMOLITION OF TWO EXISTING SINGLE DETACHED DWELLINGS AND CONSTRUCTION OF 16 RESIDENTIAL UNITS COMPRISED OF 8 SEMI-DETACHED UNITS AND 8 TOWNHOUSE UNITS LOCATED AT 9785/9797 KEELE STREET, VICINITY OF KEELE STREET AND BARRHILL ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated November 5, 2019:

REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019

Recommendations

The Deputy City Manager, Administrative Services and City Solicitor, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of October 16, 2019 (Item 1, Report No. 4), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 16, 2019, be approved.

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated October 16, 2019:

1. THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of two existing single detached dwellings and new construction of 16 residential units comprised of 8 semi-detached units and 8 townhouse units at 9785 and 9797 Keele Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
 - a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
 - c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department;
 - d. The standard Archaeology Clauses apply:
 - i. *Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department shall be notified immediately.*
 - ii. *In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.*

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

10. RELOCATION OF ONE DESIGNATED PART IV HOUSE (58 FANNING CIRCLE) AND A LISTED HOUSE (39 KEATLEY DRIVE) TO 10090 BATHURST STREET, VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE WEST

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated November 5, 2019:

Recommendations

The Deputy City Manager, Administrative Services and City Solicitor, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of October 16, 2019 (Item 3, Report No. 4), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 16, 2019, be approved.

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated October 16, 2019:

1. THAT Heritage Vaughan recommend Council approve the proposed relocation and restoration of the George Munshaw House located at 58 Fanning Mills Circle to 10090 Bathurst Street under Section 34 of *Ontario Heritage Act*, subject to the following conditions:
 - a. The Owner shall enter into a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the City of Vaughan for the preservation / conservation of cultural heritage value;
 - b. The Owner shall provide a Letter of Undertaking with financial securities calculated to the cost of relocation and restoration of the George Munshaw House;
 - c. The Owner shall provide the City with an updated legal description of the new location to facilitate the amendment of the designation by-law;
 - d. The George Munshaw House shall be relocated, stabilized and footings, foundation and site services be installed prior to the relocation and restoration of the Bassingthwaite House;
 - e. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

- f. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
 - g. The Owner shall submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.
2. THAT Heritage Vaughan recommend Council approve the proposed relocation of the Bassingthwaite House located at 39 Keatley Drive to 10090 Bathurst Street of *Ontario Heritage Act*, subject to the following conditions:
- a. The Owner shall enter into a Heritage Easement Agreement under Section 37 of the OHA with the City of Vaughan for the preservation of the conservation of cultural heritage value;
 - b. That the Owner provide a Letter of Undertaking with financial securities calculated to the cost of relocation and restoration of the Bassingthwaite House;
 - c. The Owner shall provide the City with an updated Statement of Cultural Heritage Value in order to facilitate the inclusion of the Bassingthwaite House into the amendment of the designation by-law;
 - d. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - e. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
 - f. The Owner shall submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

11. REQUEST FOR STAFF TO ATTEND A COMMUNITY MEETING

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor lafrate and Regional Councillor Rosati, dated November 5, 2019:

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

Member's Resolution

Submitted by Councillor Iafrate and Regional Councillor Gino Rosati

Whereas, residents from Mackenzie Ridge subdivision have contacted our offices regarding recent home burglaries within their community and,

Whereas, the safety of our residents and communities are paramount and,

Whereas, the residents have requested that the Regional & Ward Councillors organize a community meeting to provide information on crime prevention as well as community safety, and,

Whereas, York Regional Police confirmed their attendance at the community meeting and,

Whereas, the meeting has been set for November 25th, 2019 at 7:00pm at Vaughan City Hall, (MPR),

Now therefore be it resolved, that the appropriate staff including Bylaw be allowed to attend the evening meeting to provide information as necessary regarding community safety and that Council ratify the action taken.

12. OTHER MATTERS CONSIDERED BY THE COMMITTEE

12.1. 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 October 15, 2019 (Report No. 6).**
- 2. Heritage Vaughan Committee Meeting of October 16, 2019 (Report No. 4).**

The meeting adjourned a 3:50 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair