

**CITY OF VAUGHAN
REPORT NO.39 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on December 17, 2019***

The Committee of the Whole met at 1:04 p.m., on December 3, 2019.

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

The following items were dealt with:

1. **EDWARD LETICHEVER OFFICIAL PLAN AMENDMENT FILE
OP.13.007 ZONING BY-LAW AMENDMENT FILE Z.13.019 SITE
DEVELOPMENT FILE DA.13.042 VICINITY OF CENTRE STREET AND
DUFFERIN STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated December 3, 2019 be approved;
- 2) That the deputation of Mr. Ted Cymbaly, Urban and Regional Planner, Land Use Consulting Services, Tyler Place, Toronto, on behalf of the applicant, be received; and
- 3) That the coloured elevations submitted by the applicant be received.

Recommendations

1. THAT Official Plan Amendment File OP.13.007 (Edward Letichever) BE APPROVED, to amend in-effect OPA 210 (Thornhill Vaughan Community Plan), amended by OPA 672

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 17, 2019**

(Centre Street Corridor Plan) to redesignate the subject lands from “Low Density Residential” with a “Special Policy Area” overlay to “General Commercial” to permit a 4-storey office building, as shown on Attachments 5 to 7.

2. THAT Zoning By-law Amendment File Z13.019 (Edward Letichever) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands from “R1 Residential Zone” to “C1 Restricted Commercial Zone” in the manner shown on Attachment 5, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. Prior to the enactment of the implementing Zoning By-law, the final Arborist report and Phase Two Environmental Site Assessment report shall be approved to the satisfaction of the City.
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
5. THAT Site Development File DA.13.042 (Edward Letichever) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS and warning clauses included on Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of a 4-storey (1,943 m²) office building and 66 parking spaces as shown on Attachments 5 to 7.

**2. KIRBY ROAD DEVELOPMENTS INC. ZONING BY- LAW AMENDMENT
FILE Z.16.032 DRAFT PLAN OF SUBDIVISION FILE 19T-16V007
WARD 1- VICINITY OF KIRBY ROAD AND KIPLING 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 December 3, 2019 be approved; and
- 2) That the deputation of Ms. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant, be received.

Recommendations

1. THAT Zoning By-law Amendment File Z.16.032 (Kirby Road Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 2 from “A Agricultural Zone” to “A Agricultural Zone”, “RD1(H) Residential

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 17, 2019**

Detached Zone One” with the addition of the Holding Symbol “(H)”, “RD2 Residential Detached Zone Two”, “OS2 Open Space Park Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.

2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands until the following conditions are addressed to the satisfaction of the City:
 - a) Draft Plan of Subdivision File 19T-17V002 (G. Farruggio et al.) to the immediate east of the Subject Lands is approved to allow access and services to the subject lands through the continuation of Street A, and the construction of the stormwater management pond to the satisfaction of the City; and
 - b) The Holding Symbol “(H)” for Blocks 16 and 17 (future residential lot) shall only be removed once the adjacent lands to the immediate west develop and Street A is extended westward, thereby removing the temporary turning circle.
3. THAT the Owner be permitted to apply for a 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.
4. THAT Draft Plan of Subdivision File 19T-16V007 (Kirby Road Developments Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision comprised of 9 lots for detached dwellings, residential blocks, open space blocks, stormwater management block, one 18.5 m public street and be permitted to proceed in 2 phases, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval set out in Attachment 1 of this report.
5. THAT the Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Infrastructure Development Department Real Estate Division, and the approval shall form the basis of the cash-in-lieu payment.

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 17, 2019**

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

“THAT Draft Plan of Subdivision File 19T-16V007 be allocated servicing capacity for a total of 9 residential units (32 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. FIRSTGREEN CORP. DRAFT PLAN OF CONDOMINIUM FILE 19CDM-19V007 VICINITY OF BATHURST STREET AND RUTHERFORD 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 December 3, 2019.

Recommendations

1. That Draft Plan of Condominium (Common Elements) File 19CDM-19V007 (Firstgreen Corp.), BE APPROVED, as shown on Attachment 3, subject to the Conditions of Draft Approval in Attachment 1.

4. NATIONAL CAPITAL FINANCIAL INC. ZONING BY-LAW AMENDMENT FILE Z.19.005 VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE

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 December 3, 2019.

Recommendations

1. THAT Zoning By-law Amendment File Z.19.005 (National Capital Financial Inc.) BE APPROVED, to amend the “C3 Local Commercial Zone”, subject to site- specific Exception 9 (1054) of Zoning By-law 1-88, for the Subject Lands shown on Attachment 1, to permit commercial uses as identified in this report on the ground floor and a residential dwelling unit on the second floor only of the existing building.
2. THAT prior to the enactment of the implementing Zoning By-law, the Owner shall confirm the Record of Site Condition requirements and finalize all outstanding comments of Site Development File DA.19.065 to the satisfaction of the City.

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 17, 2019**

**5. SQUIRE DOWN INVESTMENTS LTD. SITE DEVELOPMENT FILE
DA.18.092 50 KEYES COURT 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 December 3, 2019 be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendations

1. THAT Site Development File DA.18.092 (Squire Down Investments Ltd.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS as listed on Attachments 1 and 2, to the satisfaction of the Development Planning Department, to permit the development of an employment building (warehouse) with accessory office uses, as shown on Attachments 4 to 6.

**6. YORK REGION TRANSIT SITE DEVELOPMENT FILE DA.19.062
VICINITY OF MAJOR MACKENZIE DRIVE AND JANE STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated December 3, 2019, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendations

1. THAT Site Development File DA.19.062 (York Region Transit) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of a York Region Transit bus terminal as shown on Attachments 3 to 7.

7. FINAL VERSION - GREEN DIRECTIONS VAUGHAN 2019

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 December 3, 2019.

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 17, 2019**

Recommendations

1. THAT City Council adopt Green Directions Vaughan 2019, the City's revised community sustainability plan appended as Attachment 1, in support of the 2018-2022 Service Excellence Strategic Plan.
2. THAT City Council direct staff to prepare a plain-language, easily accessible summary of Green Directions Vaughan 2019 for use in a wide range of communication channels.

8. EMERGENCY MANAGEMENT PROGRAM COMMITTEE REVISED TERMS OF REFERENCE AND APPOINTMENT OF MEMBERS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chair, Emergency Management Program Committee, dated December 3, 2019.

Recommendations

1. That the revised Terms of Reference for the Emergency Management Program Committee [Attachment 1] be approved; and
2. That appointment of members to the Emergency Management Program Committee as detailed in the revised Terms of Reference be approved.

9. BY-LAW TO DELEGATE COUNCIL AUTHORITY PURSUANT TO SECTIONS 354, 357, 358 AND 359 AND SECTION 356 OF THE MUNICIPAL ACT, S.O. 2001

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated December 3, 2019.

Recommendations

1. That a by-law be approved to delegate authority to the City Treasurer or his/her designate to cancel, reduce, refund, or increase taxes in accordance with Sections 354, 357, 358, 359 of the *Municipal Act* and apportion unpaid taxes accordingly under Section 356 of the *Municipal Act*; and
2. That the by-law contain the property owner's/appellant's right to appeal staff decision to Council through the Deputation process and to the Assessment Review Board as legislated under the *Municipal Act*.

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 17, 2019**

10. YONGE STREET SUBWAY (LANGSTAFF/ RICHMOND HILL GROWTH AREA HIGHWAY 407/ YONGE STREET SUBWAY EXTENSION)

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated December 3, 2019.

Member's Resolution

Submitted by Mayor Maurizio Bevilacqua.

Whereas the Province of Ontario designated Langstaff/Richmond Hill Centre as an urban growth centre in 2006; and,

Whereas the City of Markham approved the Langstaff Gateway Secondary Plan in 2009; and,

Whereas a portion of the lands in the Langstaff Gateway are in the City of Vaughan; and,

Whereas the Regional Municipality of York supports the Province of Ontario's decision to upload the responsibility for subway construction and urges the Province to proceed as expeditiously as possible to construct the Yonge Street Subway Extension; and,

Whereas the Provincial Government will be responsible for the planning, design and building for all new subway construction projects; and,

Whereas on April 10, 2019, the Provincial Government announced that the Yonge Street Subway Extension will be 1 of the 4 projects benefitting from Provincial investment in higher order transit; and,

Whereas geotechnical and design work for the Yonge Subway Extension has already commenced; and,

Whereas the Regional Municipality of York, the City of Markham and the City of Richmond Hill have passed the Resolution titled Yonge Street Subway (Langstaff/Richmond Hill Growth Area Highway 407/Yonge Street Subway Extension (ATTACHMENT 1)

It is therefore recommended:

1. That the City of Vaughan endorse the resolutions as attached; and,
2. The City of Vaughan be included in any working committee (group) that may be formed to further explore the opportunities with this resolution; and,
3. The City Manager identify the appropriate members of the administration to participate on the working committee; and,
4. That Staff report back to Council with appropriate updates to this initiative; and,

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 17, 2019**

5. That a copy of this resolution be forwarded to the Councils of the Regional Municipality of York, City of Markham, City of Richmond Hill; and further,
6. That a copy of this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Christine Elliott, Deputy Premier; the Honourable Rod Phillips, Minister of Finance; the Honourable Caroline Mulroney, Minister of Transportation; the Honourable Greg Rickford, Minister of Energy, Northern Development and Mines; the Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade; the Honourable Steve Clark, Minister of Municipal Affairs and Housing; the Honourable Monte McNaughton, Minister of Labour, Training and Skills Development; the Honourable Jeff Yurek, Minister of the Environment, Conservation and Parks; all Members of Provincial Parliament in the Regional Municipality of York; and the Regional Municipality of York.

11. STAFF ATTENDANCE AT A COMMUNITY MEETING (WARD 2)

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Carella, dated December 3, 2019.

Member's Resolution

Submitted by Councillor Carella

Whereas, a petition has been received from residents of Rosebury Lane and Rosewood Court regarding traffic issues in the neighbourhood;

It is therefore recommended:

1. That the Ward 2 Councillor be directed to convene a neighbourhood meeting at a suitable location to discuss such issues; and,
2. That appropriate staff be directed to attend to provide professional advise and respond to any questions.

12. EXPANSION OF LONG-TERM CARE CAPACITY AT VILLA LEONARDO GAMBIN

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Carella, dated December 3, 2019.

Member's Resolution

Submitted by Councillor Carella

Whereas the need for additional long-term beds in the City of Vaughan and the Region of York is undeniable, given the growth in the number of

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 17, 2019**

seniors and other persons needing long-term care in the city and the region; and,

Whereas the Province of Ontario has announced it intends to increase the long-term care capacity in the province by 15,000 beds, with the first applications due to be submitted by January 17, 2020; and,

Whereas the board of directors of Villa Leonardo Gambin, a long-term care facility located in the City of Vaughan, intends to submit an application to the province by that date, to construct adjacent to its current facility a second building to house 192 long-term care beds, under the same administration and management;

It is therefore recommended:

1. That Council of the City of Vaughan communicate to the Region of York and the Province of Ontario its support for the above-captioned application, to better meet the long-term care needs of its citizens; and
2. That Council direct appropriate staff to discuss with representatives of Villa Gambin the potential for the deferral of development charges by the City and the Region (as education related development charges no longer apply to long-term care facilities) and the process by which such deferral is to be requested; and
3. That staff, if and when appropriate, bring forward to Council a recommendation with respect to the deferral of development charges for this project.

13. DEPUTATION – MR. KURT FRANKLIN REQUESTING DEVELOPMENT CHARGES DEFERRAL FOR THE RECENTLY APPROVED DEVELOPMENT AT 9111 KEELE STREET

The Committee of the Whole recommends:

- 1) That the deputation by Mr. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan and Mr. Rafik Lotfi, Highbridge Road, Richmond Hill, on behalf of the Rivers of Life Fellowships Association, located at 9111 Keele Street and Communication C1, dated October 29, 2019, be received;
- 2) That staff continue to work with the applicant with respect to this matter;
- 3) That the Communication C2, memorandum from the Deputy City Manager, Corporate Services, City Treasurer & CFO, dated November 26, 2019, be received.

14. OTHER MATTERS CONSIDERED BY THE COMMITTEE

14.1 RECONSIDERATION

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 17, 2019**

The Committee of the Whole recommends that the following matter be reconsidered:

Item 2 - KIRBY ROAD DEVELOPMENTS INC. ZONING BY- LAW
AMENDMENT FILE Z.16.032 DRAFT PLAN OF
SUBDIVISION FILE 19T-16V007 WARD 1- VICINITY OF
KIRBY ROAD AND KIPLING AVENUE

14.2 CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

1. Vaughan Metropolitan Centre Sub-Committee meeting of June 4, 2019 (Report No. 2)
2. Older Adult Task Force meeting of October 28, 2019 (Report No.2).

14.3 STAFF COMMUNICATIONS

The Committee of the Whole recommends that the following Staff Communications, be received:

- SC1. Memorandum from the Deputy City Manager, Administrative Services and City Solicitor, dated November 27, 2019; and
- SC2. Memorandum from the Deputy City Manager, Community Services, dated November 29, 2019.

15. NEW BUSINESS – POTENTIAL RETROFIT OF EXISTING MULTI-RESIDENTIAL BUILDINGS WITH RESPECT TO SOLID WASTE STREAMS

The Committee of the Whole recommends that staff review options with respect to potential retrofit of existing multi-residential buildings to allow for separation of solid waste streams.

The foregoing matter was brought to the attention of the Committee by Councillor Carella.

The meeting adjourned at 2:00 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair