

**CITY OF VAUGHAN  
REPORT NO. 4 OF THE  
COMMITTEE OF THE WHOLE**

***For consideration by the Council  
of the City of Vaughan  
on January 29, 2019***

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The Committee of the Whole met at 1:08 p.m., on January 22, 2019.

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

The following items were dealt with:

1. **OFFICIAL PLAN AMENDMENT FILES OP.16.007 / OP.17.011; ZONING BY-LAW AMENDMENT FILES Z.16.019 / Z.17.031 AND DRAFT PLAN OF SUBDIVISION FILES 19T-16V004 / 19T-17V011 - GEMINI URBAN DESIGN (W) CORP. VICINITY OF RUTHERFORD ROAD AND REGIONAL ROAD 27**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated January 22, 2019, be approved;
- 2) That the following deputations be received:
  1. Mr. Adam Grossi, Humphries Planning Group Inc., Chrislea Road, Vaughan; and
  2. Mr. Jim Levac, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga; and
- 3) That Communication C3 from Mr. R. Andrew Biggart, Ritchie Ketcheson Hart & Biggart LLP, Eva Road, Toronto, dated January 22, 2019, be received.

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### **Recommendations**

1. THAT Official Plan Amendment File OP.17.011 (Gemini Urban Design (W) Corp.) BE APPROVED, to amend the following policies of Vaughan Official Plan 2010 ("VOP 2010") for the Subject Lands:
  - a. Sections 9.1.2.2, 9.1.2.3 and 9.2.3.2 respecting new development within established "Community Areas" to permit the development of 111 townhouse units, as shown on Attachments 5 and 6.
2. THAT Zoning By-law Amendment File Z.17.031 (Gemini Urban Design (W) Corp.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from RR Rural Residential Zone to RR Rural Residential Zone, RT1(H) Residential Townhouse Zone with a Holding Symbol "(H)", and OS1 Open Conservation Zone, in the manner shown on Attachment 5, together the site-specific zoning exceptions as identified in Table 1 of this report.
3. THAT the Holding Symbol "(H)", as shown on Attachment 4, shall not be removed from the Subject Lands, or any portion (phase) thereof, until the following conditions are satisfied:
  - a. the Owner obtaining and filing for a Ministry of the Environment, Conservation and Parks ("MECP") Record of Site Condition ('RSC') following remediation and verification sampling to the satisfaction of the City of Vaughan.
  - b. The Owner successfully obtaining the approval of a Site Development Application and the required allocation of servicing capacity from Vaughan Council.
  - c. The Subject Lands are located in an area, adjacent to Regional roads (Rutherford Road and Regional Road 27), that are tributary to the future sanitary trunk sewer scheduled to be installed by York Region in 2028. The Holding Symbol "(H)" is to only be lifted under one of the following two scenarios:
    - i. The sanitary trunk sewer on Regional Road 27 is constructed by York Region and the Owner has secured the necessary lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the sanitary sewer between Simmons Street and Regional 27; or,
    - ii. The Owner has demonstrated that an alternate interim sanitary outlet to Royalpark Way as shown within the Functional Servicing Report can be achieved utilizing an adequate easement width and a

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comprehensive study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, and available allocation, 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.
  5. THAT Draft Plan of Subdivision File 19T-17V011 (Gemini Urban Design (W) Corp.) BE APPROVED, to create one residential block and other blocks for road widenings, in the manner shown on Attachment 4, subject to the Conditions of Approval in Attachment 1.
  6. THAT, the Owner withdraw their appeals of Files OP.16.007, Z.16.018 and 19T-16V004, prior to the approval of a related Site Development File DA.18.070 which will be the subject a future report to the Committee of the Whole.
  7. THAT City of Vaughan staff and external counsel, as required, be directed to attend any Local Planning Appeal Tribunal Pre-hearing regarding the disposition of Official Plan and Zoning By-law Amendment Files OP.16.007 and Z.16.019 and Draft Plan of Subdivision File 19T-16V004), and if necessary, the Recommendations contained in this report.
2. **DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V011 - 2410174 ONTARIO INC. VICINITY OF WIGWOSS DRIVE AND REGIONAL ROAD 7**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 22, 2019:**

### **Recommendations**

1. That Draft Plan of Condominium (Standard) File 19CDM-17V011 (2410174 Ontario Inc.) BE APPROVED, as shown on Attachments 4 to 7, subject to the Conditions of Draft Approval set out in Attachment 1.

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**3. DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-18V003 - 70 HANLAN ROAD INC. VICINITY OF PINE VALLEY DRIVE AND HANLAN 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 January 22, 2019:**

**Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-18V003 (70 Hanlan Road Inc.) BE APPROVED, as shown on Attachment 4, subject to the Conditions of Draft Approval set out in Attachment 1.

**4. SITE DEVELOPMENT FILE DA.18.041 - ROYBRIDGE HOLDINGS LIMITED. VICINITY OF REGIONAL 7 AND REGIONAL ROAD 27**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 22, 2019:**

**Recommendations**

1. THAT Site Development File DA.18.041 (Roybridge Holdings Limited) BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department, to permit the development of a 6-storey, 8,405 m<sup>2</sup> office building, with two levels of underground parking, as shown on Attachments 3 to 6:
  - a) that prior to the execution of the Site Plan Agreement:
    - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, signage details, and lighting plan;
    - ii) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion and sediment control plan and Functional Servicing and Stormwater Management Report;
    - iii) the Owner shall satisfy the requirements of the Policy Planning and Environmental Sustainability Department by providing bird-friendly design treatments on the building elevations;
    - iv) the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division, and the Environmental Services Department, Waste Management Division

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shall approve the final site plan for conformity with the City's Waste Collection Design Standard Policy; and

- v) the Owner shall satisfy all requirements and obtain all necessary approvals from York Region.

**5. PROPOSED STREET NAME - DRAFT PLAN OF SUBDIVISION FILE 19T-03V05 - PRIMA VISTA ESTATES PHASE 4. WARD 3 – VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

**The Committee of the Whole recommends that the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated January 22, 2019, be approved subject to adding the word “Jane” prior to ‘Stump’, to read as follows:**

**Jane Stump Road.**

**Recommendations**

The Deputy City Manager, Planning and Growth Management recommends:

1. That the following street name for the proposed street in approved Draft Plan of Subdivision File 19T-03V05 as shown on Attachment 2, BE APPROVED:

Proposed Name

Stump Road

**6. HOUSING FOR PERSONS WITH DISABILITIES - RESPONSE TO COUNCIL RESOLUTION (ITEM 13, REPORT NO. 44)**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Corporate Services dated January 22, 2019.**

**Recommendations**

1. THAT Staff be directed to review and consider opportunities that encourage the provision of accommodations for persons with disabilities in high-density development through the upcoming update of the Multi-Year Accessibility Plan in 2019;
2. THAT staff forward Council's resolution to York Region for consideration through the review of the Region's Housing Strategy as part of the Municipal Comprehensive Review; and
3. THAT the current review of the Vaughan Official Plan 2010 (Official Plan Review), City-wide Comprehensive Zoning By-law, and Multi-Year Accessibility Plan, which include consideration of accessible

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and affordable housing, be deemed to satisfy the Study requirements identified in Council resolution, Item 13, Report No. 44, of the Committee of the Whole.

### **7. APPOINTMENTS TO STATUTORY COMMITTEES AND VAUGHAN PUBLIC LIBRARY BOARD - 2018-2022 TERM OF OFFICE**

**The Committee of the Whole recommends:**

- 1) That the following recommendation of the Committee of the Whole (Closed Session) meeting of January 22, 2019, be approved:**
  - 1. That consideration of appointments to Statutory Committees and the Vaughan Public Library Board be referred to the Council meeting of January 29, 2019;**
- 2) That the following be approved in accordance with communication C1, memorandum from the City Clerk, dated January 17, 2019:**
  - 1. That the Older Adult Task Force Terms of Reference, attached hereto as Attachment 1, be approved; and**
  - 2. That the recruitment process for members for appointment to the Older Adult Task Force be commenced;**
- 3) That the mandate of the Older Adult Task Force Terms of Reference include the following objective:**
  - That opportunities be explored and identified that would allow seniors to remain in their homes as they age;**
- 4) That communication C2, confidential memorandum from the City Clerk, dated January 18, 2019, be received; and**
- 5) That the report of the City Clerk, dated January 22, 2019, be received.**

### **Recommendations**

- 1. That Council appoint 1 Council Member to the Accessibility Advisory Committee;**
- 2. That Council appoint 3 Council Members to the Heritage Vaughan Committee;**
- 3. That Council appoint 4 Council Members to the Vaughan Public Library Board; and**
- 4. That Council give consideration to the applications received for appointing citizen members to the Accessibility Advisory Committee, the Committee of Adjustment, the Heritage Vaughan**

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Committee, the Property Standards and the Vaughan Public Library Board (Confidential Attachment 2: Packages A to E).

### 8. **RE-ESTABLISHMENT OF THE VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE FOR THE 2018-2022 TERM OF COUNCIL**

The Committee of the Whole recommends:

- 1) That recommendations 1 and 3 contained in the following resolution of Mayor Bevilacqua, dated January 22, 2019, be approved; and
- 2) That recommendation 2 be referred to the Council meeting of January 29, 2019, for consideration.

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

Submitted by Mayor Maurizio Bevilacqua

**Whereas**, the development of the Vaughan Metropolitan Centre (VMC) is one of the highest priorities for Council.

**Whereas**, the vision of the new downtown is a vibrant, modern urban centre for residents and businesses that encompasses all amenities of urban lifestyle from inspiring multi-use office towers, residences, open green space and urban squares, pedestrian shopping areas and restaurants, to walking and cycling paths

**Whereas**, given that the planning of the new downtown is well underway and that a considerable amount of time and resources have been spent on plans and studies that have yielded valuable information

**Whereas**, over the course of the last term of council, much success has been achieved on a development-by-development basis, such as; VMC Subway Station and Mobility Hub, EXPO City, SmartCentres KPMG Office Development and YMCA building

**Whereas**, the Vaughan Metropolitan Centre (VMC) Sub-Committee had the following mandate: To make recommendations that create the municipal framework and policy environment, consistent with Vaughan's broader city-building objectives, which will facilitate significant development of the VMC, including consideration of planning policies, infrastructure implementation principles, requirements related to external approvals, economic development strategy and communications/advocacy

**Whereas**, the Vaughan Metropolitan Centre Sub-Committee's term expired on December 31, 2018.

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**Whereas**, only Council can re-establish the Vaughan Metropolitan Centre Sub-Committee.

***It is therefore recommended:***

1. That the Vaughan Metropolitan Centre Sub-Committee be re-established for the 2018 – 2022 term of Council;
2. That the VMC Sub-Committee continue to be chaired by the Mayor and be composed of three (3) other members of Council as appointed by Council; and
3. That the attached revised Vaughan Metropolitan Centre Sub-Committee Terms of Reference be approved.

**9. PROCLAMATION REQUEST EATING DISORDER AWARENESS WEEK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated January 22, 2019:**

**Recommendations**

1. That February 1 – February 7, 2019 be proclaimed as National Eating Disorder Information Week (EDAW); and
2. That the proclamation be posted on the City's website.

**10. UPDATE ON MEETING WITH PROVINCE REGARDING RIZMI REMAINING LANDS**

**The Committee of the Whole recommends:**

- 1) That the confidential recommendation of the Committee of the Whole (Closed Session) meeting of January 22, 2019, be approved.

**11. CEREMONIAL PRESENTATION – ONTARIO MUNICIPAL MANAGEMENT INSTITUTE PROFESSIONAL DESIGNATION FOR GUS MICHAELS AND ITALO JOE LUZI**

The Ontario Municipal Management Institute Professional designation was presented to:

1. Gus Michaels, Director, By-law and Compliance Licensing & Permit Services: Certified Municipal Manager, Level III, with executive designation in Municipal Law Enforcement (by the Municipal Law Enforcement Association of Ontario) and professional designation in Property Standards (by the Ontario Association of Property Standards Officers) – CMM III, MLE Executive, Property Stds. Professional; and
2. Italo Joe Luzi, Manager, Enforcement Services: Certified Municipal Manager, Level III, with executive designation in Property Standards – CMM III, Property Stds. Executive.



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**12. CEREMONIAL PRESENTATION – CITY OF VAUGHAN 2018 UNITED WAY ‘LOCAL LOVE’ CAMPAIGN CHEQUE PRESENTATION TO UNITED WAY OF GREATER TORONTO**

A cheque in the amount of \$86,087 was presented to Ms. Samantha Cook, Manager, Corporate Donor Relations, United Way, Greater Toronto by Hon. Maurizio Bevilacqua, Mayor, City of Vaughan.

**13. NEW BUSINESS – YORK REGION TRANSIT AGREEMENT**

**The Committee of the Whole recommends:**

- 1) That, if available, staff be requested to provide the York Region Transit Viva bus agreement that cites the termination of bus services to the York University campus.**

*The foregoing matter was brought to the attention of the Committee by Councillor Yeung Racco.*

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

**14.1 RECESS AND RECONVENE**

**The Committee of the Whole recessed at 1:34 p.m. and reconvened at 3:13 p.m. with all members present.**

**14.2 RECONSIDERATION**

**The Committee of the Whole passed a motion to reconsider the following item:**

- 8. RE-ESTABLISHMENT OF THE VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE FOR THE 2018-2022 TERM OF COUNCIL**

**14.3 RECESS INTO CLOSED SESSION**

**The Committee of the Whole recessed into Closed Session at 3:56 p.m. for the purpose of considering the following matters:**

- 7. APPOINTMENTS TO STATUTORY COMMITTEES AND VAUGHAN PUBLIC LIBRARY BOARD – 2018-2022 TERM OF COUNCIL;**

**(personal matters about identifiable individuals)**

- 10. UPDATE ON MEETING WITH PROVINCE REGARDING RIZMI REMAINING LANDS**

**(a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on, by or on behalf of the municipality or local board)**

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The Committee of the Whole reconvened into open session at 6:58 p.m. with the following members present:

Councillor Rosanna De Francesca, Chair  
Regional Councillor Mario Ferri  
Regional Councillor Gino Rosati  
Regional Councillor Linda D. Jackson  
Councillor Marilyn Iafrate  
Councillor Sandra Yeung Racco  
Councillor Alan Shefman

**14.4 CONSIDERATION OF AD-HOC COMMITTEE REPORTS**

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

1. Heritage Vaughan Committee meeting of November 21, 2018 (Report No. 7).
  2. Accessibility Advisory Committee meeting of November 27, 2018 (Report No. 4).
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The meeting adjourned at 7:03 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair