



**CITY OF VAUGHAN
COUNCIL MINUTES
JUNE 26, 2012**

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CITY OF VAUGHAN

COUNCIL MEETING

TUESDAY, JUNE 26, 2012

MINUTES

1:00 P.M.

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:17 p.m.

The following members were present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Gino Rosati
Regional Councillor Michael Di Biase
Regional Councillor Deb Schulte
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Alan Shefman
Councillor Sandra Yeung Racco

106. CONFIRMATION OF AGENDA

MOVED by Councillor Iafrate
seconded by Regional Councillor Di Biase

THAT the agenda be confirmed.

AMENDMENT

MOVED by Councillor Racco
seconded by Regional Councillor Schulte

That the following addendums be added to the agenda:

1) **VAUGHAN METROPOLITAN CENTRE**

Member's Resolution from Councillor DeFrancesca.

2) **BY-LAW NUMBER 120-2012**

(Council, November 15, 2011, Item 16, Committee of the Whole Report No. 50)

A By-law to amend City of Vaughan By-law 1-88. (Z.10.031, OPA 699, 19T-10V004, Nashville Developments Inc., located on the north side of Major Mackenzie Drive, on the east side of Huntington Road, being Part of Lots 21 to 23 inclusive, Concession 9)

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

107. DISCLOSURE OF INTEREST

Councillor DeFrancesca declared an interest on the following:

1. Item 38, Committee of the Whole, Report No. 29, INFORMATION UPDATE, SOCCER FACILITY DEVELOPMENT– WOODBRIDGE– PUBLIC PRIVATE PARTNERSHIP, WARD 2, as a party to the matter has initiated a request for a compliance audit on her campaign expenses; and
2. Item 3, Special Committee of the Whole (Closed Session) Report No. 30, LITIGATION/LEGAL ADVICE, RIZMI HOLDINGS/MILANI LANDS, 11333, 11641 DUFFERIN STREET, 11490 BATHURST STREET, WARD 1, as a party to the matter has initiated a request for a compliance audit on her campaign expenses

Regional Councillor Di Biase declared an interest with respect to Item 3, Committee of the Whole Report No. 29, GROUND RELATED HOUSING DEMAND/SUPPLY ANALYSIS PRESENTATION BY THE REGIONAL MUNICIPALITY OF YORK, as his children have had a long standing interest in a parcel of land in the area within Block 27.

108. CEREMONIAL PRESENTATIONS

1. A presentation was made to the Holy Cross Catholic High School soccer team for their win of the Boys AAA OFSAA 2012 Soccer Championship.
2. A presentation was made to Anthony Protomeni, winner of the OFSAA Gold Medal in the 1500m wheelchair race. The principal of Holy Cross Catholic High School received the award on behalf of Mr. Protomeni.

109. ADOPTION OR CORRECTION OF MINUTES

MOVED by Regional Councillor Di Biase
seconded by Councillor Carella

THAT the minutes of the meeting of May 29, 2012 and Special Council meetings of May 29, 2012 and June 5, 2012 be adopted as presented.

CARRIED

110. COMMUNICATIONS

MOVED by Regional Councillor Rosati
seconded by Regional Councillor Schulte

THAT Communications C1 to C30 inclusive be received and referred to their respective items on the agenda.

CARRIED

111. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Referred Items

Items 1, 2, and 3

Committee of the Whole Report No. 25

Items 10, 18, 27, 31, 32, and 46

Committee of the Whole (Closed Session) Report No. 26

Items 3, 4, 5, 6, 7, 8, and 9

Committee of the Whole (Working Session) Report No. 28

Items 2 and 3

Committee of the Whole Report No. 29

Items 3, 11, 13, 22, 38, 44, 45, 52, and 55

Special Committee of the Whole (Closed Session) Report No. 30

Item 3

Addendum Item

1

MOVED by Regional Councillor Di Biase
seconded by Councillor Carella

THAT Items 1 to 56 of the Committee of the Whole Report No. 25, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 9 of the Committee of the Whole (Closed Session) Report No. 26, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 4 of the Committee of the Whole (Public Hearing) Report No. 27, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 4 of the Priorities and Key Initiatives Committee Report No. 4, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Working Session) Report No. 28, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 11 of the Finance and Administration Committee Report No. 7, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 59 of the Committee of the Whole Report No. 29, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 3 of the Special Committee of the Whole (Closed Session) Report No. 30, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted.

CARRIED

112. **CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

COMMITTEE OF THE WHOLE REPORT NO. 25

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 31 TOW TRUCK INDUSTRY – GENERAL LICENSING BY-LAW REVIEW

MOVED by Councillor Carella
seconded by Regional Councillor Schulte

THAT Item 31, Committee of the Whole Report No. 25 be adopted and amended, as follows:

By approving that a report on the regime affected by this recommendation be undertaken after nine (9) months, in order to effect a review of all applicable data; and

By receiving the following Communications:

- C4. Mr. Harvey Dennis, Ontario Auto Body Association, 7835 Hwy 50, Suite 2A, Woodbridge, L4L 1A5, dated June 19, 2012;
- C5. Ms. Maria Imperiale, Imperial Legal Services Inc., 145 Claireport Crescent, Unit 7, Toronto, M9W 6R6, dated June 19, 2012;
- C23. Commissioner of Legal and Administrative Services, dated June 25, 2012; and
- C25. Mr. Doug LaFramboise, Barristers & Solicitors, 4000 Steeles Avenue West, Suite 212, Woodbridge, L4L 4V9, dated June 22, 2012.

CARRIED

COMMITTEE OF THE WHOLE REPORT NO. 29

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 13 STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-10V004 (PHASE 1A)
NASHVILLE DEVELOPMENTS INC.
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON
ROAD

MOVED by Councillor Iafrate
seconded by Regional Councillor Schulte

THAT Item 13, Committee of the Whole Report No. 29 be adopted and amended, as follows:

By approving the following in accordance with Communication C6, from the Commissioner of Planning, dated June 21, 2012:

“That the following street name for Street ‘BB’, be changed from “Via Zita” to “Zita Drive”.

CARRIED

ITEM - 22 OFFICIAL PLAN AMENDMENT FILE OP.08.005
 ZONING BY-LAW AMENDMENT FILE Z.08.022
 2159645 ONTARIO INC., C/O LIBERTY DEVELOPMENT CORPORATION
 WARD 3 – NORTHEAST CORNER OF WESTON ROAD AND REGIONAL
 ROAD 7

MOVED by Regional Councillor Di Biase
seconded by Regional Councillor Schulte

THAT Item 22, Committee of the Whole Report No. 29 be adopted and amended, as follows:

By approving the following addition to clause 3 of the staff recommendation:

3. d) That the City Solicitor, in consultation with the Commissioner of Planning and the Commissioner of Engineering and Public Works, shall be satisfied that access to Highway 7 for the subject site has been secured between the owner and the subject site and the owner of the lands to the immediate east, or suitable alternative arrangements are in place.

CARRIED UPON A RECORDED VOTE

YEAS

Councillor Shefman
Councillor Racco
Regional Councillor Schulte
Regional Councillor Rosati
Mayor Bevilacqua
Regional Councillor Di Biase
Councillor Carella
Councillor Iafrate

NAYS

Councillor DeFrancesca

ITEM - 38 INFORMATION UPDATE
 SOCCER FACILITY DEVELOPMENT – WOODBRIDGE – PUBLIC
 PRIVATE PARTNERSHIP

MOVED by Councillor Carella
seconded by Regional Councillor Di Biase

THAT Item 38, Committee of the Whole Report No. 29 be adopted and amended, as follows:

By approving the following:

That staff be authorized to negotiate and execute a public private partnership with 611428 Ontario Ltd., Maple, Ontario, for the provision of a soccer facility at the corner of Hwy 27 and Milani Boulevard in Vaughan to the satisfaction of the Engineering, Legal, and Parks Development Departments, and providing all conditions set by staff are met; and

By approving that Communication C20, from the Commissioner of Community Services, dated June 26, 2012, be received.

This matter was dealt with later in the meeting. Refer to Minute No. 116 for disposition of this matter.

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Having previously declared an interest Councillor De Francesca did not take part in the discussion or vote on the foregoing matter.

CARRIED

ITEM - 45 ZONING BY-LAW AMENDMENT FILE Z.12.017
SITE DEVELOPMENT FILE DA.12.039
RAVINES OF ISLINGTON HOLDINGS INC.
WARD 2 – VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD

MOVED by Regional Councillor Di Biase
seconded by Councillor Carella

THAT Item 45, Committee of the Whole Report No. 29 be adopted without amendment.

CARRIED

Referred Items

- 113. AWARD OF TENDER T12-004
DON RIVER OPEN SPACE SYSTEM BARTLEY SMITH GREENWAY TRAIL EXPANSION
PHASE 2, WARD 4**
(Referred Item 1)

MOVED by Councillor Racco
seconded by Councillor Carella

- 1) That the following be approved in accordance with Communication C10 from the Commissioner of Community Services, dated June 26, 2012:
 1. That Tender T12-004 for Don River Open Space System Bartley Smith Greenway Trail Expansion – Phase 2 Construction to be awarded to Pine Valley Enterprises in the amount of \$370,462.16, plus applicable taxes and administration recovery;
 2. That a 10% contingency in the amount of \$37,046.22, plus applicable taxes and administration recovery, be approved, within which Parks Development is authorized to approve amendments to the contract; and
 3. That the Mayor and City Clerk be authorized to sign all documentation necessary to complete the contract.
- 2) That Communication C11 from the Commissioner of Community Services, dated June 21, 2012, be received; and
- 3) That the report of the Commissioner of Community Services, dated May 15, 2012, be received.

CARRIED

Council, at its meeting of May 29, 2012, adopted the following (Item 10, Report No. 21):

By approving the following:

- 1) That to avoid delaying the project and to ensure that outstanding deficiencies are completed in a timely manner, the awarding of the tender be deferred to the June 26, 2012, Council meeting to allow staff to confirm the following:

1. That the contractor has completed all outstanding deficiencies at Jack Pine Park by the agreed date of June 15, 2012;
 2. That the contractor has provided proof that he has ordered the replacement trees, and has commenced correcting the deficiencies at Wood Valley Park by June 25, 2012; and
 3. That staff report back to the June 26, 2012 Council meeting on whether or not the conditions have been met, and if conditions have not been met, to include alternative options for proceeding; and
- 2) That Communication C10, from the Commissioner of Community Services, dated May 29, 2012, be received.

Committee of the Whole recommendation of May 15, 2012:

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 15, 2012.

Report of the Commissioner of Community Services, dated May 15, 2012

Recommendation

The Commissioner of Community Services, in consultation with Purchasing Services, recommends:

- 1) That Tender T12-004 for Don River Open Space System Bartley Smith Greenway Trail Expansion – Phase 2 be brought forward to Council.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

Economic Impact

Capital project PK-6094-08 Don River Open Space System Bartley Smith Greenway Trail Expansion – Phase 2 funding was approved in the 2008 Capital Budget with additional funds being approved in the 2010 Capital Budget. The actual cost of the project will be established following receipt of the bids; however, the estimated total cost has been included in the approved in 2008 Capital Budget with additional funds being approved in the 2010 Capital Budget.

Communications Plan

Not Applicable.

Purpose

The purpose of this report is to seek Council approval to award Tender T12-004 – Don River Open Space System Bartley Smith Greenway Trail Expansion – Phase 2.

Background - Analysis and Options

The project is for the construction of a new section of the Don River Bartley Smith Trail, between Rutherford Road and Jacob Keffer Parkway, in Ward 4.

The project consists of new trail construction including asphalt paving, granular paving, culvert drainage, wooden boardwalks and pedestrian bridge.

All twelve (12) prequalified general contractors were invited to provide bids for Tender T12-004 and were notified that the tender is anticipated to close and be publicly opened on May 8, 2012. Staff will prepare an additional information report for this item after the bids have been evaluated for Council's consideration at the May 29, 2012 Council meeting.

Relationship to Vaughan Vision 2020 / Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.

- **STRATEGIC OBJECTIVES:**
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness - To deliver high quality services and to promote health and wellness through design and program.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated.

Regional Implications

There are no regional implications.

Conclusion

Upon award of the Tender, this project will commence within ten (10) working days from the Date of Notification of Award and should be completed in a timeline of 45 working days (weather permitting).

Attachments

Attachment 1 – Communication C10 from the Commissioner of Community Services, dated May 29, 2012

Report prepared by:

Melanie Morris, Construction Coordinator, Ext. 8058
Vivien Lee, Landscape Architect, Ext. 8753

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**114. AWARD OF TENDER T12-084
BINDERTWINE TENNIS COURT RECONSTRUCTION
WARD 1**

(Referred Item 2)

MOVED by Councillor Racco
seconded by Councillor Carella

- 1) That the following be approved in accordance with Communication C12 from the Commissioner of Community Services, dated June 26, 2012:
 1. That the tender T12-084 for Bindertwine Tennis Court Reconstruction works be

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- awarded to Pine Valley Enterprises Inc. in the amount of \$238,236.40, plus applicable taxes and administration recovery; and
2. That a 15% contingency in the amount of \$35,735.46, plus applicable taxes and administration recovery be approved within which Parks Development is authorized to approve amendments to the contract; and
 3. That a bylaw be enacted authorizing the Mayor and City Clerk to sign the necessary documents;
- 2) That Communication C13 from the Commissioner of Community Services, dated June 21, 2012, be received; and
 - 3) That the report of the Commissioner of Community Services, dated May 15, 2012, be received.

CARRIED

Council, at its meeting of May 29, 2012, adopted the following (Item 11, Report No. 21):

By approving the following:

- 1) That to avoid delaying the project and to ensure that outstanding deficiencies are completed in a timely manner, the awarding of the tender be deferred to the June 26, 2012, Council meeting to allow staff to confirm the following:
 1. That the contractor has completed all outstanding deficiencies at Jack Pine Park by the agreed date of June 15, 2012;
 2. That the contractor has provided proof that he has ordered the replacement trees, and has commenced correcting the deficiencies at Wood Valley Park by June 25, 2012; and
 3. That staff report back to the June 26, 2012 Council meeting on whether or not the conditions have been met, and if conditions have not been met, to include alternative options for proceeding; and
- 2) That Communication C11, from the Commissioner of Community Services, dated May 29, 2012, be received.

Committee of the Whole recommendation of May 15, 2012:

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 15, 2012:

Report of the Commissioner of Community Services, dated May 15, 2012

Recommendation

The Commissioner of Community Services, in consultation with Purchasing Services, recommends:

- 1) That Tender T12-084 for Bindertwine Tennis Court Reconstruction be brought forward to Council.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

Economic Impact

Capital project PK-6257-11, Bindertwine Tennis Court Reconstruction funding was approved in the 2011 Capital Budget. The actual cost of the project will be established following receipt of the bids; however, the estimated total cost has been included in the approved 2011 Capital Budget.

Communications Plan

Once the project is awarded, staff will advise the tennis club of the project timeline.

Purpose

The purpose of this report is to seek Council approval to award Tender T12-084 – Bindertwine Tennis Court Reconstruction.

Background - Analysis and Options

The project is for the reconstruction of a tennis facility within a neighbourhood park located at 299 Stegman's Mill Road, in Ward 1.

This project will provide a revitalized tennis facility for the Kleinburg community and tennis club. The project will improve the existing infrastructure of the park and improve the life span of the facility.

All twelve (12) prequalified general contractors were invited to provide bids for Tender T12-084 and were notified that the tender is anticipated to close and be publicly opened on May 4, 2012. Staff will prepare an additional information report for this item after the bids have been evaluated for Council's consideration at the May 29, 2012 Council meeting.

Relationship to Vaughan Vision 2020 / Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- STRATEGIC GOAL:
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness - To deliver high quality services and to promote health and wellness through design and program.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated.

Regional Implications

There are no regional implications.

Conclusion

Upon award of the Tender, this project will commence within ten (10) working days from the Date of Notification of Award and should be completed in a timeline of 60 working days (weather permitting).

Attachments

Attachment 1 – Communication C11, from the Commissioner of Community Services, dated May 29, 2012

Report prepared by:

Melanie Morris, Construction Coordinator, Ext. 8058
Mike Kari, Landscape Architect, Ext. 8113

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**115. MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010
NORTHEAST CORNER OF WIGWOSS DRIVE AND HIGHWAY 7
FOLLOW UP REPORT
WARD 2
FILE 25.1
(Referred Item 3)**

MOVED by Regional Councillor Di Biase
Seconded by Councillor Carella

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 26, 2012, be approved; and
- 2) That Communication C17 from the Commissioner of Planning, dated June 21, 2012, be received.

CARRIED

Council, at its meeting of May 29, 2012, adopted the following (Item 5, Report No. 21):

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the June 26, 2012 Council meeting to allow staff to report back on the concerns raised;
- 2) That the following deputations be received:
 1. Mr. Kregg Fordyce, KFA Architects & Planners, 197 Spadina Avenue, Suite No. 2, Toronto, M5T 2C8, on behalf of the owners of 10/24 Wigwoss Drive; and
 2. Ms. Clara Astolfo, Vaughanwood Ratepayers' Association, 15 Francis Street, Woodbridge, L4L 1P7; and
- 3) That the following Communications be received:
 - C4 and C16. Mr. Frank La Valle, 24 Wigwoss Drive, Woodbridge, L4L 2P8, dated April 19, 2012 and May 12, 2012; and
 - C15. Atyhe Sadri and Sam Safari, 10 Wigwoss Drive, Woodbridge, L4L 2P8, dated May 12, 2012.

Report of the Commissioner of Planning, dated May 15, 2012

Recommendation

The Commissioner of Planning recommends that:

1. The Vaughan Official Plan 2010, Volume 1, be modified by re-designating the properties on the northeast corner of Wigwoss Drive and Highway 7, municipally known as 10, 20 and 24 Wigwoss Drive from “Mid-Rise Mixed-Use” with a maximum allowable height of 10 storeys and an FSI of 3 to “Mid-Rise Mixed-Use” with a maximum allowable height of 6 storeys and an FSI of 2.5; and
2. This report and Council minutes be forwarded to the Region of York as a recommended modification to the Vaughan Official Plan 2010, Volume 1, and that the Region of York be requested to consider this modification to the Plan accordingly, as part of the process leading to the approval of the Vaughan Official Plan 2010.

Contribution to Sustainability

Goal 2 of *Green Directions Vaughan*, the City’s Community Sustainability and Environmental Master Plan, focuses on the new Official Plan to “ensure sustainable development and redevelopment”. The description of Goal 2 explains the transformative vision for the new Official Plan.

Vaughan is committed to sustainable land use. Vaughan Tomorrow, our consolidated Growth Management Strategy – 2031, has a central focus on creating a cutting-edge Official Plan that will provide for increased land use densities, efficient public transit, considerations for employment lands and open space systems, as well as walkable, human scale neighbourhoods that include services, retail and an attractive public realm. The plan will guide the creation of the physical form that will reflect a “complete” community.

Economic Impact

The Vaughan Official Plan 2010 establishes the planning framework for development throughout the City to 2031. The Plan, when approved, will have a positive impact on the City of Vaughan in terms of managing growth and fostering retail and residential intensification and employment opportunities while fulfilling the City’s obligations to conform with Provincial policies and meet Regionally imposed targets for residential and employment growth.

Communications Plan

Direction to proceed to Committee of the Whole with this report was given at the Council meeting of April 17, 2012, in response to Item 29 of Report No. 12 of the Committee of the Whole. This report was posted on the City’s website as part of the Committee of the Whole Agenda on May 11, 2012. Pursuant to a request from the affected property owners, notice of this report has been sent to the residents of 10, 20 and 24 Wigwoss Drive.

Purpose

The purpose of this report is to examine the appropriateness of the land use designations for the lands located on the northeast corner of Wigwoss Drive and Highway 7, as adopted on September 7, 2010.

Background - Analysis and Options

Location and Context

The subject lands are located west of Pine Valley Drive, on the northeast corner of Wigwoss Drive and Highway 7. The lands have an area of approximately 0.27ha and include the first three properties

on the east side of Wigwoss Drive, municipally known as 10, 20 and 24 Wigwoss Drive. These properties abut a vacant lot to the east which has a current application for a 7 storey residential condominium building; an existing commercial plaza to the west which is subject to an application for two 10 storey buildings with an FSI of 3.0; low-rise residential dwellings to the north; and town homes, a low-rise office building and other commercial uses to the south, on the opposite side of Highway 7.

The subject lands are shown on Attachment 1 to this report.

Background

As part of the consideration of modifications to VOP 2010, concerns about the height and density of the subject lands, as adopted, were raised by owners to the north of the subject lands. A member's resolution was brought forward at the Committee of the Whole Meeting of April 3, 2012 to amend the Vaughan Official Plan 2010 by redesignating the subject lands from "Mid-Rise Mixed-Use" with a maximum allowable height of 10 storeys and a floor space index (FSI) of 3.0 to "Low-Rise Residential". Some of the affected landowners made deputations to Committee in opposition to the motion. Planning staff has also received formal letters from the residents of 10 and 24 Wigwoss Drive opposing any change to the subject lands, as per the adopted version of VOP 2010. At the Council Meeting of April 17, 2012, Council directed that the member's resolution be referred to staff for a further detailed report.

This report has been prepared in response to this direction.

Policy Framework

a) Official Plan Amendment 661

OPA 661 amends OPA 240 (the Woodbridge Community Plan) and is the effective land use policy applicable to the subject lands. This amendment identifies Highway 7 as a transportation corridor and aims to establish Highway 7 as a high order transitway, accommodating regional and inter-regional transit facilities in support of higher density, mixed use development on the lands adjacent to Highway 7.

OPA 661 designates the subject lands "Prestige Areas – Centres & Avenue Seven Corridor", which permits a wide range of land uses including office, business, retail, residential, institutional and civic uses. More specifically, the intersection of Helen Street (opposite Wigwoss Drive) and Highway 7 is planned as a Transit Stop Centre within the corridor. Generally speaking, these Centres have an overall density target of 3.0 FSI, with a maximum height for any building in a planned Centre of 10 storeys or 32.0 metres, whichever is less. For all sites which abut a low density residential designation, the maximum height of development within 30 metres of such designation shall be 4 storeys, or 12.8 metres, whichever is less, in order to establish appropriate height transitions between development within the Centre and adjacent land uses.

The lands immediately east of the subject properties have a site specific policy under OPA 661 permitting a maximum height limit of 4 storeys within 30 metres of the existing low density residential designation and a maximum height of 6 storeys at a greater distance.

For the areas between the Transit Stop Centres, the overall density target is 1.5 FSI, with a maximum density of 2.5 FSI. The maximum height of any building in these areas is 8 stories or 25.6 metres, whichever is less.

b) Region of York Official Plan

The Region of York Official Plan identifies Highway 7 as a Regional Corridor, which is planned to function as an urban mainstreet supporting a range of compact, mixed-use, pedestrian friendly and transit-oriented built forms. Regional Corridors are to provide for a mix of activities that enrich the character and meet the needs of the adjacent communities. The Regional Official Plan provides for a long-term density target over the length of the corridor of 2.5 FSI.

c) Vaughan Official Plan 2010

The City's Urban Structure Plan shows this section of Highway 7 as a Regional Intensification Corridor. The Vaughan Official Plan 2010, as adopted and amended, designates the site as Mid-Rise Mixed-Use with a maximum allowable height of 10 storeys and a maximum FSI of 3.0. The properties to the east and west of the site are also Mid-Rise Mixed-Use, with maximum heights of 6 storeys and densities of 2.0. Applications for 7 and 10 storey residential condominiums have been filed for each site, respectively. Properties fronting the north and south sides of Highway 7 to the east of the study area and west of Pine Valley Drive have a Mid-Rise Mixed-Use designation with maximum allowable heights ranging from 4 to 10 storeys and maximum densities of 2 to 3 FSI. The lands to the immediate north of the subject properties are designated Low-Rise Residential; fronting both the east and west side of Wigwoss Drive.

Analysis

The Mid-Rise Mixed-Use designation along this section of Highway 7 is consistent with the policies of the Region of York Official Plan and the Vaughan Official Plan 2010. The future transit stop at this location warrants the consideration of higher densities to support a range of compact, mixed uses that promote transit-oriented, pedestrian friendly complete communities. OPA 661 and VOP 2010 account for this planned intensification through greater allowances for both height and density along Highway 7.

It is important to recognize the sensitivity of the low-rise residential community to the immediate north of the subject lands. This was accommodated in OPA 661 by establishing a 30 metre buffer in which lower height and density provisions applied. This type of transition is necessary in order to achieve compatibility between the two different land uses. VOP 2010 also permits lower density building forms (townhouses, stacked townhouses and low-rise buildings) in the Mid-Rise Mixed-Use designation within 70 metres of an area designated Low-Rise Residential to facilitate this transition.

The limited area and dimensions of the site in comparison with the adjacent properties fronting Highway 7 may prove to be too restrictive to achieve the maximum height and density as currently provided for in VOP 2010. The immediately abutting property to the east is being developed with a stand alone building, thus limiting the potential for comprehensive redevelopment that might facilitate the ability to achieve a higher intensity development at this location. Further, given the low-rise residential dwellings to the north, and the maximum height allocations of 6 storeys for the properties to the east and west of the subject property, it is questionable as to whether a 10 storey, 3.0 FSI maximum is suitable for this location.

For these reasons, a more modest approach to achieving higher densities and a complete, mixed-use community reflective of the objectives of the Region of York Official Plan and VOP 2010 is appropriate for the subject lands. On this basis, staff can recommend that the properties located at the northeast corner of Wigwoss Drive and Highway 7, municipally known as 10, 20 and 24 Wigwoss drive, maintain their current designation of "Mid-Rise Mixed-Use", with a reduced height and density of 6 storeys and 2.5 FSI respectively, in recognition of both the significance of this intersection on a Regional scale, and the sensitivity of the adjacent residential community.

Due to the confined dimensions of the site, a 6 storey building may also be difficult to achieve due to parking, access and other road requirements. The feasibility of a 6 storey building would be dependent upon a site specific application and supporting studies. A step-down buffer between the low-rise residential uses and any proposed development is recommended and would need to be established during the review of any site specific applications.

Relationship to Vaughan Vision 2020/Strategic Plan

The preparation of the new Official Plan is addressed under the objective "Plan and Manage Growth & Economic Vitality", including the following specific initiatives:

- Complete and implement the Growth Management Strategy (Vaughan Tomorrow);

- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031;

Regional Implications

This report and the accompanying Council minute will be forwarded to the Region of York for its consideration in the approval process for VOP 2010 Volume 1.

Conclusion

The subject properties at the northeast corner of Wigwoss Drive and Highway 7 are located along a Regional Intensification Corridor and are adjacent to a future transit stop. The site is currently located between two properties designated Mid-Rise Mixed-Use, which are in the process of intensifying, and the subject properties would therefore support a Mid-Rise Mixed-Use designation. However, given the more sensitive land uses to the north of the study area, and the area and dimension of the subject properties, reducing the maximum height and density of the lands from what is currently permitted by VOP 2010, to be more consistent with the adjacent properties to the east and west is a suitable approach.

Therefore, it is recommended that the subject lands be designated Mid-Rise Mixed-Use, with a maximum height of 6 storeys and a maximum density of 2.5 FSI. It would also be appropriate at the zoning amendment stage to establish a step-down zone to ensure a transition in building heights between the Mid-Rise and Low-Rise designations, consistent with the current policies in OPA 661 and VOP 2010.

Attachments

1. Location and Context Map
2. Communication C4, from F. La Valle, dated April 19, 2012
3. Communication C15, from A. Sadri and S. Safari, dated May 12, 2012
4. Communication C16, from F. La Valle, dated May 12, 2012

Report prepared by:

Steven Dixon, Planner, ext. 8410
Roy McQuillin, Manager, ext. 8211

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

116. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 29

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 38 INFORMATION UPDATE
 SOCCER FACILITY DEVELOPMENT – WOODBRIDGE – PUBLIC
 PRIVATE PARTNERSHIP

MOVED by Councillor Carella
seconded by Regional Councillor Di Biase

THAT Item 38, Committee of the Whole Report No. 29 be adopted and amended, as follows:

By approving the following:

That staff be authorized to negotiate and execute a public private partnership with 611428 Ontario Ltd., Maple, Ontario, for the provision of a soccer facility at the corner of Hwy 27 and Milani Boulevard in Vaughan to the satisfaction of the Engineering, Legal, and Parks Development Departments, and providing all conditions set by staff are met; and

By approving that Communication C20, from the Commissioner of Community Services, dated June 26, 2012, be received.

CARRIED UPON A RECORDED VOTE

YEAS

NAYS

Councillor DeFrancesca
Councillor Racco
Regional Councillor Schulte
Regional Councillor Rosati
Mayor Bevilacqua
Regional Councillor Di Biase
Councillor Carella
Councillor Iafrate

Councillor Shefman

Having previously declared an interest Councillor De Francesca did not take part in the discussion or vote on the foregoing matter.

Refer to Minute No.112 for further disposition.

COMMITTEE OF THE WHOLE REPORT NO. 25

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 10 AWARD OF TENDER T12-042
 WOODROSE NEIGHBOURHOOD PARK
 WARD 4

MOVED by Councillor Racco
seconded by Councillor Iafrate

THAT Item 10, Committee of the Whole Report No. 25 be adopted and amended, as follows:

By approving the following in accordance with Communication C27, from the Commissioner of Community Services, dated June 26, 2012:

- 1) That Tender T12-042 for the Construction of Woodrose Neighbourhood Park be awarded to the lowest bidder Mopal Construction Ltd. in the amount of \$655,403.40, plus applicable taxes and administration recovery;
- 2) That provisional items be also awarded to Mopal Construction Ltd. in the amount of \$23,882.40, plus applicable taxes and administration recovery;
- 3) That a 15% contingency in the amount of \$101,892.87, plus applicable taxes and administration recovery be approved within which Parks Development is authorized to approve amendments to the contract; and

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- 4) That the Mayor and City Clerk be authorized to sign all documentation necessary to complete the contract.

CARRIED

ITEM - 18 SITE DEVELOPMENT FILE DA.12.017 9
CORPAR PARTNERSHIP
WARD 4 - VICINITY OF JANE STREET AND GENSAL GATE

MOVED by Regional Councillor Schulte
seconded by Councillor Racco

THAT Item 18, Committee of the Whole Report No. 25 be adopted and amended, as follows:

By approving the recommendation of the Commissioner of Planning, dated June 5, 2012, subject to the following:

- Change the current lattice tripole design to a shrouded monopole design as shown in Communication C30; and
- After 10 years, review with the City of Vaughan the design of the pole in relation to the development of the Vaughan Mills Centre area with the view to creating a more aesthetically appropriate installation at this location that recognizes the built form of the community completed and proposed at that time.

CARRIED

ITEM - 27 RFP12-019 CONTRACT AWARD
CONCORD GO CENTRE SECONDARY PLAN STUDY
FILE 26.3
WARDS 4 & 5

MOVED by Councillor Racco
seconded by Regional Councillor Schulte

THAT Item 27, Committee of the Whole Report No. 25 be adopted and amended, as follows:

By approving that a Steering Committee be established comprising of two (2) representatives from the Concord West Ratepayers' Association and other stakeholders in the area that are deemed appropriate.

CARRIED

ITEM - 32 ZONING BY-LAW AMENDMENT FILE Z.11.010
SITE DEVELOPMENT FILE DA.11.028
ELHAM KHAJEPOORDEZFOULI
WARD 5 – VICINITY OF YONGE STREET AND CENTRE STREET

MOVED by Regional Councillor Rosati
seconded by Councillor Iafrate

THAT Item 32, Committee of the Whole Report No. 25 be adopted and amended, as follows:

By approving the recommendation of the Commissioner of Planning, dated June 5, 2012; and

By receiving Communication C9, from the Commissioner of Legal and Administrative Services and City Solicitor, dated June 21, 2012.

CARRIED

ITEM - 46 ONTARIO POWER AUTHORITY – FEED IN TARIFF (FIT) PROGRAM

MOVED by Councillor Carella
seconded by Regional Councillor Di Biase

THAT Item 46, Committee of the Whole Report No. 25 be adopted and amended, as follows:

By approving that staff incorporate the following into the criteria:

1. Commercial applications; and
2. Lease / option agreements; and

By receiving Communication C19 from Utilia Amaral, SunEdison, 595 Adelaide Street East, Suite 400, Toronto, M5A 1N8, dated June 22, 2012.

CARRIED

COMMITTEE OF THE WHOLE (WORKING SESSION) REPORT NO. 28

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 3 COUNCIL GOVERNANCE – COMMITTEE STRUCTURE FOLLOW-UP REPORT

MOVED by Regional Councillor Schulte
seconded by Councillor Iafrate

THAT Item 3, Committee of the Whole (Working Session) Report No. 28 be adopted and amended, as follow:

By approving that staff organize / schedule on a trial basis Committee of the Whole evening meetings (January – July 2013), after which staff will provide a report assessing the effectiveness and cost of providing evening Committee of the Whole meetings.

FAILED TO CARRY UPON A RECORDED VOTE

YEAS

Regional Councillor Schulte
Councillor Carella
Councillor Iafrate

NAYS

Councillor Shefman
Councillor Racco
Regional Councillor Rosati
Mayor Bevilacqua
Councillor DeFrancesca

MOVED by Regional Councillor Di Biase
seconded by Councillor Shefman

THAT Item 3, Committee of the Whole (Working Session) Report No. 28 be adopted without amendment.

CARRIED

ITEM - 2 VISITOR PARKING PERMITS

MOVED by Regional Councillor Schulte
seconded by Regional Councillor Rosati

THAT Item 2, Committee of the Whole (Working Session) Report No. 28 be adopted and amended, as follows:

By approving that requests by email, which would automatically generate a permit provided the relevant criteria / parameters are met and up to a limit of five (5) permits per plate per month, be implemented over the next month and a half.

CARRIED

COMMITTEE OF THE WHOLE REPORT NO. 29

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 3 GROUND RELATED HOUSING DEMAND/SUPPLY ANALYSIS
PRESENTATION BY THE REGIONAL MUNICIPALITY OF YORK

MOVED by Councillor Racco
seconded by Councillor DeFrancesca

THAT Item 3, Committee of the Whole Report No. 29 be adopted and amended, as follows:

By approving the following:

That Clause 1 of the Committee of the Whole recommendation be replaced with the following:

That based on the information received from the Region of York, Section 10.1.1.2 be amended in the Vaughan 2010 OP precluding initiation of new community Secondary Plans within ROPA 2, until two (2) of the identified Secondary Plans and the Natural Heritage Network Study are substantially completed. For the purposes of the Secondary Plans identified on Schedule 14-A, substantial completion means that a Statutory Public Hearing has been held pursuant to the Planning Act. For the purposes of the Natural Heritage Network Study, substantial completion means the submission by landowners within ROPA 2 of information in a format and at a level of detail that defines the features within the Natural Heritage Network in a manner consistent with TRCA, York Region and City of Vaughan policies inclusive of a report to Committee of the Whole and Council on the Findings of Phase 1 and Committee and Council approval of terms of reference for phases 2 – 4;

That staff report back on achieving this goal, including the identification of any or all additional regional or provincial infrastructure and services including transportation, to the Committee of the Whole meeting of September 4, 2012;

By approving the following:

COUNCIL MEETING MINUTES – JUNE 26, 2012

In respect of Communications to the Region of York dated June 20, 2012 from Davies Howe Partners and received by the City:

- Whereas the southeast corner of the lands at Jane and Rutherford are located in the Vaughan Mills Centre Secondary Plan that is currently under review regarding its potential for supporting intensification opportunities at this key location;
- Whereas the review of the City of Vaughan Official Plan constitutes a municipal comprehensive review;
- Whereas a development proposal has been prepared for the southeast corner that contemplates a mixed use office, commercial and high residential development at this location and that will bring over 217 office employees in addition to jobs associated with the residential buildings;
- Whereas the proposed development will not destabilize employment lands and will maintain an adequate inventory of office opportunities as evidenced by two recent City approvals for nearby office and commercial buildings at this intersection on lands designated as Mixed Use in Vaughan Official Plan;
- Whereas the lands designated Mid Rise Mixed Use north of Rutherford west of Jane will not likely develop for Mid Rise Mixed Use purposes creating opportunities to achieve mixed use residential / commercial / employment growth at this strategic intersection;

Be it resolved that:

The southeast corner of Jane and Rutherford Road comprising approximately 17 acres be designated from “Prestige Employment” in the Vaughan Official Plan 2010 to “High Rise Mixed Use” in the Vaughan Official Plan 2010; and

By receiving the following Communications:

- C26. Mr. Ken Schwenger, Kleinburg and Area Ratepayers’ Association, P.O. Box 202, Kleinburg, L0J 1C0, dated June 26, 2012; and
C29. Mr. Antony Niro, dated June 26, 2012.

CARRIED UPON A RECORDED VOTE

YEAS

Councillor Shefman
Councillor DeFrancesca
Councillor Racco
Regional Councillor Rosati
Mayor Bevilacqua
Councillor Carella
Councillor Iafrate

NAYS

Regional Councillor Schulte

Having previously declared an interest Regional Councillor Di Biase did not take part in the discussion or vote on the foregoing matter.

ITEM - 11 PROPOSED STORM WATER MANAGEMENT POND NAMES

MOVED by Councillor Iafrate
seconded by Councillor Shefman

THAT Item 11, Committee of the Whole Report No. 29 be adopted and amended, as follows:

By approving the following:

That the revised list of names for the City's storm water management ponds be approved in accordance with Communication C24, from the Commissioner of Engineering and Public Works, dated June 25, 2012, subject to the following changes to the pond names in Ward 1:

- That Block 20 Peak Point Pond should read Peakpoint Pond;
- That Block 25 York Region Pond should read Region Pond; and
- That Council allow staff to make a minor name change to Macfarlane Pond should it be determined that the name Macfarlane has been misspelled.

CARRIED

ITEM - 44 ZONING BY-LAW AMENDMENT FILE Z.12.006
SITE DEVELOPMENT FILE DA.12.014
LANCE KOTTON
WARD 2 – VICINITY OF PINE VALLEY DRIVE AND VILLA PARK DRIVE

MOVED by Regional Councillor Rosati
seconded by Councillor Carella

THAT Item 44, Committee of the Whole Report No. 29 be adopted and amended, as follows:

By approving that a higher fence be installed by the applicant should it be determined by any of the homeowners that it is required; and

By receiving Communication C7 from the Commissioner of Planning, dated June 21, 2012.

CARRIED

ITEM - 52 ONTARIO LOTTERY AND GAMING COPORATION (OLG) –
MODERNIZATION PROCESS

MOVED by Councillor Iafrate
seconded by Councillor Carella

THAT Item 52, Committee of the Whole Report No. 29 be adopted without amendment.

CARRIED UPON A RECORDED VOTE

YEAS

NAYS

Councillor Shefman
Councillor DeFrancesca
Regional Councillor Schulte
Regional Councillor Rosati
Mayor Bevilacqua
Regional Councillor Di Biase
Councillor Carella
Councillor Iafrate

Councillor Racco

ITEM - 55 DEPUTATION – MS. MARI VOSBURG WITH RESPECT TO
SANTAFEST 2012

MOVED by Councillor Iafrate
seconded by Regional Councillor Rosati

THAT Item 55, Committee of the Whole Report No. 29 be adopted and amended, as follows:

By approving that services-in-kind be provided to a maximum of \$16,800 for the Santafest Parade for a period of three (3) years; and

By receiving Communication C21, from the Commissioner of Community Services, dated June 26, 2012.

CARRIED

Addendum Item

117. VAUGHAN METROPOLITAN CENTRE
(Addendum No. 1)

MOVED by Councillor DeFrancesca
Seconded by Councillor Racco

That the following Member's Resolution submitted Councillor DeFrancesca, dated June 26, 2012, be approved:

CARRIED

Member's Resolution

Submitted By Councillor Rosanna DeFrancesca

Whereas, the Vaughan Metropolitan Centre potentially represents a major area of growth within the foreseeable future and,

Whereas, the Vaughan Metropolitan Centre will become the city's downtown core incorporating high density residential, office, commercial, arts and entertainment hub of our city and,

Whereas, development applications have already been approved and many other applications have been submitted for approval within the Vaughan Metropolitan Centre and,

Whereas, traffic management within the Vaughan Metropolitan Centre is a major concern to area residents and,

Whereas, Council has not decided on a strategy to manage the additional traffic that the Vaughan Metropolitan Centre will generate and,

Whereas, necessary road and transit infrastructure within the Vaughan Metropolitan Centre could require many years of planning and construction and,

Whereas, the Vaughan Metropolitan Centre Committee requires extensive input from staff in order to exercise its mandate and prepare directives for Council review.

It is therefore recommended that, City staff report back to council in September with a report detailing the current road and transit infrastructure options within the Vaughan Metropolitan centre including related costs, timelines and other various logistics including a management program related to implementing these options.

Furthermore, that staff also provide a detailed Development Charge revenue and infrastructure forecast for the Vaughan Metropolitan Centre in the fall of 2012, including the impact of cost sharing agreements with Vaughan Metropolitan Centre developments, for the purpose of reconciling the timing of development charge revenues, potential financing requirements and the cost of necessary roads and transit necessary within the Vaughan Metropolitan Centre.

118. BY-LAWS

MOVED by Councillor Iafate
seconded by Regional Councillor Di Biase

THAT the following by-laws be enacted:

- | | |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| By-Law Number 88-2012 | A By-law to amend Appointment By-law 73-2007. (A by-law to appoint Officers and Servants for the purposes of the Corporation of the City of Vaughan) (Delegation By-law 196-2010) |
| By-Law Number 89-2012 | A By-law to assume Municipal Services in Northdale Ridge Subdivision, Phase 2, 19T-02V02, Registered Plan 65M-3821. (Northdale Ridge Developments Limited dated October 1, 2004) (Item 7, Committee of the Whole, Report No. 29) |
| By-Law Number 90-2012 | A By-Law to assume Municipal Services in Glen-Keele Site Plan Agreement – Storm Sewer DA.05-047. (Glen-Keele Developments Three Limited dated March 16, 2007) (Item 9, Committee of the Whole, Report No. 29) |
| By-Law Number 91-2012 | A By-law to assume Municipal Services in Royale Villa Subdivision, Phase 2 – Colonna Drive, 19T-89081, Registered Plan 65M-3604. (Royale Villa Development Inc. dated July 18, 2002) (Item 10, Committee of the Whole, Report No. 29) |
| By-Law Number 92-2012 | A By-law to assume Municipal Services in Langstaff Contwo Investments Limited Subdivision, Phase 1, 19T-98V05, Registered Plan 65M-3535. (Langstaff Contwo Investments Limited dated August 13, 2001. (Item 14, Committee of the Whole, Report No. 25) |
| By-Law Number 93-2012 | A By-law to authorize the Mayor and City Clerk to execute the Joint Services Agreement between The Corporation of the City of Vaughan and PowerStream Inc. (Council, February 21, 2012, Item 2, Finance and Administration Committee, Report No. 2) |
| By-Law Number 95-2012 | A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 6-2012. (Z.12.021, OP.10.004, DA.10.052, Z.10.023, 2177419 Ontario Ltd., located on the north side of Major Mackenzie Drive, west of Keele Street, municipally known as 2396 Major Mackenzie Drive, in Part of Lot 21, Concession 4) (Lifting “(H)”) (Council, October 18, 2011. Item 2, Committee of the Whole, Report No. 44) |
| By-Law Number 96-2012 | A By-law to amend City of Vaughan By-law 1-88 as amended. (Z.11.033, OP.11.008, Vista Parc Limited, are located on the north side of Regional Road 7, west of Pine Valley Drive, known municipally as 4700 Regional Road 7, in Lot 6, Concession 7) |

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- (Council, March 20, 2012, Item 15, Committee of the Whole, Report No. 8 and Item 48, Committee of the Whole, Report 29)
- By-Law Number 97-2012 A By-law to amend City of Vaughan By-law 1-88. (Z.11.041, DA.11.107, BFI Canada Inc., located north and south of Freshway Drive (10 Freshway Drive), through to Highway 407, east of Creditstone Road, adjacent to the CN Rail Classification Yard, being Parts 1, 2 and 5 on Reference Plan 65R-21264, in Part of Lots 4 and 5, Concession 4) (Item 16, Committee of the Whole, Report No. 25)
- By-Law Number 98-2012 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 41-2009, By-law 206-2009 and By-law 9-2012. (Z.12.018, 19T-06V14, Molise Kleinburg Estates Inc., located on the west side of Highway #27 and south of Nashville Road, in Planning Block 61 East, in Lot 23 and 24, Concession 9) (Lifting “(H)”) (Item 30, Committee of the Whole, Report No. 25)
- By-Law Number 99-2012 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 24-2012. (Z.12.017, OP.11.014, DA.12.039, Ravines of Islington Holdings Inc., (Lifting “(H)”) (Item 30, Committee of the Whole, Report No. 25)
- By-Law Number 100-2012 A By-law to amend City of Vaughan By-law 1-88. (Z.04.062, Town Centre Zones, located north of Centre Street, west of Bathurst Street and municipally know as 10, 11, 30 and 31 Disera Drive, in Part of Lot 6, Concession 2) (Administrative Correction) (Item 21, Committee of the Whole, Report No. 29)
- By-Law Number 101-2012 A By-law to adopt Amendment Number 729 to the Official Plan of the Vaughan Planning Area. (OP.08.005, Z.08.022, 2159645 Ontario Inc. c/o Liberty Development Corp., located on the northeast corner of Weston Road and Highway 7, municipally known as 7777 Weston Road, in Lot 6, Concession 5) (Item 22, Committee of the Whole, Report No. 29)
- By-Law Number 103-2012 A By-law to amend City of Vaughan By-law 1-88 as amended. (Z.12.006, DA.12.014, Lance Kotton, located on the west side of Pine Valley Drive between Royal Garden Boulevard and Villa Park Drive being Part 4, Plan 64R-7668, municipally known as 7890 Pine Valley Drive) (Item 44, Committee of the Whole, Report No. 29)
- By-Law Number 104-2012 A By-law to amend City of Vaughan By-law 1-88. (Z.11.022, DA.11.070, 1559586 Ontario Inc. c/o Oskar Group, located on the south west corner of Keele Street and Killian Road, municipally known as 10056 and 10068 Keele Street, in Lot 21, Concession 4) (Item 46, Committee of the Whole, Report No. 29)
- By-Law Number 105-2012 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 227-2010. (Z.11.025, 1678575 Ontario Inc., located at the northwest corner of Woodbridge Avenue and Clarence Street, municipally known as 86 and 92 Woodbridge Avenue and 30 and 36 Clarence Street, in Part of Lot 7, Concession 7) (Lifting “(H)”) (Item 47, Committee of the Whole, Report No. 29)
- By-Law Number 106-2012 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 100-2010. (Z.08.106, 1720447 Ontario Ltd., are located on

- the north side of Steeles Avenue West, east of Brighton Place, being Part of Lots 11 and 12 on Registered Plan M-1607, in Part of Lot 26, Concession 1) (Administrative Correction) (Item 53, Committee of the Whole, Report No. 29)
- By-Law Number 107-2012 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 94-2011. (Z.09.035, DA.09.075, Girona Financial Group, located on the northwest corner of Rutherford Road and Highway #400, being Block 1 on Registered Plan 65M-3849 and part of Block 148 on Registered Plan 65M-3348, in Part of Lot 16, Concession 5) Administrative Correction) (Item 53, Committee of the Whole, Report No. 29)
- By-Law Number 108-2012 A By-law to exempt parts of Plan 65M-4313 from the provisions of Part Lot Control. (PLC.12.009, Sailfish Home Builders Inc., located south of Major Mackenzie Drive, and east of Vellore Avenue with frontage onto Alexie Way, Sibella Way and Via Toscana, specifically Lots 1 to 9 inclusive, and Blocks 26 to 33 inclusive, Blocks 42 to 45 inclusive on Registered Plan 65M-4313, in Part of Lot 20, Concession 6) (Delegation By-law 196-2010)
- By-Law Number 109-2012 A By-law to repeal By-law 108-2012. (PLC.12.009, Sailfish Home Builders Inc., located south of Major Mackenzie Drive, and east of Vellore Avenue with frontage onto Alexie Way, Sibella Way and Via Toscana, specifically Lots 1 to 9 inclusive, and Blocks 26 to 33 inclusive, Blocks 42 to 45 inclusive on Registered Plan 65M-4313, in Part of Lot 20, Concession 6) (Delegation By-law 196-2010)
- By-Law Number 110-2012 A By-law to exempt parts of Plan 65M-3903 and 65M-3914 from the provisions of Part Lot Control. (PLC.12.010, Elderston Manor Estates Inc., located south of Teston Road, west of Cityview Boulevard, with frontage onto Vellore Park Avenue, being Block 61 on Registered Plan 65M-3903 and Block 178 on Registered Plan 65M-3914, in Part of Lot 24, Concession 5) (Delegation By-law 196-2010)
- By-Law Number 111-2012 A By-law to repeal By-law 110-2012. (PLC.12.010, Elderston Manor Estates Inc., located south of Teston Road, west of Cityview Boulevard, with frontage onto Vellore Park Avenue, being Block 61 on Registered Plan 65M-3903 and Block 178 on Registered Plan 65M-3914, in Part of Lot 24, Concession 5) (Delegation By-law 196-2010)
- By-Law Number 112-2012 A By-law to exempt parts of Plan 65M-3849 and 65M-3348 from the provisions of Part Lot Control. (PLC. 12.008, Fondi Home Builders Inc., located north of Rutherford Road, west of Highway 400, with frontages onto Hawkview Boulevard (Blocks 1 and 9 on Registered Plan 65M-3849 and Block 148 on Registered Plan 65M-3348) in Part of Lot 16, Concession 5) (Delegation By-law 196-2010)
- By-Law Number 113-2012 A By-law to repeal By-Law 112-2012. (PLC. 12.008, Fondi Home Builders Inc., located north of Rutherford Road, west of Highway 400, with frontages onto Hawkview Boulevard (Blocks 1 and 9 on Registered Plan 65M-3849 and Block 148 on Registered Plan 65M-3348) in Part of Lot 16, Concession 5) (Delegation By-law 196-2010)
- By-Law Number 114-2012 A By-law to exempt parts of Plan 65M-4070 and 65M-4042 from the

- provisions of Part Lot Control. (PLC.12.007, Ferbrook Homes (Block 18 Gulf) Limited, located south of Major Mackenzie Drive, west of Peter Rupert Avenue, with frontages onto Black Maple Crescent (Blocks 9 and 10 on Registered Plan 65M-4042 and Blocks 50 and 51 on Registered Plan 65M-4070) and Lealinds Road (Block 7 on Registered Plan 65M-4042 and Block 48 on Registered Plan 65M-4070) in Part of Lot 20, Concession 3) (Delegation By-law 196-2010)
- By-Law Number 115-2012 A By-law to repeal By-law 114-2012. (PLC.12.007, Ferbrook Homes (Block 18 Gulf) Limited, located south of Major Mackenzie Drive, west of Peter Rupert Avenue, with frontages onto Black Maple Crescent (Blocks 9 and 10 on Registered Plan 65M-4042 and Blocks 50 and 51 on Registered Plan 65M-4070) and Lealinds Road (Block 7 on Registered Plan 65M-4042 and Block 48 on Registered Plan 65M-4070) in Part of Lot 20, Concession 3) (Delegation By-law 196-2010)
- By-Law Number 116-2012 A By-law to amend By-law 315-2005, as amended, being a By-law to provide for the licensing, regulating and governing of certain businesses, activities and undertakings in the City of Vaughan. (Item 31, Committee of the Whole, Report No. 25)
- By-Law Number 117-2012 A By-law to dedicate certain lands as part of the public highway. (Appian Way, Di Nardo Estates Subdivision, 19T-89056 (65M-4260) - Block 11, 19T-06V07 – Block 45, PIN 03305-0708 (LT) (Delegation By-law 196-2010)
- By-Law Number 118-2012 A By-law to dedicate certain lands as part of the public highway. (Pondview Road, Tribecca Development Corporation/ Joe Wade, Development Agreement (Related Files: B013/10, B014/10, B052/10 and B053/10) Parts 4, 5, 7 and 8 on Plan 65R-22827, PIN 03257-0911(LT), Part 4 on Plan 65R-33704, PIN 03257-0280(LT), Part 7 on Plan 65R-33704, PIN 03257-0287(LT), Parts 28 and 29 on Plan 65R-21694, PIN 03257-0264(LT) (Delegation By-law 196-2010)
- By-Law Number 119-2012 A By-law to amend City of Vaughan By-law 1-88. (Z.07.032, OP.07.003, Joseph & Wolf Lebovic Jewish Community Campus, located on the east and west side of Thomas Cook Avenue, south of Lebovic Campus Drive, in Part of Lot 17, Concession 2) (Administrative Correction) (Item 53, Committee of the Whole, Report No. 29)
- By-Law Number 120-2012 A By-law to amend City of Vaughan By-law 1-88. (Z.10.031, OPA 699, 19T-10V004, Nashville Developments Inc., located on the north side of Major Mackenzie Drive, on the east side of Huntington Road, being Part of Lots 21 to 23 inclusive, Concession 9) (Council, November 15, 2011, Item 16, Committee of the Whole Report No. 50); and

COUNCIL MEETING MINUTES – JUNE 26, 2012

That the following By-law be enacted as amended:

By-Law Number 102-2012 A By-law to amend City of Vaughan By-law 1-88. (Z.08.022, OP.08.005, OPA 729, 2159645 Ontario Inc. c/o Liberty Development Corp., north east corner of Weston Road and Regional Road 7, municipally known as 7777 Weston Road, in Lot 6, Concession 5) (Item 22, Committee of the Whole, Report No. 29)

CARRIED

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Rosati

That Council resolve into Closed Session for the purpose of discussing the following matters:

1. PERSONNEL MATTER – UPDATE ON RECRUITMENTS OF SENIOR STAFF
 (Report 26, Item 3)
(personal matters about identifiable individuals)

2. PROPERTY MATTER
 VAUGHAN FIRE HALL #7-3
 325 WOODBRIDGE AVE
 WARD 2
 (Report 26, Item 4)
(acquisition or disposition of land)

3. LITIGATION MATTER
 CALVARY BAPTIST CHURCH V. CITY OF VAUGHAN
 NASHVILLE ROAD AND HUNTINGTON ROAD
 WARD 1
 (Report 26, Item 5)
(litigation or potential litigation)

4. LITIGATION MATTER
 CITY OF VAUGHAN V. CANSULT LTD. ET AL
 PORTAGE PARKWAY FLYOVER
 WARDS 3 AND 4
 (Report 26, Item 6)
(litigation or potential litigation)

5. PROPERTY MATTER
 PATRICIA KEMP COMMUNITY CENTRE
 DUFFERIN STREET NORTH OF CENTRE STREET
 WARD 4
 (Report 26, Item 7)
(acquisition or disposition of land)

6. PROPERTY MATTER
 LEASE EXTENSION AGREEMENT
 ROGERS WIRELESS INC.
 7466 KIPLING AVENUE
 WARD 2
 (Report 26, Item 8)

(acquisition or disposition of land)

7. ONTARIO MUNICIPAL BOARD APPEAL
OPA 653 – FILE OP.05.020
TESMAR HOLDINGS INC.
NORTHEAST CORNER OF JANE STREET AND RIVEROCK GATE
WARD 4
(Report 26, Item 9)

(litigation or potential litigation)

8. LITIGATION/LEGAL ADVICE
RIZMI HOLDINGS/MILANI LANDS
11333, 11641 DUFFERIN STREET, 11490 BATHURST STREET
WARD 1
(Report 30, Item 3)

(litigation or potential litigation)

CARRIED

Council recessed at 5:14 p.m.

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT Council reconvene at 8:36 p.m.

CARRIED

Council reconvened at 8:36 p.m. with the following members present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Gino Rosati
Regional Councillor Deb Schulte
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Alan Shefman
Councillor Sandra Yeung Racco

119. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 26

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 3 PERSONNEL MATTER – UPDATE ON RECRUITMENTS OF SENIOR
STAFF

MOVED by Regional Councillor Rosati
seconded by Councillor Iafrate

THAT Item 3, Committee of the Whole (Closed Session) Report No. 26 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of June 26, 2012.

CARRIED

ITEM - 4 PROPERTY MATTER
 VAUGHAN FIRE HALL #7-3
 325 WOODBRIDGE AVE
 WARD 2

MOVED by Regional Councillor Rosati
seconded by Councillor Iafrate

THAT Item 4, Committee of the Whole (Closed Session) Report No. 26 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of June 26, 2012; and

By receiving Confidential Communication C28, from the Director of Legal Services, dated June 26, 2012.

CARRIED

ITEM - 5 LITIGATION MATTER
 CALVARY BAPTIST CHURCH V. CITY OF VAUGHAN
 NASHVILLE ROAD AND HUNTINGTON ROAD
 WARD 1

MOVED by Councillor Iafrate
seconded by Councillor Racco

THAT Item 5, Committee of the Whole (Closed Session) Report No. 26 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of June 26, 2012.

CARRIED

ITEM - 6 LITIGATION MATTER
 CITY OF VAUGHAN V. CANSULT LTD. ET AL
 PORTAGE PARKWAY FLYOVER
 WARDS 3 AND 4

MOVED by Regional Councillor Schulte
seconded by Councillor DeFrancesca

THAT Item 6, Committee of the Whole (Closed Session) Report No. 26 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of June 26, 2012.

CARRIED

COUNCIL MEETING MINUTES – JUNE 26, 2012

ITEM - 7 PROPERTY MATTER
PATRICIA KEMP COMMUNITY CENTRE
DUFFERIN STREET NORTH OF CENTRE STREET
WARD 4

MOVED by Regional Councillor Rosati
seconded by Councillor Iafrate

THAT Item 7, Committee of the Whole (Closed Session) Report No. 26 be adopted and amended, as follows:

By approving the following confidential recommendation of the Council (Closed Session) meeting of June 26, 2012:

That a lease to the (Filipino Canadian Association of Vaughan) FCAV for 20 years be approved subject to the following conditions:

1. That if within 2 years from September 1, 2012, FCAV has not been the recipient of significant funding, the Lease shall be terminated;
2. That FCAV shall be responsible for all costs (capital and operating) related to the property (land and building) from September 1, 2012 and be subject to other standard terms of a long term lease; and
3. All changes/modifications to the property shall be subject to the City's approval process; and

By receiving Confidential Communication C15, from the Commissioners of Legal and Administrative Services and City Solicitor, and Community Services, dated June 26, 2012.

CARRIED

ITEM - 8 PROPERTY MATTER
LEASE EXTENSION AGREEMENT
ROGERS WIRELESS INC.
7466 KIPLING AVENUE
WARD 2

MOVED by Regional Councillor Rosati
seconded by Councillor Racco

THAT Item 8, Committee of the Whole (Closed Session) Report No. 26 be adopted and amended, as follows:

By approving the following confidential recommendation of the Council (Closed Session) meeting of June 26, 2012:

- 1) That a By-law be enacted to authorize the extension of a license at 7465 Kipling Avenue to Rogers Wireless Inc. for a term of five years commencing on July 1, 2012 and ending June 30, 2017 at an annual rent of \$22,000.00;
- 2) That the license contain an option to renew for one additional term of five years commencing July 1, 2027 to June 30, 2032, with the rent to be negotiated prior to renewal;
- 3) That distribution of the annual revenue continue to be shared three ways: 50% (\$11,000.00) to Infrastructure Ontario, 25% (\$5,500.00) to the City of Vaughan and

COUNCIL MEETING MINUTES – JUNE 26, 2012

25% (\$5,500.00) to the Federation of Veneto Clubs of Ontario annually during the five year term; and

- 4) That the Mayor and Clerk be authorized to execute all documentation necessary to complete the transaction; and

By receiving Confidential Communication C16, from the Commissioner of Legal and Administrative Services, dated June 26, 2012.

CARRIED

ITEM - 9 ONTARIO MUNICIPAL BOARD APPEAL
OPA 653 – FILE OP.05.020
TESMAR HOLDINGS INC.
NORTHEAST CORNER OF JANE STREET AND RIVEROCK GATE
WARD 4

MOVED by Regional Councillor Rosati
seconded by Councillor DeFrancesca

THAT Item 9, Committee of the Whole (Closed Session) Report No. 26 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of June 26, 2012; and

By receiving Confidential Communication C18, from the Commissioner of Legal and Administrative Services and City Solicitor, dated June 26, 2012.

CARRIED

SPECIAL COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 30

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 3 LITIGATION/LEGAL ADVICE
RIZMI HOLDINGS/MILANI LANDS
11333, 11641 DUFFERIN STREET, 11490 BATHURST STREET
WARD 1

MOVED by Councillor Iafrate
seconded by Regional Councillor Rosati

THAT Item 3, Committee of the Whole (Closed Session) Report No. 30 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of June 26, 2012.

CARRIED

Having previously declared an interest Councillor De Francesca did not take part in the discussion or vote on the foregoing matter.

120. BY-LAWS

MOVED by Regional Councillor Schulte
seconded by Councillor Iafrate

THAT the following by-law be enacted:

By-Law Number 94-2012 A By-law to authorize the Mayor and Clerk to execute a Lease Agreement between the Corporation of the City of Vaughan and Rogers Communications Inc. (7465 Kipling Avenue) (Item 8, Committee of the Whole (Closed Session), Report No. 26)

CARRIED

121. CONFIRMING BY-LAW

MOVED by Regional Councillor Schulte
seconded by Councillor Iafrate

THAT By-law Number 121-2012, being a by-law to confirm the proceedings of Council at its meeting on June 26, 2012, be enacted.

CARRIED

122. ADJOURNMENT

MOVED by Regional Councillor Schulte
seconded by Councillor Shefman

THAT the meeting adjourn at 8:41 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk