

APPENDIX "A"
CITY OF VAUGHAN
REPORT NO. 77 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on Tuesday, December 18, 2001*

The Committee of the Whole met at 1:13 p.m., on Monday, December 3, 2001.

Present: Councillor Gino Rosati, Chair
Mayor Lorna Jackson
Regional Councillor Michael Di Biase
Regional Councillor Joyce Frustaglio
Councillor Bernie Di Vona
Councillor Mario Ferri
Councillor Susan Kadis
Councillor Mario G. Racco

The following items were dealt with:

1 **REQUEST FOR FENCE HEIGHT EXEMPTION**
89 ROMEO CRESCENT

The Committee of the Whole recommends:

- 1) That this matter be referred to the Council meeting of December 18, 2001, to provide the Local Councillor an opportunity to meet with the affected parties to resolve the fence issue; and
- 2) That the following deputations be received:
 - a) Domenica and Domenico F. Popio, 93 Romeo Crescent, Woodbridge, L4L 7A2; and
 - b) Ms. Susan Vavaroutsos, 89 Romeo Crescent, Woodbridge, L4L 7A2.

Recommendation

The City Clerk recommends:

That the request for a fence height exemption be granted.

2 **REQUEST FOR FENCE HEIGHT EXEMPTION**
135 DEERCHASE CIRCLE

The Committee of the Whole recommends:

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WHEREAS there is a level crossing, being a St. Lawrence and Hudson Railway (CPR) crossing on Huntington Road at the "Y" track into Vaughan Yard at mileage 0.72 Mactier Subdivision in the City of Vaughan;

AND WHEREAS residents in the vicinity of this crossing have complained regarding disturbances from train whistling at this crossing;

AND WHEREAS the City of Vaughan requested that CPR investigate the appropriateness of eliminating train whistling at all crossings in Vaughan;

AND WHEREAS CPR has advised that it is prepared to take steps to cease train whistling at various crossings in Vaughan upon receipt of a resolution passed by the Council of the City of Vaughan requesting the cessation of train whistling at specified crossings;

NOW THEREFORE be it resolved that the Council of the Corporation of the City of Vaughan requests that CPR eliminate train whistling on Huntington Road at the "Y" track into Vaughan Yard at mileage 0.72 Mactier Subdivision in the City of Vaughan;

AND THEREFORE be it further resolved that the City Clerk be authorized to fund from the City's insurance reserve the City's share of the annual insurance premium per crossing, an amount between \$500.00 and \$650.00 per annum.

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LEASH FREE AREA

The Committee of the Whole recommends:

- 1) **That this matter be referred back to staff to provide a report, in consultation with the Local Councillors, on alternative sites for this initiative; and**
- 2) **That the following report of the Commissioner of Community Services, dated December 3, 2001, be received.**

Recommendation

The Commissioner of Community Services in consultation with the Manager of Parks Operations recommends:

That a leash free area be designated and fenced on the south west side of the Patricia Kemp Community Centre, as a pilot project; and

That a by-law be enacted to amend all necessary bylaws, to allow dogs to be leash free in designated areas;

That the leash free area be monitored; and

That staff report back within a year of the area opening on the results of the pilot project.

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RE-NAMING OF GOLDEN GATE PARK

The Committee of the Whole recommends:

- 1) **That Golden Gate Park be renamed Le Parc Saint Jean de Brebeuf; and**

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- 2) That the following report of the Commissioner of Community Services, dated December 3, 2001, be received.

Recommendation

The Commissioner of Community Services in consultation with the Executive Director of Building, Facilities and Parks requests direction on this matter.

7 **COMMUNITIES IN BLOOM – FESTIVAL OF FLOWERS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated December 3, 2001:

Recommendation

The Commissioner of Community Services in consultation with the Executive Director of Buildings and Parks and the Manager of Parks Operations recommend:

That the City of Vaughan register as a participant in the Ontario Communities in Bloom program (initial stage) in 2002.

8 **ADDITIONAL FUNDING – FINDLEY PARK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated December 3, 2001:

Recommendation

The Commissioner of Community Services in consultation with the Purchasing Manager and the Director of Reserves and Investments recommends:

That Council approve additional funding of **\$19,200** for metal fencing at Findley Park;

That the source of funding be City Wide Development Charges;

And that the Mayor and Clerk be authorized to sign the necessary documents.

9 **COST CENTRE INFORMATION - COMMUNITY CENTRES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated December 3, 2001, and that in accordance with the memorandum from the Director of Recreation and Culture, dated November 30, 2001, the first paragraph under "Conclusion" be deleted and replaced with the following:

"This report indicates that the Dufferin Clark Community Centre recovers the greatest percentage of operating costs (84%) followed closely by the Woodbridge Pool and Memorial Arena. Programming at the Dufferin Clark Community Centre is extremely busy. The greatest number of camp programmes operate out of that centre as well, the Dufferin Clark Community Centre pool generates the most revenue of all City pools. Further, since there is not an arena at the Centre, operating costs are less than those centers that have arenas.

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- 2) **That the following report of the Commissioner of Development Services and Public Works, dated December 3, 2001, be received.**

Recommendation

The Commissioner of Development Services and Public Works recommends:

1. That a pedestrian signal be installed at the walkway on the east side of Ansley Grove Road in front of Father Bressani Catholic High School; and
2. That funding for this project in the amount of \$50,000 be included in the Draft 2002 Capital Budget for consideration.

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GRAND VALLEY DEVELOPMENTS (MAPLE) INC.
MAPLE VIEW FARMS, PHASE 2, 19T-97V01
SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Development Services and Public Works, dated December 3, 2001:

Recommendation

The Commissioner of Development Services and Public Works recommends:

That the following resolution be passed allocating sewage capacity from the York/Durham Servicing Scheme and water supply from Pressure District No. 7 of the York Water Supply System:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-97V01 be allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Service Area, and water capacity from Pressure District No. 7 of the York Water Supply for a total of 159 residential units."

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SIGN VARIANCE APPLICATION
FILE NO.: SV.01-016
OWNER: MR. JOSEPH ZANKIN
LOCATION: 7731 MARTIN GROVE ROAD, LOT 5, CONCESSION 8

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated December 3, 2001:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.01-016, Mr. Joseph Zankin, be APPROVED subject to the following conditions:

- i) The proposed signs comply with all other provisions of the sign by-law. (location etc.)
- ii) All necessary approvals are received from the abutting road jurisdictions. (Regional Roads)
- iii) The same message is displayed by the LED portion of the sign for at least one day (24 hours) without incorporating any flashing, moving, varying intensity of illumination, or changes in colour.
- iv) A sign permit is obtained.

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17 **APPOINTMENT OF BUILDING OFFICIALS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated December 3, 2001:

Recommendation

The Commissioner of Planning recommends:

That a By-law be enacted to amend By-law 285-91 as amended, by deleting Schedule "A and replacing it with a new Section "A".

18 **COMMENT TO THE TORONTO TRANSIT COMMISSION**
TTC RAPID TRANSIT EXPANSION STUDY (RTES)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Commissioner of Development Services and Public Works, dated December 3, 2001:

Recommendation

The Commissioner of Planning and the Commissioner of Development Services and Public Works recommend that:

The Toronto Transit Commission BE ADVISED that the City of Vaughan supports the comments of the Region of York, as approved by Regional Council on November 8, 2001, in respect of the TTC's Rapid Transit Expansion Study.

This report BE FORWARDED to the Spadina-York Subway Extension Committee, the Federal and Provincial Ministers of Transportation, the City of Toronto, the Toronto Transit Commission, the Chair of the Federal Urban Task Force – Judy Sgro M.P., the Regional Municipality of York, the Town of Markham and the Town of Richmond Hill.

19 **ONTARIO MUNICIPAL BOARD HEARING**
VARIANCE APPLICATION FILE A240/01
AUBREY LIPMAN

The Committee of the Whole recommends that this matter be deferred to the Committee of the Whole (Closed Session) meeting of December 3, 2001.

Recommendation

The Commissioner of Planning recommends:

THAT Council provide direction respecting the City's position regarding an appeal of the Committee of Adjustment's refusal of Variance Application A240/01 (Aubrey Lipman).

Councillor Kadis declared an interest with respect to the foregoing matter as her property abuts the subject property, and did not take part in the discussion or vote on the matter.

Refer to Item 3, Report No. 78, Committee of the Whole (Closed Session).

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- (iv) the requirements of Vaughan Hydro and Fire Department shall be satisfied;
 - (v) the final site plan and site access shall be approved to the satisfaction of the Region of York Engineering and Transportation Departments; and
 - (vi) final Geotechnical and Hydraulic Study and as-built grades shall be approved by the Toronto Region Conservation Authority and a permit under Ontario Regulation 158 be obtained.
3. The Owner shall pay to the City by way of certified cheque cash-in-lieu of dedication of parkland as per the City's cash-in-lieu of parkland policy. The Owner shall submit an appraisal for approval by the City, which shall form the basis of cash-in-lieu payment.
4. That Council pass the following to replace the October 10, 2000 resolution with respect to sewage and water servicing capacity:
- "NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Proposed Site Plan Application DA.00.027 be allocated sewage capacity from the Woodbridge Service Area of York/Durham Servicing Scheme and water capacity from Pressure District No. 4 of the York Water Supply System for a total of 115 residential units, subject to the execution of the site plan agreement."

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SITE DEVELOPMENT FILE DA.01.066
FILOMENA LOMUTO

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated December 3, 2001:

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.066 (Filomena Lomuto) BE APPROVED, subject to the following conditions:

- 1. Prior to the execution of the site plan agreement:
 - a) the site plan and building elevations shall be to the satisfaction of the Community Planning and Urban Design Departments;
 - b) the site servicing and grading plan shall be to the satisfaction of the Engineering Department;
 - c) access to Islington Avenue shall be approved by the Region of York; and,
 - d) Minor Variance Application A258/01 shall be final and binding.

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DRAFT PLAN OF SUBDIVISION FILE 19T-99V07 (REVISED)
SITE DEVELOPMENT FILE DA.01.081
ROYBRIDGE HOLDINGS LIMITED (FORMERLY SEVENPLEX DEVELOPMENTS INC.)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated December 3, 2001:

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The Commissioner of Planning recommends:

1. That the Ontario Municipal Board be advised:
 - a) that Council has no objection to the revised Draft Plan of Subdivision 19T-99V07, prepared by Templeton-Lepek Limited, dated August 2, 2001, as shown on Attachment #3;
 - b) that Condition #1 of the "Conditions of Approval" – Attachment 1, Item 53, Report No. 59, of the Committee of the Whole be revised by:
 - i) deleting the words "April 20, 2000" in the first sentence and replacing it with "August 2, 2001", and
 - ii) deleting Condition 1a) and re-identifying the subconditions a) to c) accordingly;
2. That the concept plan be endorsed in principle for the development of the Service Commercial Block, in support of the 3.36 ha Service Node within the subdivision plan.

**26 FINANCIAL PARTNERSHIP BETWEEN YORK REGION AND THE CITY OF VAUGHAN
REGARDING THE MAPLE STREETScape**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Ferri, dated December 3, 2001, subject to replacing "Rutherford Road" with "Alberta Drive".

Recommendation

Councillor Mario Ferri recommends:

That the Region of York be requested to provide matching funds (or better) toward the cost of streetscape improvements on Major Mackenzie Drive between Jane Street and the cemetery at Hill Street and on Keele Street between Rutherford Road and McNaughton Road.

**27 ZONING BY-LAW AMENDMENT FILE Z.98.021
SITE DEVELOPMENT FILE DA.98.020
791296 ONTARIO LIMITED
REPORT #P.98.110**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated December 3, 2001, be approved and that the words "and Local Councillor" be added to the end of Clause 2. b) i); and**
- 2) **That the deputation of Mr. Sandro Soscia, be received.**

Recommendation

The Commissioner of Planning recommends:

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1. THAT Zoning By-law Amendment Application Z.98.021 (791296 Ontario Limited) BE APPROVED, subject to the following:
 - a) That the implementing zoning by-law:
 - i) rezone the lands from OS1 Open Space Conservation Zone to C8 Office Commercial Zone;
 - ii) permit up to 600m²GFA for retail commercial uses; business or professional offices with up to 2 regulated health professionals; and a day nursery up to 700m² GFA, and,
 - iii) provide the necessary zoning exceptions to implement the approved site plan.
 - b) that prior to the enactment of the zoning by-law, the site plan application shall be modified in accordance with this report and approved to the satisfaction of the Community Planning and Urban Design Departments;
2. THAT Site Development Application DA.98.020 (791296 Ontario Limited) BE APPROVED, with revisions, subject to the following:
 - a) That the site plan be revised, as follows:
 - i) the building be reduced in gross floor area to provide for increased setbacks from the house and mature tree to the south, and a landscaping strip adjacent to the residential lots;
 - ii) the playground be extended northerly to the building and be separated from the parking lot with fencing and landscaping;
 - iii) the refuse enclosure be located within the building; and
 - iv) the parking layout be adjusted to accommodate the above.
 - b) That prior to the execution of the site plan agreement:
 - i) the final site plan, with revisions, and elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site servicing plan shall be approved by the Engineering Department;
 - iii) the final landscape plan, including a detailed landscape cost estimate, fencing details and elevations shall be approved by the Urban Design Department;
 - iv) the requirements of the Region of York shall be satisfied; and,
 - c) That the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act and City Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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INFORMATION ITEM
OFFICIAL PLAN AMENDMENT FILE OP.98.006
ZONING BY-LAW AMENDMENT FILE Z.98.033
PLAN OF SUBDIVISION FILE 19T-98V03
F. & F. REALTY HOLDINGS INC.
BLOCK 32 WEST
WOODLOT AND NORTH/SOUTH PRIMARY ROAD EXTENSION
Referred Item 3, Report No. 75, CW (PH)

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated December 3, 2001, be approved; and**
- 2) **That the confidential memorandum from the Deputy City Manager and City Solicitor, dated November 30, 2001, be received.**

Recommendation

The Commissioner of Planning recommends:

- (i) That this item BE RECEIVED for information purposes;
- (ii) That the applicant meet with Vaughan Engineering Staff to determine suitable traffic calming measures for Street "A" of the subject draft plan, including but not limited to road design, medians, and entry features;
- (iii) That City Staff meet with the Developers Group for Block 32 West respecting the submission of additional traffic calming objectives for the entire length of Vellore Woods Blvd. north of Hawkview Blvd. to Major Mackenzie Drive;
- (iv) That the Vellore Woods Ratepayers Association be included in the review of the future commercial site development application for the subject lands, including landscaping, and screening along Hawkview Blvd. and Vellore Woods Blvd.; and,
- (v) That a follow-up meeting of the representatives of the Vellore Woods Ratepayers Association, the Ward 1 Sub-Committee, Vaughan Staff and the Applicant, be held once the foregoing initiatives have commenced.

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DEPUTATION – MR. FRANCIS R. BOWKETT
WITH RESPECT TO THE VAUGHANWOOD SOUTH TRAFFIC CALMING PROPOSAL

The Committee of the Whole recommends that the deputation of Mr. Francis R. Bowkett, Chair, Vaughanwood South Traffic Calming Committee, 191 Bruce Street, Woodbridge, L4L 3S2, written submission dated December 3, 2001, and map illustrating the proposed Traffic Calming Measures, be received and referred to staff for a report.

