



**CITY OF VAUGHAN  
COUNCIL MINUTES  
JUNE 23, 2003**

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**CITY OF VAUGHAN**

**COUNCIL MEETING**

**MONDAY, JUNE 23, 2003**

**MINUTES**

**1:00 P.M.**

Council convened in the Municipal Council Chambers in Vaughan, Ontario, at 1:15 p.m.

The following members were present:

Mayor Michael Di Biase, Chair  
Regional Councillor Joyce Frustaglio  
Regional Councillor Gino Rosati  
Councillor Bernie Di Vona  
Councillor Mario F. Ferri  
Councillor Linda D. Jackson  
Councillor Susan Kadis  
Councillor Mario G. Racco

**138. PRESENTATION**

Mayor Di Biase welcomed and extended greetings to Mayor Benzi Lieberman of Shomron, Israel.

**139. VERBAL REPORT WITH RESPECT TO THE SMOG SUMMIT**

Regional Councillor Frustaglio provided a verbal report regarding her attendance at the "Smog Summit" on Friday, June 20, 2003, in the City of Toronto.

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Racco

- 1) That the verbal report of Regional Councillor Frustaglio be received;
- 2) That the City of Vaughan commit to the following initiatives:
  - i. Become an active member of the way to clean air partnership.
  - ii. Continue our P3 to encourage more Ecoparks in employment areas.
  - iii. Design and construct our new 300,000 square foot City Hall as an environmentally friendly building.
  - iv. Research and implement innovative technologies that will assist achieving our environmental goals (examples of such technologies include Wind Power Generation and Waste Treatment).
  - v. Create an Environmental Coordinator position that will be responsible for co-ordinating the efforts of environmental Stewardship and helping the City bring the Kyoto accord to the local level.
- 3) That a report with respect to an anti-idling campaign be brought forward; and
- 4) That the City of Vaughan be an active participant at the upcoming "Smog Summits" held once a year.

CARRIED

**140. CONFIRMATION OF AGENDA**

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Jackson

THAT the agenda be confirmed.

AMENDMENT

MOVED by Councillor Di Vona  
seconded by Councillor Kadis

That the following addendums be added to the agenda:

1. EXTENSION OF CONTRACT – T00-116 PART A: SEWER FLUSHING – SANITARY & STORM  
Report of the Commissioner of Engineering and Public Works with respect to the above.
2. TENDER AWARD – T03-103 WATERMAIN PROTECTION  
Report of the Commissioner of Engineering and Public Works with respect to the above.
3. KEELE VALLEY SMALL VEHICLE TRANSFER STATION AND HHW DEPOT  
Report of the Commissioner of Engineering and Public Works with respect to the above.
4. RETAIL BUSINESS HOLIDAY ACT EXEMPTIONS  
Report of the City Clerk with respect to the above.
5. RESPONSE TO RESOLUTION BY THE TORONTO TRANSIT COMMISSION  
REQUEST FOR FUNDING ASSISTANCE  
ENVIRONMENTAL ASSESSMENT – SPADINA SUBWAY EXTENSION  
Report of the City Manager with respect to the above.
6. TORII STREET SPEED HUMP-DEFERRAL  
Report of Councillor Di Vona with respect to the above.
7. MINGLEHAZE INVESTORS INC.  
SITE DEVELOPMENT APPLICATION FILE DA.02.066  
Report of the Commissioner of Engineering and Public Works with respect to the above.
8. REQUEST FOR EXEMPTION TO BY-LAW 1-96, 154 ESTHER CRESCENT  
Report of Councillor Kadis with respect to the above.
9. VELLORE VILLAGE COMPLEX COMMITTEE  
Verbal Report of Councillor Ferri with respect to the above.

AMENDMENT

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Jackson

## COUNCIL MEETING MINUTES - JUNE 23, 2003

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That Ms. Elizabeth Mior, Co-Chairperson, Glenshields Traffic Calming Committee, be permitted to address Council.

FAILED TO CARRY

Upon the question of the amendment with respect to the addendums:

CARRIED UNANIMOUSLY

Upon the question with respect to the main motion, as amended:

CARRIED AS AMENDED

MOVED by Regional Councillor Rosati  
seconded by Regional Councillor Frustaglio

That the matter with respect to installation of speed humps on Glenshields Avenue be reconsidered.

FAILED TO CARRY

### 141. **DISCLOSURE OF INTEREST**

There was no disclosure of interest by any member.

### 142. **ADOPTION OR CORRECTION OF MINUTES**

MOVED by Councillor Jackson  
seconded by Councillor Ferri

- 1) THAT the minutes of the meeting June 9, 2003, be adopted as presented; and
- 2) THAT the minutes of May 12, 2003, be amended to reflect the following administrative correction:

“That “T03-042” contained in Item 13, Report No. 38, be replaced with “T03-043” where it appears in the report.

CARRIED

### 143. **DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

The following items were identified for separate discussion:

Committee of the Whole (Working Session) Report No. 50

Items 4 and 5

Committee of the Whole Report No. 51

Items 13, 18, 22, 23, 31, 35, 47, 48, 58, 60, 62, 65, 66, and 67

**COUNCIL MEETING MINUTES - JUNE 23, 2003**

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Committee of the Whole (Closed Session) Report No. 52

Items 12, 15, and 17

Special Committee of the Whole (Working Session) (2) Report No. 55

Item 1

Audit Committee Report No. 1

Item 3

Special Committee of the Whole Report No. 56

Item 1

Supplementary Reports

Reports 1, 2, 3, 4, and 5

Addendum Items

1, 2, 3, 4, 5, 6, 7, 8, and 9

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Jackson

THAT Items 1 to 8 of the Committee of the Whole (Working Session) Report No. 50, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 73 of the Committee of the Whole Report No. 51, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 18 of the Committee of the Whole (Closed Session) Report No. 52, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Public Hearing) Report No. 53, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Audit Committee Report No. 1, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 12 of the Budget Committee Report No. 2, BE APPROVED and the recommendations therein be adopted.

CARRIED

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

**COMMITTEE OF THE WHOLE REPORT NO. 51**

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

**COUNCIL MEETING MINUTES - JUNE 23, 2003**

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ITEM - 48      SITE DEVELOPMENT FILE DA.02.050  
RUTHERFORD COMMERCIAL HOLDINGS LTD.

MOVED by Councillor Ferri  
seconded by Councillor Jackson

THAT Item 48, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Commissioner of Planning, dated June 16, 2003;

By directing staff to continue to involve the Ratepayer Associations in the process of resolving the issues identified;

By receiving the memorandum of the Director of Community Planning, dated June 23, 2003; and

By receiving the written submission from Ms. Elvira Caria, Vellore Woods Ratepayers Association, dated June 23, 2003.

CARRIED

ITEM - 58      VELLORE VILLAGE DISTRICT CENTRE PLAN (OPA 650)  
FILE 15.80.2

MOVED by Councillor Ferri  
seconded by Regional Councillor Rosati

THAT Item 58, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Commissioner of Planning, dated June 16, 2003, subject to the addition of the following revised wording to Section 3.2.4e):

- “e)      Applications for seniors residential uses to a maximum height of 3 1/2 storeys be considered if they can demonstrate conformity with the following criteria:
- i.      compatibility with Low-Rise Residential areas;
  - ii.     massing complementary to 2 ½ storey buildings;
  - iii.    substantial landscaped open space;
  - iv.     compatibility with the village scale and appearance of development;
  - v.      appropriate relationship to the street and the pedestrian realm;
  - vi.     conformity with OPA 600 policies;
  - vii.    demonstrated through a traffic impact study that transportation capacity needs can be met;
  - viii.   a shadow study to illustrate the potential impacts on adjacent public or private realms;
  - ix.     concurrent submission and review of a site plan application.”

By approving that OPA 650 include that the “high rise” Section (k), be modified to establish a height limit of 4 storeys on the condition that the roof line is inclusive of the 4 storeys;

By approving the following in accordance with the memorandum from the Director of Community Planning, dated June 23, 2003:



## COUNCIL MEETING MINUTES - JUNE 23, 2003

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"That Section 3.2.3. "Low-rise Residential" of OPA 650 be revised by adding the words "and compatible institutional uses" to Clause (a) (i), which would then read as follows:

- a) Within the Low-Rise residential designation, the following uses shall be permitted:
  - i. Single-detached, Semi-detached, Row/Street Townhouses and compatible institutional uses..." and

By receiving the following written submissions:

- a) Ms. Elvira Caria, Vellore Woods Ratepayers Association, dated June 23, 2003; and
- b) Ms. Diane Rembacz, Columbus Trail residents Association, dated June 23, 2003.

CARRIED

Refer to Minute No. 149 for final resolution of the foregoing matter.

### ITEM - 65 REQUEST FOR REPORT REGARDING SERVICING STRATEGY

MOVED by Councillor Ferri  
seconded by Regional Councillor Frustaglio

THAT Item 65, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By approving:

That sanitary servicing capacity from the Maple Service District of York Durham Sanitary System and water servicing capacity from Pressure District No 6 of the York Water System for 408 persons be allocated to Artibus Phase II File 19T-97V15;

By directing that staff report to the Committee of the Whole meeting of September 2, 2003 to address servicing strategy and implications; and

By receiving the memorandum from the Commissioner of Engineering and Public Works, dated June 20, 2003.

CARRIED

## SUPPLEMENTARY REPORTS

### **145. WILLIAM GRANGER GREENWAY – BARTLEY SMITH GREENWAY** (Supplementary Report No. 3)

MOVED by Councillor Racco  
seconded by Regional Councillor Frustaglio

That funding from the 2003 Budget in the amount of \$150,000 be approved, with the source of funding being \$135,000 from City-Wide Development Charges-Parks Development and \$15,000 from Taxation; and

That the following report of the Commissioner of Finance & Corporate Services and the Director of Reserves & Investments, dated June 23, 2003, be received.

CARRIED

**Recommendation**

The Commissioner of Finance & Corporate Services and the Director of Reserves & Investments recommends:

That the input from the public be received; and

That staff be provided direction on the funding request.

**Purpose**

To receive public input pursuant to the Municipal Act, 2001, Section 291 (1) of the municipality's intention to amend the Capital Budget to include funding in 2003 for the William Granger Greenway-Bartley Smith Greenway open space trail development.

**Background - Analysis and Options**

Council at its meeting of June 9, 2003 adopted the following:

“By approving in principle that funding from the 2003 Budget, in the amount of \$150,000 be granted to TRCA;

By directing that staff proceed with the required notification for amendments to the Budget and a further report be provided to the Council meeting of June 23, 2003.”

As directed by Council, notice for the amendment of the capital budget was published June 12, 2003. To-date the City's Clerks department has not received any communication or written submission from the public in this matter.

Previous funding for these projects was from Taxation. In the update of the Development Charges By-law, the project has been included in the 2003 Background Study, therefore funding would be from the Parks Development Charge, unless there is a change. The Parks DC Reserve account had a balance of approximately \$400,000 as at January 1, 2003.

**Conclusion**

Funding in the amount of \$150,000 would be funded \$135,000 from City-Wide Development Charges-Parks Development and \$15,000 from Taxation and Council direction is requested.

**Attachments**

Attachment 1 – William Granger Greenway–Bartley Smith Greenway Extract  
from Council Meeting Minutes of June 9, 2003  
(for attachments contact the Clerk's Department)

**Report prepared by:**

Ferruccio Castellarin, ext. 8271  
Director of Reserves & Investments

(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.)

**146. ZONING BY-LAW AMENDMENT FILE Z.01.008  
DRAFT PLAN OF SUBDIVISION FILE 19T-01V02  
MATTHEW GABRIELE & MICHELA TONIETTO  
REPORT #P.2001.20  
(Supplementary Report No. 4)**

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Ferri

That the recommendation contained in the following report of the Commissioner of Planning,  
dated June 23, 2003, be approved:

CARRIED

**Recommendation**

The Commissioner of Planning recommends:

1. That Zoning Amendment Application Z.01.008 (Matthew Gabriele and Michela Tonietto) BE APPROVED, to rezone the subject lands to R2 Residential Zone and OS1 Open Space Conservation Zone, in accordance with the zoning standards included in this report.
2. That Draft Plan of Subdivision 19T-01V02 (Matthew Gabriele and Michela Tonietto) prepared by Templeton Planning, Templeton-Lepek Inc., BE DRAFT APPROVED subject to the conditions set out in Attachment 1.
3. That the following resolution be passed allocating servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT prior to final approval, Draft Approved Plan of Subdivision 19T-01V02 (Matthew Gabriele & Michela Tonietto) be allocated sewage capacity from either the Woodbridge Service Area of the York/Durham Servicing Scheme Pressure District or the Kleinburg Water Pollution Control Plant and water capacity from either the Water System of the York Water Supply System or the Kleinburg-Nashville Community Water System of the York Water Supply System, for a total of 11 residential units or an equivalent of 41 persons, prior to the execution of a subdivision agreement to the satisfaction of the City."

4. For the purposes of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid for the plan in accordance with the approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an approved appraisal 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.

**Purpose**

On February 2, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to the appropriate residential zone category to permit a proposed draft plan of subdivision on a 3.20 ha site. The plan contains 11 residential lots and a 1.44 ha open space block. The land use area breakdown of the subdivision is as follows:

<u>Land Use</u>	<u>Area</u>
Residential (11 lots)	1.46 ha
Open Space Block	1.44 ha
Road	0.30 ha
TOTAL	3.20 ha

**Background - Analysis and Options**

The subject lands are located on the north side of Old Major Mackenzie Drive, west of Islington Avenue (5750 and 5728 Old Major Mackenzie Drive) in Lot 21, Concession 8, City of Vaughan. The developable portions of the site are relatively flat, surrounded by steep grade changes where the lands drop into the Humber River valley. There are several mature trees on the property.

The subject lands are designated "Serviced Residential" and "Regional Road 27 Valley Corridor Study Area Open Space" by OPA 601 (Kleinburg Nashville Community Plan), and zoned A Agricultural Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88.

The surrounding land uses are:

- North - valley lands of the main Humber River (OS1 Open Space Conservation Zone)
- South - Old Major Mackenzie Drive; draft approved plan of subdivision (Jofian Holdings 19T-98V04) (R1 Residential Zone)
- West - main Humber River valley corridor (OS1 Open Space Conservation Zone); Regional Road 27
- East - residential (R1 Residential Zone)

On February 9, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands and the Kleinburg and Area Ratepayers Association. Three responses have been received from residents in the vicinity of the subject property and consultants representing adjacent property owners. Residents on Westridge Drive to the east expressed concerns regarding the proposed configuration of the cul-de-sac and its interface abutting the adjacent rear lots. A letter from a consultant representing Jofian Holdings requested that the applicant be required to provide for the cost sharing of facilities including the reconstruction of Old Major Mackenzie Drive, installation of a watermain on Old Major Mackenzie Drive, and over dedication of parkland, front-ended by the landowners on the south side of Old Major Mackenzie Drive. Council directed that the applicant meet with the residents, ratepayers' association, and the local Councillor to address the issues raised.

**Official Plan**

The lands are designated "Serviced Residential" and "Open Space" by OPA 601 (Kleinburg Nashville Community Plan). The tableland portion of the subject lands is designated "Serviced Residential", which permits detached residential units at a maximum density of 5.0 to 7.5 units/net residential hectare. The draft plan consists of 11 lots, with frontages ranging from 24.5 to 29.7 metres, and depths between 44.2 and 54.5 metres. The density is 6.52 units/hectare, within the maximum range permitted in the Official Plan.

The Environmental Policies of OPA 601 require that a Master Environmental Servicing Plan (MESP) be submitted in support of a draft plan of subdivision. An MESP prepared by Burnside Vincent Associates and Azimuth Environmental Consulting Inc., dated August 2001, was submitted and reviewed by Staff and the Toronto and Region Conservation Authority.

The Official Plan requires that a minimum buffer of 10m shall be established from the top-of-bank, where development will not be permitted. The draft plan provides for buffers ranging from 0 to 10m within Block 12 of the plan, with an approximate average width of 5m throughout. In addition to the public buffers provided, Lots 1 through 4 will have a 10m structural setback from the open space block, and lots 5 and 6 will have 7.5m structural setback from the open space block.

Staff are satisfied that the proposed draft plan of subdivision conforms to the Official Plan.

**Zoning**

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88. An amendment to the current zoning is required to implement the proposed plan. The proposed zoning is R1 Residential Zone, which requires a minimum lot frontage of 18m and minimum

lot area of 540m<sup>2</sup>. There will be a minor amendment to the R1 Zoning Standards for the rear yards of Lots 1 through 4 and amendments to the standards for the rear and interior side yards of Lots 5 and 6.

The following amendments to R1 Zone standards are recommended:

<b>LOTS</b>	<b>SETBACK FROM OS1 ZONE (BLOCK 12)</b>
1 through 4	10 m
5 and 6	7.5 m
7 through 11	N/A

Staff is satisfied that the proposed zoning standards are appropriate and compatible with the standards for the existing subdivision. Minor modifications may be required as the final lotting pattern is delineated and approved.

The open space Block 12 will be zoned OS1 Open Space Conservation Zone.

Subdivision Design

The draft plan consists of a total of 11 residential lots, which are located around a single straight cul-de-sac. Lots 6 through 11 back onto existing residential lots on Westridge Drive, and Lots 1 through 5 back onto the valleylands of the main Humber River. The lots have frontages ranging from 24.5m to 29.7m, with lots depths ranging from 44.5m to 54.5 m. The abutting lots along Westridge Road have lot frontages ranging from 19.58 to 20m and lot depths ranging from 72.92m to 81.09m.

Servicing

The Engineering Department has reviewed the proposed draft plan and provides the following comments:

Servicing Report

In support of the draft plan, the applicant has submitted a servicing report entitled, "Master Environmental Servicing Plan for Draft Plan of Residential Subdivision, Lot 21, Concession 8", and addendum dated August 2001 and April 24, 2003, prepared by Burnside Vincent Associates Limited, detailing the provision of sanitary sewers, storm sewers and water supply. Engineering has reviewed the servicing reports and can summarize our comments below.

Water Supply

The draft plan is found within the service area of Kleinburg/Nashville of the York Region Water Supply System. The servicing reports identify that the draft plan can be supplied by extending the existing 300mm diameter watermain on Westridge Drive. As a condition of draft plan approval, the Owner shall be required to contribute its proportionate share of construction costs toward the recent improvements to the system.

Storm Drainage

The storm water flows from the subject lands are tributary to the Humber River Valley. The servicing reports identify that the proposed storm water quality and quantity detention pond, within the abutting draft plan 19T-98V04, can accommodate the drainage from the subject the draft plan.

Prior to final approval of the plan, the Owner shall provide a storm water management report for the review and approval of the City. This report shall describe the proposed drainage system to develop the subject lands and include, but not be limited to, the following items:

- i) Plans illustrating the proposed system and its connection into the existing storm system;
- ii) Storm water management techniques that may be required to control minor or major flows; and
- iii) Proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

Sanitary Servicing

The servicing reports detail 2 alternatives and identify both the Kleinburg and the Woodbridge Sewerage Systems as possible options to provide sanitary service to the draft plan. However, due to limited sanitary capacity remaining in the Kleinburg Sewerage System, past sanitary analysis of the Woodbridge Sewerage Systems has confirmed that the Woodbridge Sewerage System can accommodate the sanitary drainage from the draft plan, (reports entitled, "Sanitary Sewer Capacity Analysis", dated July 2002, prepared by EMC Group Limited, and "Sanitary Flow Monitoring of the Clarence Street Trunk Sewer" dated September 2001, prepared by Greenland International Consulting Inc.). Accordingly, the proposed sanitary system within the abutting draft plan 19T-98V04 has been designed and constructed to accommodate the sanitary drainage from the subject the draft plan.

Therefore, since (a) both the local and trunk sanitary sewers within the Woodbridge Sewerage System have been analyzed to accommodate the sanitary drainage from the draft plan, (b) the sanitary connection within the abutting draft plan 19T-98V04 has been designed and constructed to accommodate the sanitary drainage from the subject the draft plan, and (c) the limited sanitary capacity remains in the Kleinburg Sewerage System, the Engineering Department recommends that the subject draft plan be provided sanitary servicing allocation from the Woodbridge Sewerage System subject to the Region of York confirming sanitary servicing capacity.

As capacity through the Woodbridge Sewerage System has not been confirmed by the Region of York, and capacity is currently available through the Kleinburg Sewerage System, the resolution regarding servicing capacity allocates sewage and water capacity either through the Woodbridge Sewerage System or the Kleinburg Sewerage System, as determined to be appropriate, prior to final approval.

Roads

Although Old Major Mackenzie Drive is external to the draft plan, the Owner shall reconstruct Old Major Mackenzie Drive to an urban road cross-section as part of the subject development abutting the draft plan of subdivision.

Noise Attenuation

Due to the proximity of the draft plan to Regional Road 27, the Engineering Department requires a noise report that analyses the ultimate traffic data to be submitted for review and approval at the detailed engineering stage. Please note in the noise report that City policy requires mandatory A/C for residential units that abut and/or face major collector roads such as Regional Road 27. Accordingly, mandatory A/C would be required for Lots 1 to 6 inclusive on the draft plan.

Streetlighting

The streetlighting design shall meet the City criteria within the draft plan, and include Old Major Mackenzie Drive abutting the draft plan.

Environmental Site Assessment

In support of the proposed subdivision development, the applicant has recently submitted a copy of the site screening questionnaire dated June 11, 2003, and a copy of the ESA report entitled, "Rose Valley Homes, Environmental Site Assessment, Phase I", dated May 2003, prepared by Soil Eng Limited (the ESA report). Terrapex Environmental Ltd., had peer reviewed the Phase 1 Environmental Site Assessment, and based on the outcome of the peer review advise that the Phase 1 report submitted meets the minimum requirements of the Ministry of Environment *Guidelines for Use at Contaminated Sites in Ontario (1997)* and that the site is suitable for the proposed residential development.

Vegetation

A number of mature trees are located on the northerly portion of the subject property, many of which will be removed to construct the proposed plan of subdivision The Urban Design Department has advised that a detailed tree assessment study must be completed.

Urban Design Department

The Urban Design department has provided the following preliminary calculation of parkland dedication:

Calculation Based on 5% Gross Land Area

Total Land Area within Plan [Minus Credits]	3.20 ha
Open Space Block	1.44 ha
Total Credits	1.44 ha
Total Land for 5% Dedication	1.76 ha
<b>Total Parkland Dedication</b>	<b>0.088 ha</b>
<b>Parkland Provided in Plan</b>	<b>0.000 ha</b>
<b>Total Cash-In-Lieu of Parkland</b>	<b><u>0.088 ha</u></b>

Other Comments

The Region of York, the Toronto and Region Conservation Authority (TRCA) and the School Board have no objection to the proposal, subject to the provided conditions of draft approval.

Conclusion

Community Planning Staff are of the opinion that the proposed draft plan of subdivision is an appropriate development for the lands and conforms to the density, land use and policies of the Official Plan. Similarly, the proposed rezoning of the subject lands to R1 Residential Zone, in accordance with the zoning standards discussed in this report, and OS1 Open Space Conservation Zone, will implement the proposed draft plan of subdivision, and allow development that is consistent with the surrounding area.

For these reasons, Staff recommends approval of the zoning amendment application and the draft plan of subdivision, subject to the conditions of approval provided on Attachment No. 1. Should Council concur, the recommendation of this report can be adopted.

**Attachments**

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Subdivision

**Report prepared by:**

Karen Antonio-Hadcock, Planner ext. 8630  
Marco Ramunno, Manager, Development Planning, ext. 8485

/CM

(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.)

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

**COMMITTEE OF THE WHOLE REPORT NO. 51**

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

ITEM - 31      ZONING BY-LAW AMENDMENT FILE Z.03.023  
                    SITE DEVELOPMENT APPLICATION FILE DA.99.093  
                    1366950 ONTARIO LIMITED  
                    REPORT #P.2003.33

MOVED by Councillor Di Vona  
seconded by Councillor Jackson

THAT Item 31, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By approving the following in accordance with the memorandum from the Director of Community Planning, dated June 23, 2003:

“That Council deems that the exceptions to Zoning By-law Amendment File Z.03.023 (1366950 Ontario Limited) for rear yard, front yard and loading space requirements is minor and that a further Public Hearing is not required.”; and

By receiving the written submission from Mr. Chris Barnett, Davis & Company, 1 First Canadian Place, Suite 5300, P.O. Box 367, 100 King Street West, Toronto, M5X 1E2, dated June 28, 2003.

CARRIED

**ADDENDUM ITEMS**

**148. KEELE VALLEY SMALL VEHICLE TRANSFER STATION AND HHW DEPOT**  
(Addendum No. 3)

MOVED by Councillor Ferri  
seconded by Regional Councillor Frustaglio



## COUNCIL MEETING MINUTES - JUNE 23, 2003

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- 1) That the following be approved in accordance with the additional report of Councillor Ferri, dated June 23, 2003:
  - “1. That staff be directed to work in cooperation with Region of York staff to undertake a site search to locate a suitable site for the Household Hazardous Waste Depot and the Small Vehicle Transfer Station immediately; and
  2. That any future requests from the Region of York to extend their current operations at Keele Valley Landfill Site beyond December 31, 2003, be refused.”; and
- 2) That the following report of Commissioner of Engineering and Public Works, dated June 23, 2003, be received.

CARRIED

### **Recommendation**

The Commissioner of Engineering and Public Works recommends that:

Council provide direction with respect to the recommendation contained in the Regional Municipality of York's June 18, 2003, Transportation and Works Committee Agenda, Report No. 15, in which Committee recommended that the Region request the City of Vaughan to allow for the continued operation of the Keele Valley Small Vehicle Transfer Station and Household Hazardous Waste (HHW) Depot for a period of one year past December 31, 2003.

### **Purpose**

To seek Council's direction concerning the possibility of the Region seeking Vaughan's approval to operate the existing small vehicle transfer station and HHW drop-off at the Keele Valley Landfill site beyond 2003.

As the Region's Council meeting is not scheduled until after Vaughan Council's last meeting before the summer hiatus, this report is being brought forward in order for Vaughan Council to be aware of the issue, and provide direction with respect to handling this issue in a timely manner.

### **Background - Analysis and Options**

On November 25, 2002, Vaughan Council approved the following recommendation:

“That Council advise the Region of York that it has no objection to the continued operation of the HHW and public waste drop-off areas at the City of Toronto's Keele Valley Landfill Site for 2003, with the understanding that continued operation after 2003 would be dependant upon the City and Region coming to an agreement with respect to site improvements, landscaping details, and final land uses for the area.”

On June 18, 2003, York Region's Transportation and Works Committee had before it a report concerning the existing small vehicle transfer station and HHW depot at Keele Valley. The report contains the following recommendations:

1. *Regional staff be directed to conduct a search for a site within the southwestern part of the Region for the establishment of a Household Hazardous Waste Depot; and, a site within the southern part of the Region for the establishment of a Small Vehicle Transfer Station where residents, and possibly even small businesses, can deliver their disposable solid waste, compostable yard waste and recycling materials; with the understanding that it may be possible to establish both facilities on the same site depending on the siting criteria used.*

2. *The Council of the City of Vaughan be requested to provide its consent to allow the existing Household Hazardous Waste Depot and Small Vehicle Transfer Station at the Keele Valley Landfill Site to remain in operation for a two-year period beyond the end of 2003 so that new replacement facilities can be licensed, constructed and placed into operation on a site(s) identified through the process described by Recommendation No. 1 above.*

3. *Further to Recommendation No. 2 above, Regional staff be directed to:*

*Apply to the Ministry of the Environment for an amendment to the Certificate of Approval to allow the existing facilities at Keele Valley to remain in operation for a two-year period beyond 2003, conditional upon Vaughan Council providing its consent.*

*Continue their negotiations with the City of Toronto for the lease of the existing facilities for a two-year period beyond the end of 2003.*

At the Region's June 18, 2003, Transportation and Works Committee, there were a number of deputations made against the continued operation of this site past the December 31, 2003 period. The two-year period suggested by the Region's staff was felt to be too long a period for this process (site search, design, build and commission). As a result of the deputations, the Region's Transportation and Works Committee amended the time period in Recommendation 2 above to a one-year period. Notwithstanding the change recommended by the Committee, the Item must still go before Regional Council on June 26, 2003, where further changes, including reversing the recommendation of Committee, may take place.

In the Region's report, four options were reviewed to deal with the issue of providing residents in the southern portion of the Region with a location where HHW materials can safely be disposed, and excess waste could be disposed of and excess recyclable materials could be taken.

#### Option 1

The first option was to close and not replace both facilities. As was noted in Vaughan staff's initial report to Council in 2002, the Region operates three other sites in the Region for residents to take their materials. However, Region staff noted that closing these facilities and not replacing them would result in increased travel for many residents who currently use the facilities, and the closure will likely result in many residents not making the effort to go to a more distant facility. Region staff noted that if the site was closed and no replacement facilities were provided, materials may end up in roadside ditches, and it would also reduce the Region's overall diversion rate.

#### Option 2

The second option was to search for a HHW site only. Region staff estimated cost of this facility would be just over \$2 million, and would require a site of approximately 2 acres in size.

#### Option 3

The third option was to search for separate sites for both a HHW depot and a small vehicle transfer station. This would allow the placement of the HHW facility on its own 2 acre site, and allow for the small vehicle transfer station to be sited on its own site of approximately 5 – 7 acres in size, at a cost of approximately \$4 million. This option could allow for the staging of the projects, and would allow for more options in terms of siting.

#### Option 4

The fourth option was to keep both existing facilities in operation permanently. The cost was estimated at approximately \$500,000, assuming Vaughan did not want significant site improvements. Region staff indicated that among the considerations to this option, is the fact that zoning compliance needs to be confirmed past 2003.

The Region's short term goal is to maintain the existing operations at Keele Valley to ensure that residents in the southern part of the Region are provided with a facility where they can safely dispose of HHW materials, dispose of small amounts of waste, and can take excess recyclable materials, until a new facility can be put into operation.

In the long term, Region staff has recommended Option 3, which is to search for a site, or sites, to construct a HHW depot and a Small Vehicle Transfer Station. However, in the body of the report, it states, " Furthermore, the Keele Valley Landfill site could be one of the candidate sites to be considered if it satisfies the siting criteria." Currently the Keele Valley site does not accept waste from Industrial, Commercial or Institutional sources. However, the report indicates that if a new site is found, it may be possible to serve small businesses in addition to residents.

Although a two-year extension period may seem extensive, the approach recommended in the Region's staff report takes into account the potentially rather lengthy time periods that the acquisition, design, construction and licensing of new facilities may take. On the other hand, Region staff also indicated that if an existing site and facilities are found, and are suitable for their purposes, they could be in operation as early as 2005.

Notwithstanding the Region has asked for Vaughan Council's authorization for the continued operation of the existing facilities, in order for the facilities to remain in operation two years beyond 2003, the Ministry of the Environment will require the Region to undertake a comprehensive public consultation process as part of the issuance of a new Certificate of Approval. The comments received from the public would be taken into account by the MOE in making its final decision on the matter.

On May 8, 2003, the Region held a public meeting with Vaughan C.A.R.E.S. to discuss the existing facility and its potential continued use. At the meeting, it was made quite clear by the members of Vaughan C.A.R.E.S. that they do not want the facility to continue its operation. While the members recognized the need for such a facility, they indicated verbally, and followed up in writing to the Region, that they do not want such a facility in the Maple community. At this point, the Region has not had any other public meetings with residents in the other areas of the City.

The statistics given by the Region from the first quarter of the year indicate that the majority of trips to the HHW depot (59%) and the small vehicle transfer station (35%) are from Vaughan residents. As such, these facilities are providing a service to Vaughan residents. Notwithstanding this, there is no reason that such facilities must be located at their present location in order to be effective.

Should Council wish to permit the continued operation of this site for any period of time beyond December 31, 2003, Council may consider making their approval conditional upon certain criteria, such as:

- Allowing the site to remain open for a further 12 month period (which coincides with the Region's earliest time frame for another site to be open), and any further extensions after that point be made on 1 - 3 month basis
- Ensuring that all industrial, commercial and institutional wastes remain banned from the site
- Maintaining the existing 1 tonne limit per load of waste
- Improving the landscaping around the weigh scales and transfer station area
- Resolving any potential zoning issues
- Ensuring the Keele Valley site is not one of the candidate sites for long term use
- Allowing the City's Public Works and Parks Departments access to the HHW depot and waste drop-off at no charge
- Allowing relevant City staff to be involved in the development of the siting criteria, and the site search

Should Council not wish these facilities to remain in operation past December 31, 2003, Public Works staff will start to work on means of notifying the residents about the alternative locations to properly dispose of excess waste, recyclables and HHW materials.

**Conclusion**

Depending upon the outcome of the Region's June 26, 2003, Council meeting, the Region may be requesting an extension to operate the Keele Valley HHW depot and small vehicle transfer facility for a period of up to two years after 2003, to allow for another site or sites to be found, and design and build the facility or facilities, and put them into operation.

As Council has only authorized the Region to operate the existing HHW depot and small vehicle transfer station until the end of 2003, direction is respectfully requested prior to Council adjourning for the summer hiatus.

**Attachments**

N/A

**Report prepared by:**

Brian T. Anthony, CRS-S, C. Tech  
Director of Public Works

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

**COMMITTEE OF THE WHOLE (WORKING SESSION) REPORT NO. 50**

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

ITEM - 4      ANTI-LITTER CAMPAIGN

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Kadis

THAT Item 4, Committee of the Whole (Working Session) Report No. 50 be adopted without amendment.

CARRIED

ITEM -5      PILOT PROJECT FOR NOISE FENCE REPLACEMENT  
NEW WESTMINSTER DRIVE, STEELES AVENUE TO CONLEY STREET

MOVED by Councillor Kadis  
seconded by Councillor Racco

THAT Item 5, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By directing that staff obtain written statements of consent from all affected homeowners acknowledging their willingness to participate in this pilot project, prior to proceeding with the project; and

By receiving the memorandum from the Commissioner of Engineering and Public Works, dated June 20, 2003.

CARRIED

**COMMITTEE OF THE WHOLE REPORT NO. 51**

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

ITEM - 13      WOODBIDGE AVENUE IMPROVEMENTS

MOVED by Councillor Jackson  
seconded by Regional Councillor Rosati

THAT Item 13, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By adding the words "as soon as possible" following the word "driveway" in Clause 2 of the recommendation of the Commissioner of Engineering and Public Works.

CARRIED

ITEM - 18      AWARD OF CO-OPERATIVE TENDER  
CT03-008, SUPPLY AND DELIVERY OF ORIGINAL MANUFACTURER  
PRINTER TONER CARTRIDGES AND AFTER MARKET  
REMANUFACTURED TONER PRINTER CARTRIDGES

MOVED by Councillor Di Vona  
seconded by Councillor Ferri

THAT Item 18, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Commissioner of Finance and Corporate Services and the Director of Purchasing Services, dated June 16, 2003; and

By receiving the memorandum from the Director of Purchasing Services and the Director of Information Technology Services, dated June 19, 2003.

CARRIED

ITEM - 22      BY-LAW APPOINTING MUNICIPAL LAW ENFORCEMENT OFFICERS

MOVED by Councillor Jackson  
seconded by Councillor Ferri

THAT Item 22, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By receiving the additional report of the Senior Manager of By-law Enforcement, dated June 23, 2003.

CARRIED

ITEM - 23      INFORMATION PAPER – PROPERTY STANDARDS COMPLAINTS –  
JANE ST & HWY 7 AREA

MOVED by Councillor Racco  
seconded by Regional Councillor Frustaglio

THAT Item 23, Committee of the Whole Report No. 51 be adopted and amended, as follows:

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By receiving the confidential memorandum from the Senior Manager, By-law Enforcement, dated June 19, 2003;

By receiving the written submission from Mr. Bram M. Zinman, Barrister and Solicitor, 200-56 Sheppard Avenue West, Toronto, M2N 1M2, dated June 20, 2003; and

By receiving the photographs submitted by Councillor Racco on behalf of Mr. Peter Zeppieri, Dynex Construction Ltd., 80 Costa Road, Concord, L4K 1N2.

CARRIED

ITEM - 35      PROTOCOL FOR ESTABLISHING TELECOMMUNICATION TOWER /ANTENNA FACILITIES

MOVED by Councillor Jackson  
seconded by Regional Councillor Rosati

THAT Item 35, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By inserting an additional Clause 3.b) in the recommendation from the Commissioner of Planning, in accordance with the memorandum from the Director of Community Planning, dated June 23, 2003, as follows:

- "b)      add modifications or replacements of existing towers in industrial areas, which are a minimum 100m away from a residential area"; and

By receiving the written submission from Mr. Stephen J. D'Agostino, Thomson Rogers, Barristers and Solicitors, 390 Bay Street, Suite 3100, Toronto, M5H 1W2, dated June 18, 2003.

CARRIED

ITEM - 47      BLOCK 11 BLOCK PLAN  
NINE-TEN WEST LIMITED ET AL  
BLOCK FILE: BL.11.2001

MOVED by Councillor Ferri  
seconded by Councillor Di Vona

THAT Item 47, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By receiving the written submission from Mr. Peter Mayor and Ms. Donna Mayor, 1040 Rutherford Road, RR2, Maple, L6A 1S2, dated June 18, 2003.

CARRIED

ITEM - 58      VELLORE VILLAGE DISTRICT CENTRE PLAN (OPA 650)  
FILE 15.80.2

MOVED by Councillor Ferri  
seconded by Councillor Di Vona

That Item 58, Report No. 51, VELLORE VILLAGE DISTRICT CENTRE PLAN (OPA 650) FILE 15.80.2, be reconsidered.

CARRIED UNANIMOUSLY

MOVED by Councillor Ferri  
seconded by Regional Councillor Rosati

THAT Item 58, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Commissioner of Planning, dated June 16, 2003, subject to the addition of the following revised wording to Section 3.2.4e):

- e) Applications for seniors residential uses to a maximum height of 3 storeys be considered if they can demonstrate conformity with the following criteria:
  - i. compatibility with Low-Rise Residential areas;
  - ii. massing complementary to 2 ½ storey buildings;
  - iii. substantial landscaped open space;
  - iv. compatibility with the village scale and appearance of development;
  - v. appropriate relationship to the street and the pedestrian realm;
  - vi. conformity with OPA 600 policies;
  - vii. demonstrated through a traffic impact study that transportation capacity needs can be met;
  - viii. a shadow study to illustrate the potential impacts on adjacent public or private realms;
  - ix. concurrent submission and review of a site plan application.

By approving that OPA 650 include that the “high rise” Section (k), be modified to establish a height limit of 4 storeys on the condition that the roof line is inclusive of the 4 storeys;

By approving the following in accordance with the memorandum from the Director of Community Planning, dated June 23, 2003:

“That Section 3.2.3. “Low-rise Residential” of OPA 650 be revised by adding the words “and compatible institutional uses” to Clause (a) (i), which would then read as follows:

- a) Within the Low-Rise residential designation, the following uses shall be permitted:
  - i. Single-detached, Semi-detached, Row/Street Townhouses and compatible institutional uses...” and

By receiving the following written submissions:

- a) Ms. Elvira Caria, Vellore Woods Ratepayers Association, dated June 23, 2003; and
- b) Ms. Diane Rembacz, Columbus Trail residents Association, dated June 23, 2003.

CARRIED

ITEM - 60 OVERNIGHT VISITOR PARKING FEE REVIEW

MOVED by Councillor Kadis  
seconded by Regional Councillor Rosati

THAT Item 60, Committee of the Whole Report No. 51 be adopted and amended, as follows:

## COUNCIL MEETING MINUTES - JUNE 23, 2003

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By deleting the words "10 permits" and replacing them with the words "5 permits" following the words "limited to" in Clause 1 of the Committee of the Whole recommendation.

CARRIED

ITEM - 62      DEPUTATION – MR. RENATO VANIN WITH RESPECT  
TO LOT GRADING CONCERNS ON NOVAVIEW CRESCENT  
(Referred from the Council meeting of June 9, 2003)

MOVED by Councillor Di Vona  
seconded by Regional Councillor Rosati

That this matter be referred to the Committee of the Whole meeting of August 18, 2003, in accordance with the memorandum from the Manager of Customer & Administrative Services, dated June 19, 2003.

CARRIED

ITEM - 67      COMMUNITIES IN BLOOM

MOVED by Councillor Jackson  
seconded by Regional Councillor Rosati

THAT Item 67, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By directing that staff identify new locations for planting beds in Ward 2; and

By receiving the additional report of the Commissioner of Community Services, dated June 23, 2003.

CARRIED

### **SPECIAL COMMITTEE OF THE WHOLE (WORKING SESSION) (2) REPORT NO. 55**

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

ITEM - 1      VAUGHAN CIVIC CENTRE DESIGN COMPETITION  
NEW CITY HALL AND COMPREHENSIVE MASTER PLAN  
DIRECTION TO PROCEED WITH REQUEST  
FOR EXPRESSION OF INTEREST

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Ferri

THAT Item 1, Special Committee of the Whole (Working Session) (2) Report No. 55 be adopted and amended, as follows:

By directing that the final recommendation be approved by Council; and

By receiving the confidential memorandum of the City Manager, dated June 20, 2003.

CARRIED



**AUDIT COMMITTEE REPORT NO. 1**

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

ITEM - 3      CONSULTING FEES 2002

MOVED by Councillor Di Vona  
seconded by Councillor Racco

THAT Item 3, Audit Committee Report No. 1 be adopted and amended, as follows:

By receiving the confidential memorandum from the Director of Finance, dated June 18, 2003.

CARRIED

SUPPLEMENTARY REPORTS

**150.    KLEINBURG-NASHVILLE AREA HERITAGE CONSERVATION DISTRICT STUDY AND PLAN PURSUANT TO PART V OF THE ONTARIO HERITAGE ACT**  
(Supplementary Report No. 1)

MOVED by Councillor Ferri  
seconded by Regional Councillor Frustaglio

That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2003, be approved:

CARRIED

**Recommendation**

The Commissioner of Planning in consultation with Cultural Services and Heritage Vaughan recommends that:

- (1) Council for the City of Vaughan enact a By-law to designate the area shown on Attachment No. 1 under Section 41, Part V of the *Ontario Heritage Act*, R.S.O. 1990, c.0.18, as amended, as the Kleinburg-Nashville Area Heritage Conservation District;
- (2) Council enact a by-law to adopt the Kleinburg-Nashville Heritage Conservation District Plan (Attachment No. 2) and Heritage Character Statement (Attachment No. 3) as guidelines for property owners, City staff, advisory committees and Council when making decisions on applications made under Sections 42 and 43 of the *Ontario Heritage Act*; and
- (3) Following the adoption of the District Plan by Council, that staff proceed with a review of Section 7 "Integration with Other Municipal Policies" of the Plan and bring back any further reports for Council's consideration.

**Purpose**

Further to a presentation made on May 27, 2003, at a Committee of the Whole Working Session (ratified by Council on June 9, 2003) and consultation with Heritage Vaughan on May 28, 2003, this report presents the findings of the Kleinburg-Nashville Heritage Conservation District Study which was authorized by Council on November 6, 2001, and the proposal to designate the Kleinburg-Nashville area as a Heritage Conservation District under Part V of the *Ontario Heritage Act*.

## Background

### Ontario Heritage Act Enables Municipalities to Create Heritage Conservation Districts

Part V of the Ontario Heritage Act (the "Act") governs the creation of Heritage Conservation Districts and is concerned with the protection and enhancement of buildings, streets, and open spaces that collectively give an area a special character, identity or association. Heritage Conservation Districts can either comprise a few buildings or an entire municipality. They may have architectural, historic, scenic, even archaeological aspects worth conserving. District designation under the Act can provide a means to protect and manage that character in the course of change. A municipal council may control alterations, additions and proposed demolitions through the District similar to that for individually designated heritage properties under Part IV of the Act. The compatibility and design of new construction may also be reviewed and managed by Council more rigorously than is permitted under the Planning Act. It should be noted that the intent of a Heritage Conservation District is not to 'freeze' a community in time, but to manage its special character through the preparation of a district plan that guides physical change and compatible development. The reward for this care is the conservation of complete environments as attractive, interesting and congenial places to live, work and visit.

### OPA 601 Kleinburg-Nashville Community Plan Incorporates Heritage District Policies

Subsection 41(1) of the Act enables a municipal Council to designate heritage conservation districts where an official plan contains policies relating to the establishment of such districts. The Kleinburg-Nashville Community Plan (OPA 601), adopted by Vaughan Council on September 25, 2000 (approved by the Region of York on March 8, 2001 with subsequent modifications on October 4, 2001), contains several heritage policies and objectives. Specifically, section 4.9 entitled "Heritage Conservation" states that:

"The objective of the Kleinburg-Nashville Community Plan is to preserve and protect the rich cultural heritage and natural resources of the Kleinburg-Nashville Community. The City is committed to preserving this heritage through the application of the Ontario Heritage Act. In particular, the City intends to undertake a study to determine the opportunities to designate areas within the Community Plan Area as a Heritage Conservation District under part V of the Ontario Heritage Act."

### Kleinburg - Nashville Community is a Heritage Conservation District Study Area

At its meeting of November 26, 2001, Vaughan Council approved that a Heritage Conservation District Study proceed in order to protect and conserve the unique and special heritage of the Kleinburg - Nashville Community. Upon the recommendation of City staff and Heritage Vaughan (Municipal Heritage Committee), Council enacted By-law No. 468-2001 which defined the Study Area (see Attachment No. 4) and set the terms of reference for the Study of the Area for future designation of the whole or any part (or parts) as a Heritage Conservation District in accordance with Part V of the Act.

### Heritage Consultant Retained to Undertake Heritage Study and District Plan

In May 2001, Council approved the capital funds for the purpose of retaining a consultant to undertake the Study and that staff be directed to initiate the consultant retention process based on a draft terms of reference. In the summer of 2002, the City's Purchasing Department issued a request for proposals to the membership of the Canadian Association of Professional Heritage Consultants (CAPHC). After the evaluation of proposals by a staff team, Phillip H. Carter Architect and Planner (The Consultant) was selected to conduct the Kleinburg-Nashville Heritage Conservation District Study and Plan.

Comments

(a) Historical Significance of the Proposed District

Kleinburg is located between two branches of the Humber River. Historically, Highway 27 bounded Kleinburg to the north and west, Major Mackenzie to the south and Kipling Avenue to the east.

Like many 19<sup>th</sup> century villages throughout Southern Ontario, Kleinburg was a community whose economic success was born out of the local milling industry. In 1848, John N. Kline established the first mill to the west of Islington Avenue on the main branch of the Humber River. George Stegman opened a second mill in 1850 on the opposite side of Islington Avenue on the east branch of the Humber River. Land surveys from 1848 illustrate a portion of lands subdivided into smaller lots along Islington Avenue at Nashville Road, indicating the early stages of urbanization and settlement in Kleinburg.

By 1865, Kleinburg was considered to be a thriving village with a population of 350 people. The local business directory at the time included a chemist, cabinet-maker, insurance agent, a butcher, a milliner, a tanner, a shoemaker and a carriage maker, suggesting a prosperous and evolving community.

Just west of Kleinburg, is the historic community of Nashville, extending a short distance along Nashville Road from the existing railway line to Huntington Road. The community developed in connection with the new railway line and the Kleinburg Station built in 1870. Construction of railway facilities fostered the growth of local businesses and milling operations in the area. By 1890, Nashville had a hotel, a post office and about a dozen buildings. The original Kleinburg Railway Station, located immediately west of the railway line on Nashville Road, was rebuilt in 1907. The station remained open until 1964 at which time Canadian Pacific Railway no longer had use for the station. Because of its significance and landmark quality, concerned local residents raised funds to move the station in 1976 to its present day site, adjacent to Kleinburg Public School.

Today, Kleinburg is home to the McMichael Canadian Art Collection and the Binder Twine Festival held in September. The community's historic and scenic character have contributed to the growth of shopping amenities and a tourism sector that brings thousands of visitors to the area every year. Kleinburg also provides a forum for many community events and neighbours the Kortright Centre Conservation Area and Humber River Inter-Regional trail system.

(b) Property & Inventory Research Undertaken for the Proposed District

In accordance with provincial guidelines and heritage criteria provided by the Ministry of Culture, the Consultant engaged to conduct the study identified a broad range of building types, open spaces, vistas, landscapes, and streetscapes to establish the historic, architectural, scenic and contextual character of the Kleinburg-Nashville area. The inventory provides a comprehensive record of the area's heritage, character defining features and contextual aspects. Specifically, it includes a photograph of each structure and identifies significant features with general guidance on restoration, maintenance and repair. The properties researched and identified amount to 195.

As a research document, the inventory provides the necessary information in developing the Heritage Character Statement and the District Plan. As a conservation and planning tool, the inventory will be of assistance for City Officials, property owners, and local businesses in the future when reviewing proposed building alterations and new development in the District. The Inventory will be made available for viewing in the offices of the Clerk's Department, Cultural Services and the Urban Design Department.

(c) Heritage Character Statement

The District structure and heritage attributes form the rationale for defining the Heritage District. The Heritage Character Statement provides a general description of the District's significance, built-form characteristics, architectural styles, streetscape, natural setting, character of roads, open spaces and

aspects of contemporary construction. The full Heritage Character Statement forms a part of the Heritage Study and is included in this report as Attachment No. 3.

(d) Public Meetings & Consultation

The Kleinburg-Nashville Area Heritage Conservation District Study has had considerable public input, the meetings and sequence of events are outlined in Attachment No. 5 'Chronology of Events and Public Consultation'. A total of three public meetings were held and property owners were advised of each meeting through mailed notification and advertisements in the local newspapers. Community newsletters such as the 'Kleinburg Spirit' also provided notices on public meetings and regular updates on the Study to local residents, businesses and other organizations in the community. At the request of the Kleinburg BIA, City staff and the Consultant also met with the BIA membership in order to provide information on the scope of the Study and to address the interests of businesses within the Kleinburg Core. Comments voiced at all consultation meetings have been considered in determining the recommended District boundaries and the District Plan.

(e) District Steering Committee Established

A steering committee, composed of the Kleinburg Area Ratepayers Association (KARA), the Kleinburg BIA, the Bindertwine Committee, 'Old Boys Kleinburg', local residents, Heritage Vaughan, the McMichael Canadian Collection, the local Councilor and City staff, was established. The Committee provided input and guidance to the Consultant on historical matters and also identified local concerns related to the proposed District during all phases of the Study. The Committee also assisted by participating at public meetings and liaising with area residents. Established in August 2002, the Steering Committee met four times.

(f) Heritage District Boundary Coincides With Study Area

The recommended District boundaries are shown in Attachment No. 1. The consultant and the steering committee, after receiving comments from three public meetings, concurred with the proposed Heritage Conservation District boundaries. Input was also received from staff of the City, the Regional Municipality of York and the Toronto Region and Conservation Authority. In general, the proposed District boundary coincides with the Study area and demonstrates integrity in historical associations, architectural character through consistent massing and scale, significant examples of Modernist architecture and development in the area, physical setting, and existing patterns of use and movement. Additional areas beyond the Study area were considered at the request of some members of the public but are not recommended for inclusion in the District.

(g) The District Plan (see Attachment No. 2)

The approach of the District Plan is to provide a tool for managing change consistent with recognized heritage conservation principles so as to encourage continued maintenance and sympathetic new construction within the Heritage District. The District Plan is not intended to prevent owners from making alterations or additions to their properties. In itself, the District Plan explains the goals, objectives and policies of the Heritage Conservation District, and contains detailed design guidance on the following aspects:

- Architectural Styles and Heritage Design Details within the District (Section 9.2)
- Design Guidelines for Existing Heritage Buildings (Section 9.3); Existing non-Heritage Buildings (Section 9.4); New Development (Section 9.5); Road Links (9.6); Valley Setting (9.7); Road Allowance Work (Section 9.8); and Village Forests (9.9)
- Construction Materials Checklist (Section 9.10).

Architectural Styles: This section shows the principal 19<sup>th</sup> and 20<sup>th</sup> century building styles and architectural details that appear in the Kleinburg-Nashville community, including examples of the post-war period and Modern Movement of Architecture.

Design Guidelines: This section provides detailed design guidance based on the village character of Kleinburg and accepted conservation principles and practice. Specifically, the design guidelines provide a framework for evaluating changes to heritage structures, building fabric, including maintenance, alterations, additions and new work. Guidance is also provided on new development and for owners of non-heritage buildings when evaluating design aspects related to the broader context of the District.

In addition, the Design Guidelines section provides an overview of the character defining landscape features and encourages property owners to maintain landscaping appropriate to heritage buildings. General design guidance on the valley setting and village forests is also provided in the document including guidance on road allowance work. Also recommended is the need for an overall streetscape design study in the village core to address design issues that have been identified in Section 9. It should be noted that compliance with the landscape conservation guidelines is strictly voluntary and a heritage permit under the *Ontario Heritage Act* is not required.

Construction Materials Checklist: This section provides a reference and framework for alterations to heritage buildings based on recognized conservation approaches.

(h) Integration with Other Municipal Policies and Further Action (Section 7)

In accordance with the Study's terms of reference, the District Plan also includes a discussion on integration with other municipal policies and recommendations on further action by the City. Specifically, the Consultant has recommended a review of the City's planning and development policies to reflect the new Heritage District including environmental aspects; considerations for tracking economic development and tourism; signage issues; demolition control for heritage properties; heritage easement agreements, including grants, loans and tax incentives for heritage conservation. Also presented is a framework for future surrounding development that identifies an approach to compatible forms of development at the periphery of the Heritage District.

Section 7 also outlines the conclusions of a parking study for the Kleinburg Core that was undertaken at the same time of the Heritage Study. Approved by Council in November 2001, the parking study was conducted in accordance with the policies set out in OPA 601 (Kleinburg Core Area: Section 4.4.2) respecting the potential need to establish a municipal parking lot in relation to the Heritage District.

In general, the Study concludes that the parking supply for the Kleinburg core area is more than sufficient. The critical finding is that the combination of on-street and off-street parking spaces (precluding parking in residential areas) is sufficient to meet the peak demands of the core area. Also, that there is no need to convert more land to parking lots or to establish a municipal parking lot facility in the foreseeable future subject to the recommendations outlined in Section 7. The results of the Parking Study were presented to the District Steering Committee and at the last Public Consultation Meeting. At both meetings, ways to deal with perceived parking concerns and recommended strategies were outlined by the transportation consultant (see Section 7).

(i) District Plan Circulated to City Departments and Agencies for Comment

Copies of the Study and District Plan were circulated to City Departments and Agencies for comment including cross-review with other studies such as the Regional Road 27 Study to ensure compatibility with urban design and natural heritage objectives. Comments received were taken into consideration and incorporated into the Study and Plan where appropriate.

(j) Presentation to Committee of Whole Working Session

The Committee of the Whole received a presentation on the Heritage Study at a working session held on May 27, 2003. The staff report recommending that the presentation be received as information and Heritage Vaughan be consulted prior to enacting any necessary By-laws to establish the Heritage District was ratified by Council at its Meeting of June 9, 2003.

(k) Consultation with Heritage Vaughan

Regular updates on the progress of the Study were provided to Heritage Vaughan by staff as outlined in Attachment No. 5. At its meeting of May 28, 2003, Heritage Vaughan received a final presentation by the Consultant on the Heritage Study along with a staff report on the district designation process. Heritage Vaughan endorsed the staff report with the recommendations that Council enact the necessary By-laws to establish the boundaries for the Kleinburg-Nashville Heritage Conservation District in accordance with Part V of the Ontario Heritage Act (R.S.O. 1990) and to adopt the District Plan.

(l) Implementation

The designation of the Kleinburg-Nashville Area Heritage Conservation District and the adoption of the District Plan by Council will enable the City and property owners to better protect and conserve the heritage resources, character and setting of the District. Once designated, applications (heritage permits) that comply with the District Plan may be approved by staff, while proposals that do not comply or result in demolition require review by Heritage Vaughan and approval by Council. In some cases, where the Plan deals with landscaping and natural areas, guidelines are strictly voluntary and a heritage permit under the *Ontario Heritage Act* is not required. Applicants are encouraged to consult with Cultural Services prior to making an application.

(m) Next Steps

In accordance with Section 42 of the Act and subsequent to the enactment of a By-law to establish the Heritage Conservation District, the City is required to serve notice on each property owner within the District, the Ontario Heritage Foundation, and also by publishing notice in a newspaper having general circulation in the municipality. Implementation of the District Plan controls can commence once the appeal period prescribed by the Act has expired, or if one or more appeals are filed for an individual property and have been withdrawn or dealt with by the Ontario Municipal Board.

The day-to-day administration and coordination of the Kleinburg-Nashville Heritage Conservation District will be assumed by Cultural Services, which provides heritage services on a City-wide basis and staff support to Heritage Vaughan. As the City Department responsible for leading the Heritage Study, the Urban Design Department will provide support and assistance to Cultural Services and Heritage Vaughan on complex planning applications, proposed development and site plans within the Heritage District.

**Conclusion**

The Kleinburg-Nashville area is a unique community in the City of Vaughan and is significant for its historical associations, 19<sup>th</sup> and 20<sup>th</sup> century architecture, natural setting, overall physical context and location. In accordance with OPA 601, Council passed a by-law authorizing a heritage study of the proposed area. Consultants were engaged to conduct the study. The consultants and City staff worked with a Steering Committee throughout the course of the Study which strongly supports the creation of the Heritage District. In addition, three public consultation meetings were held with property owners of the proposed District. These meetings generated a very strong interest in the Study and support for establishing a Heritage Conservation District in the Kleinburg-Nashville Area. Following a presentation made to the Committee of the Whole on May 27, 2003, Heritage Vaughan at its meeting of May 28, 2003, received a presentation on the Heritage Study and endorsed a staff report with recommendations to designate the Heritage District and adopt the District Plan. As such, it is an appropriate time for Council to enact the necessary By-laws to establish the Kleinburg-Nashville Area Heritage Conservation District under Part V of the *Ontario Heritage Act* and to adopt the District Plan.

**Attachments**

1. Kleinburg - Nashville Area **Heritage Conservation District Boundaries**
2. Kleinburg - Nashville Area **District Study and Plan (Members of Council Only)**
3. Kleinburg - Nashville Area **Heritage Character Statement**
4. Kleinburg - Nashville Heritage Conservation **District Study Area**
5. **Chronology of Events & Public Consultation**

**Report prepared by:**

Steven Bell, Urban Design Project Coordinator, ext. 8661

(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.)

**151. AWARD OF TENDER T03-089  
ROAD RECONSTRUCTION AND WATERMAIN REPLACEMENT  
VARIOUS LOCATIONS – WOODBRIDGE  
(Supplementary Report No. 2)**

MOVED by Regional Councillor Rosati  
seconded by Regional Councillor Frustaglio

That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 23, 2003, be approved:

CARRIED

**Recommendation**

The Commissioner of Engineering and Public Works in consultation with the Director of Purchasing Services and the Director of Reserves and Investments recommends:

- 1) That Tender T03-089 for Road Reconstruction and Rehabilitation of various roads and watermain replacement in the Woodbridge area be awarded to Pave-AI Limited in the amount of \$2,668,062.80, plus G.S.T.;
- 2) That a contingency allowance in the amount of \$300,000 be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract;
- 3) That the City retain Totten, Sims, Hubicki Associates to provide contract administration and construction inspection services including geotechnical testing and disbursements at an estimated cost of \$195,500.00, plus G.S.T.;
- 4) That a contingency allowance in the amount of \$20,000 be approved for contract administration and inspection be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve additional engineering services.
- 5) That the inclusion of the matter on a public Committee or Council agenda for the additional funding request for the works identified Road Reconstruction and Watermain Replacement – Various Locations – Woodbridge is deemed sufficient notice pursuant to section 2(1) (c) of by-law 394-2002.
- 6) That additional funding of \$180,000.00 funded from Water Reserves be approved; and
- 7) That the Mayor and Clerk be authorized to sign the necessary documents.

**Purpose**

Council approval to award Tender T03-089 and engage the necessary contract administration and inspection services.

**Background - Analysis and Options**

The work covered by this tender (2003 Capital Budget Project 1480-2-03) calls for road reconstruction of various roads in the Woodbridge area. Included in the tender is the reconstruction of Davidson Drive, Pine Grove Road and Pine Grove Road East, Hayhoe Avenue, Hartman Avenue and the rehabilitation of Wakelin Court, watermain replacement on Hartman Avenue, Woodview Road, Pine Ridge Avenue, Birch Hill Road, Gamble Street, Pine Grove Road, Pine Grove Road East and Hayhoe Avenue which was approved by Council April 14, 2003. (See Attachment No. 1). The City will require a road widening on Gamble Street in front of the Pine Grove Public School, at an estimated cost of \$50,000.00.

Tenders closed for this project on May 27, 2003 and the following responses were received.

<u>Contractor</u>	<u>Total Bid Amount (excluding G.S.T.)</u>
Pave-AI Limited	\$2,668,062.80
Fermar Paving Limited	\$2,671,280.98*
Graham Bros. Construction Ltd.	\$2,829,754.52
Mardave Construction	\$2,841,075.00
Warren Bitulithic Limited	\$2,920,592.47*
Four Seasons Site Developments Ltd.	\$3,451,135.51

\*Corrected for arithmetic error

The City's consultant, Totten, Sims, Hubicki Associates has reviewed and assessed the bids, checked the references and is satisfied that Pave-AI Limited is deemed qualified to successfully complete this project. Therefore, staff recommends that T03-089 be awarded to Pave-AI Limited.

The estimated cost for this project including a contingency allowance and all applicable taxes is \$3,440,000.00. Available funding total is \$3,260,000, therefore additional funding of \$180,000.00 is required from Water Reserve. (See Attachment No. 2 – Financial Summary).

**Conclusion**

The lowest bidder, Pave-AI Limited has performed similar work in the past and is deemed capable of undertaking the work called for under this contract. Contract administration and inspection services shall be provided by Totten, Sims, Hubicki Associates.

Should Council concur with this proposed funding request, this action would be considered as an amendment to the Capital Budget. Pursuant to the Municipal act 2001, Section 291 (1) before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. Where a capital project has been subject to a public meeting during the adoption of the approved capital budget and where additional funding is required to complete the approved works, the inclusion of the matter in a staff report requesting additional funding on a public Committee or Council agenda is deemed to be sufficient notice pursuant to Section 2(1) (c) of By-law 394-2002.

**Attachments**

1. Location Map
2. Financial Summary



**Report prepared by:**

Pat Marcantonio, C.E.T. – Senior Engineering Assistant, ext. 3111  
Tom Ungar, P. Eng. – Design Engineer, ext. 3110  
Dan Stevens, P. Eng. – Manager of Engineering/Construction Services, ext. 3102

PM:mc

(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.)

**152. 2003 WATER AND WASTEWATER OPERATING BUDGETS**

(Supplementary Report No. 5)(Referred from the Council meeting of June 9, 2003)

MOVED by Councillor Jackson  
seconded by Councillor Di Vona

- 1) That clauses 1 and 2 of the recommendation contained in the following report of the Director of Finance, dated June 23, 2003, be approved; and
- 2) That the following be approved in accordance with the additional report of the Commissioner of Engineering & Public Works, dated June 23, 2003:
  - “1. Two full-time employees be added to the Public Works Department’s Water Section complement;
  2. One full-time employee be added to the Public Works Department’s Wastewater Section complement; and
  3. One full-time employee be added to the Finance complement to provide overall financial administrative support to the Water and the Waste Water Sections and including the administrative of the contract for the outsourcing of water meter reading, billing and collection.”

CARRIED

Council, at its meeting of June 9, 2003, adopted the following:

The Budget Committee recommends that this matter be referred to the Council meeting of June 23, 2003, for a comprehensive report addressing the need for any additional staffing and the impact that it would have on water and wastewater rates.

Report of the Director of Finance

**Recommendation**

The Director of Finance, in consultation with the Commissioner of Finance & Corporate Services and the Commissioner of Engineering and Public Works, recommends:

- 1) That the following report and the 2003 Water and Wastewater Operating Budgets, Attachment 1, and the Water and Wastewater municipal rate comparison, Attachment 2, be received;
- 2) That the 2003 Water & Wastewater Budgets be adopted and the rates in Schedule "A" of By-Law 12-74 be amended for water and By-law 167-73 be amended for wastewater:

- (a) the City water rate be increased from 58.1 cents to **61.0 cents** per cubic meter effective in July 2003, and
  - (b) the City wastewater rate be increased from 46.2 cents to **48.5 cents** per cubic meter effective July 2003.
- 3) That the recommendation from the Budget Committee be forwarded to the June 23<sup>rd</sup> Council for a public meeting on the proposed budgets and rates and deputations be permitted.

**Purpose**

To adopt the 2003 Water and Wastewater operating budgets and to set the 2003 Water and Wastewater usage rates.

**Background - Analysis and Options**

Water and wastewater usage rates and other revenues generate funds, which provide for the City's water purchases and treatment of wastewater by the Region. The revenues also provide funds so that the City can maintain the infrastructure, fund debt payments, fund capital projects and administration costs.

Following is a synopsis of the proposed 2003 water and wastewater budgets including the audited 2002 Actuals, Attachment No. 1 and the municipal rate comparison, Attachment No. 2.

**Annual Impact**

As a result of the recommended rate increase, an average home's 2003 annual water and wastewater usage will total \$394 based on 360 cubic meters compared to 2002 total of \$372. This average annual Water & Wastewater bill in 2003 will increase by \$1.83 per month or \$22 annually.

The 2003 budget includes a water and wastewater rate increase of 5%. The recommended increase is comprised of 3% to cover the Regional increase effective January 1, 2003 and a 2% increase for City requirements as outlined below:

- Significant increase in the maintenance cost of the City's infrastructure.
- Significant increase in the Capital infrastructure-funding requirements.
- To offset the impact of inflationary pressures.
- To offset the timing difference in rate setting from the Regional increase.

The proposed water and wastewater budgets are attached including the audited 2002 actuals for information purposes. Water and wastewater reserves form part of the City's Financial Statements and Financial Information Return (FIR).

**Water and Wastewater Customer Billing**

Under Section 71 of the Ontario Energy Board Act, 1998, Hydro companies will not be permitted to carry on any business activity other than electricity distribution. As a result, Hydro Vaughan Distribution Inc. (HVDI) under the joint services agreement will no longer be able to bill and collect the City's water and wastewater activity.

The above legislation will not permit HVDI to administer the City's water and wastewater billing past December 31, 2004. Therefore the City will be required to set up a system to bill and collect water and wastewater. However, currently staff's understanding is that a further exemption will be granted past that date.

Staff however will proceed to develop a plan to put into place a billing and collection system including the reading of water meters.

Staff will also keep Council informed on this issue.

**2003 PROPOSED BUDGET - WATER HIGHLIGHTS**

Water Usage Revenue

The budgeted water billings in 2003 are expected to be \$20.3 million with expected water purchases of \$16.2 million resulting in a gross margin of \$4.0 million or 20.1%.

The estimated 2003 sales volume for residential users will be 19.7 million and 13.9 million for commercial and industrial users. The estimated 2003 water billing includes a 5% rate increase effective in July, a 5% residential, 3% commercial growth factor and is based on an average season in terms of weather.

Actual 2002 total Water billings of \$18.9 million is slightly below budget by \$91,000 as a result of a net lower than expected demand by Commercial and Industrial users and was offset by an increase in residential usage. Commercial and Industrial actual billings totalled \$7.7 million compared to a budget of \$8.0 million down slightly by \$0.3 million. This is offset by a residential gain of \$168,000.

Water Loss - General

Water loss occurs from various sources including water main breaks, sprinkler system ruptures, natural water infrastructure leaks and water usage during fire call outs.

The Region of York, as part of the "Water for Tomorrow Program", continues to conduct various tests across the City and has found the water infrastructure to be sound. This is part of a Region- wide initiative to promote water conservation, which also includes retrofitting toilets, installing low flow showerheads and providing Industrial/Institutional training programs.

In addition, City staff have taken steps over the past number of years to detect unmetered properties or irregular water usage and to test large water meters. These initiatives have been successful and are ongoing.

Water Loss - 2003 Budget

The 2003 water loss is budgeted at a conservative level at 9% when compared to the City's normal water loss experience of 8%. The 2002 actual water loss is down from last years 9.6% coming in at 8.0% which is the City's normal historical level of loss. Water loss over the past number of years has been stable, excluding 2000, 2001, ranging from 7.5% to 8.0%. The budgeted water loss, given the increasing amount of the infrastructure, is reasonable when compared to the industry average range of up to 15%. As indicated above, Vaughan and the Region of York continue to take steps to minimize water loss.

Water Loss - Update 2000 Actual

As reported previously, the 2000 actual water loss was significantly higher than normal coming in at an adjusted 16.0%. The reason for the higher than expected water loss in 2000 has yet to be determined. City Engineering and Finance staff have met on several occasions with Regional Engineering staff, and in addition, have had a number of discussions and meetings with staff of the City of Toronto on potential metering issues. The water infrastructure system is large and the metering system is complex. In 2002 the Region hired a consultant with the cost being shared with the City, however the final report from the consultant is not available as yet. Staff will keep Council apprised of this issue.

Other Revenues

Area rates for water will generate additional revenue totalling \$82,000 due to growth and is estimated to be \$2.0 million for 2003. Rent and concession revenues are generated from temporary water usage

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and hydrant rentals and for 2003; these revenues are budgeted at \$171,000 compared to 2002 actual of \$179,000. 2002 has been a busy year as the number of water meter installations has exceeded budgeted expectations. However, the number of installations in 2003 is expected to be similar and is budgeted to come in at \$1.7 million compared to the 2002 actual of \$1.8 million slightly lower.

### Expenditures

Maintenance and installation costs in 2002 totaling \$3.2 million were under budget by \$459,000. For 2003, maintenance and installation costs are budgeted significantly higher at \$4.4 million. This increased maintenance activity includes valve repairs, hydrant inspections, meter installations and water sampling.

For 2003 the estimated general administration expenditures, and administration overhead is expected to remain at the same level however joint services costs have risen to \$450,000. Insurance costs are budgeted to increase by \$7,000. Bad debt write offs totalling \$25,000 is budgeted slightly higher than 2002.

### Water Reserve Balance

In 2002 through water operations, \$3.6 million (2001 - \$2.2 million) was transferred to the water reserve fund. The 2003-budgeted transfer from water operations to the water reserve is expected to be at \$2.4 million.

Transfers to the Capital Fund for water related infrastructure needs is expected to be \$9.1 million of which \$6.1 million has been committed in previous years and \$3.0 million budgeted for 2003. The total committed cost for water reserve fund projects may not be spent at the end of year 2003.

The water reserve fund over the past few years has been stable as a result of operational transfers and a consistent number of capital water projects. However, due to the increasing need to maintain the water infrastructure, the budgeted reserve now stands at \$8.3 million after all committed capital projects.

## **2003 PROPOSED BUDGET - WASTEWATER HIGHLIGHTS**

### Wastewater Usage Revenue

Wastewater billings are based on the cubic meters of water used for each property. The wastewater rate is then applied to the amount of water consumed. The volume of wastewater is not metered. The current wastewater rate is discounted by approximately 20% when compared to water so as to reflect that not all water is returned to the wastewater system.

The sanitary wastewater billings in 2003 are expected to reach \$15.6 million, up over 2002 actual by \$1.0 million. The 2003-budgeted wastewater increase is a reflection of the increase in water consumption as a result of growth, a normal season and a 5% rate increase. The cost of wastewater disposal service from the Region includes a 3% per cubic meter increase and the total treatment cost is estimated at \$14.8 million. The Region treatment cost for wastewater is based on water purchased by the City.

### Other Revenues

The 2003 local improvement revenue is budgeted at \$23,000. Wastewater area taxes are expected to be \$3.6 million, an increase of \$98,000 over 2002 actual of \$3.5 million, as a result of growth. Installation and service fees are budgeted at \$162,000, reflecting the same level as 2002 budget.

### Expenditures

Maintenance and installation costs for 2003 are budgeted to increase significantly by \$452,000 from 2002 actual of \$1.8 million. This is mainly due to increased costs associated with lateral repairs,

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sanitary lateral installations, flushing/cleaning and other general repairs and maintenance. Storm sewer expenditures are budgeted to increase over last year by \$378,000 reflecting increased maintenance. Joint service costs are expected to be \$450,000 reflecting growth. Administration costs have increased \$33,000 due to an increase in Part-time staff due to Bill 175.

Sanitary Wastewater Reserves

In 2002, through the operation of the sanitary wastewater operations, \$1.8 million was contributed to the reserve. However, for 2003 a forecasted draw down of \$147,000 to the reserve is expected.

Transfers to Capital Fund for wastewater infrastructure needs is forecasted to be \$3.8 million, of which \$1.1 million has been committed in previous years and \$2.7 million budgeted for 2003. The total committed cost for wastewater reserve fund projects may not be spent at the end of year 2003. Transfers to the revenue fund will remain the same as last year, at \$850,000.

The sanitary wastewater reserve ending balance for 2003 is forecasted to be \$7.4 million, and reflects all current and previous committed projects.

Conclusion

Both the Water and Wastewater reserves are expected to decline despite the recommended rate increases. Finance and Engineering staff will undertake the necessary studies over the coming year to ensure that future water/wastewater rates provide adequate reserves for future infrastructure maintenance and renewals.

It is therefore recommended that the City's water rate be increased to 61.0 ¢ per cubic meter and that the wastewater rate be increased to 48.5 ¢ per cubic meter both effective July 2003 as outlined below:

	<b>Regional Rate ¢ / M<sup>3</sup></b>	<b>Increase ¢ / M<sup>3</sup></b>	<b>City Rate ¢ / M<sup>3</sup></b>	<b>Increase ¢ / M<sup>3</sup></b>	
<b><u>WATER</u></b>					
2003	43.43 cents	1.26 cents	61.0 cents	2.9 cents	effective July 2003
2002	42.17 cents	0.83 cents	58.10 cents	2.2 cents	effective July 2002
2001	41.34 cents	0.00	55.90 cents	0.0	
2000	41.34 cents	0.00	55.90 cents	0.0	
<b><u>WASTEWATER</u></b>					
2003	39.81 cents	1.16 cents	48.50 cents	2.3 cents	effective July 2003
2002	38.65 cents	0.76 cents	46.20 cents	1.8 cents	effective July 2002
2001	37.89 cents	1.00 cents	44.40 cents 42.90 cents	1.5 cents 1.5 cents	effective July 2002 effective July 2001
2000	36.89 cents	0.00	41.40 cents	0.0	effective July 2001

**Attachments**

- Attachment No. 1: The 2003 Water and Wastewater Budgets including 2002 Water and Wastewater Actuals.  
Attachment No. 2: 2003 Water and Wastewater Comparison with selected Municipalities.

(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.)

**ADDENDUM ITEMS**

**153. EXTENSION OF CONTRACT – T00-116 PART A: SEWER FLUSHING – SANITARY & STORM**  
(Addendum No. 1)

MOVED by Councillor Di Vona  
seconded by Councillor Kadis

That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 23, 2003, be approved:

CARRIED

**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Director of Purchasing Services and the Director of Public Works, recommends that:

The existing contract for the provision of sewer flushing – sanitary & storm services be extended to December 31<sup>st</sup>, 2003, with no increase to the existing unit prices.

**Purpose**

To seek authorization to extend the existing sewer flushing – sanitary & storm contract until December 31<sup>st</sup> 2003.

**Background - Analysis and Options**

In the Spring of 2000, Public Works tendered Sewer Flushing and Spills Response services as Part "A" and Part "B" respectively in one contract. After the tender closed, a concern arose with the type of equipment specified in Part "B" Spills Response. As a result, Part "A" Sewer Flushing was awarded separately to the lowest bidder Triple A Industrial in September 2000. Part "B" Spills Response was cancelled. In the Fall of 2000 the Spills Response service was tendered separately and awarded to the lowest bidder Franklin Industrial Services Inc. in January 2001.

It is the intent of Public Works to bring these two services back into one contract. As such, staff in consultation with the Director of Purchasing discussed the extension of the Sewer Flushing contract to coincide with the expiry date of the Spills Response contract. On the proviso that the unit prices were to remain the same, and that the Sewer Flushing – sanitary & storm services would be tied into the Spills Response contract scheduled for early 2004, the Director of Purchasing indicated that he had no objections to the concept of seeking such an extension.

The contractor, Triple A Industrial, was contacted and has committed in writing to maintain the previous unit prices for the year 2003. All other terms and conditions of the contract remain the same. He has also indicated that he has the necessary equipment available to perform this work.

With the granting of this extension, both Sewer Flushing – sanitary & storm services and Spills Response services can be tendered together early next year, and the combined tender may bring about lower overall contract costs and increased efficiencies.

**Conclusion**

Combining all Sewer Flushing and Spills Response services into one contract may result in lower overall prices for the City. Authorizing the extension of the Sewer Flushing – sanitary & storm contract will assure no price increase until January 2004.

**Attachments**

N/A

**Report prepared by:**

Rob Meek, C.E.T.  
Manager of Environmental and Technical Services

**154. TENDER AWARD – T03-103 WATERMAIN PROTECTION**

(Addendum No. 2)

MOVED by Councillor Di Vona  
seconded by Councillor Kadis

That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 23, 2003, be approved:

CARRIED

**Recommendation**

The Commissioner of Engineering & Public Works, in consultation with the Director of Purchasing Services and the Director of Public Works, recommends that:

1. Tender T03-103 be awarded to Taunton Construction Limited at a contract value of \$205,140; and,
2. Staff be authorized to perform additional anode and test station installations to the budget balance of \$94,859; and,
3. The Mayor and Clerk be authorized to sign the necessary documents.

**Purpose**

To award tender T03-103 Watermain Protection to the lowest qualified bidder Taunton Construction Limited.

**Background - Analysis and Options**

The City of Vaughan has approximately 240 km of ductile and cast iron watermains. As these watermains age, they corrode, ultimately leading to breakage and failure which necessitates costly repairs and replacements. The placement of sacrificial anodes will extend the service life of these watermains, thereby deferring some major capital expenditures. Staff has inventoried the areas where ductile and cast iron watermains have been installed in the past, and have placed these locations in order of priority based on the number of main break occurrences.

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The tender was advertised in the Daily Commercial News and on the Electronic Tendering Network (ETN), and closed on June 4, 2003. A total of five (5) documents were picked up from the Purchasing Department, with a total of three (3) bids submitted.

The following are the results of the tender opening:

<b>BID RESULTS FOR T03-103 WATERMAIN PROTECTION</b>			
<b>Bid Rating</b>	<b>Contractor</b>	<b>Total Before G.S.T.</b>	<b>Total Including G.S.T.</b>
1.	Taunton Construction Limited	\$191,720.00	\$205,140.40
2.	Trisan Construction	\$269,702.00	\$288,581.14
3.	Robert B. Somerville	Non compliant	Non compliant

This is a two phase Capital Project consolidated into one on March 31<sup>st</sup>, 2003. Project No. 1327-2-03 has an approved limit of \$300,000, which is sufficient for this phase of the project. The contract is for a one (1) year period with a one (1) year optional period based on the City of Vaughan's satisfaction with the contractor and the approval of funding.

Staff have checked the bids for mathematical errors, and have contacted references.

### **Conclusion**

Funding to a limit of \$300,000 was consolidated in the 2003 Capital Budget for this work under Project No. 1327-2-03. Based on prices submitted, it is recommended that Tender T03-103 for Watermain protection be awarded to Taunton Construction Limited, and that staff be permitted to spend up to the approved budget amount (\$300,000) in order to protect the high priority locations.

### **Attachments**

N/A

### **Report prepared by:**

Rob Meek, C.E.T.  
Manager of Environmental and Technical Services

Brian T. Anthony, CRS-S, C. Tech  
Director of Public Works

## **155. RETAIL BUSINESS HOLIDAY ACT EXEMPTIONS** (Addendum No. 4)

MOVED by Councillor Di Vona  
seconded by Councillor Kadis

That the recommendation contained in the following report of the City Clerk, dated June 23, 2003, be approved:

CARRIED



**Recommendation**

The City Clerk, in consultation with the City Manager and the Director of Legal Services recommends that in order to assist businesses in the City of Vaughan from the negative impact of the SARS outbreak, Council adopt the following resolution:

- 1) That the Region of York be requested to exempt all retail businesses in the City of Vaughan from the provisions of the Retail Business Holidays Act, pursuant to Regulation 711/01, for every statutory holiday after Canada Day, up to and including Thanksgiving 2003, for the purposes of permitting fairs, festivals or other special events; and
- 2) That staff be authorized to submit to the Region of York any applications that may be necessary.

**Purpose**

The purpose of this report is to advise Council of correspondence received from the Regional Clerk regarding possible applications for exemptions from the Retail Business Holiday Act to address the loss of business revenues across York Region resulting from the SARS outbreak.

**Background - Analysis and Options**

The Council of the Regional Municipality of York will be holding a public meeting on the 17<sup>th</sup> of July 2003 to consider exceptions to the Retail Business Holiday Act (Attachment #1). In this regard, correspondence has been received from the Region (Attachment #2). In addition, the Town of Markham's Finance and Administration Committee recently passed a resolution that would request the Region to exempt businesses in Markham and across all of York Region from the Retail Business Holiday Act for the remaining holidays in 2003.

**Conclusion**

It would be appropriate for Council to consider passing a resolution requesting that the Region exempt businesses in the City of Vaughan from holiday closures for the balance of 2003.

**Attachment**

- 1) Notice of the Regional Municipality of York re Retail Business Holidays Act Application for Exemption
- 2) Correspondence received from the Regional Municipality of York dated June 20, 2003

**Report prepared by:**

John D. Leach, City Clerk

(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.)

**156. RESPONSE TO RESOLUTION BY THE TORONTO TRANSIT COMMISSION  
REQUEST FOR FUNDING ASSISTANCE  
ENVIRONMENTAL ASSESSMENT – SPADINA SUBWAY EXTENSION  
(Addendum No. 5)**

MOVED by Councillor Di Vona  
seconded by Councillor Kadis

That the recommendation contained in the following report of the City Manager, dated June 23, 2003, be approved:

CARRIED

**Recommendation**

The City Manager recommends that:

The communication from Vincent Rodo, General Secretary, Toronto Transit Commission, dated May 22, 2003, regarding the motion adopted by the Commission in support of municipal level contributions to the funding for the environmental assessments for the Spadina and Sheppard subway extensions BE RECEIVED for information purposes;

Staff report back to Committee of the Whole on the TTC Resolution and on the results of the upcoming discussions between the Region of York and the TTC/City of Toronto on possible funding arrangements for the financing of the municipal portion of the cost of the Environmental Assessment for the Spadina Subway extension;

The Region of York be requested to keep the City of Vaughan apprised of any negotiations between the TTC and the Region on this matter and that the City of Vaughan be invited to attend any such meetings where the interests of the City may be affected; and

This Report be forwarded to the Region of York.

**Purpose**

The purpose of this report is to advise Council of a resolution that was adopted by the Toronto Transit Commission, which has the effect of requesting financial contributions from the Region of York and the City of Vaughan to the municipal portion of the funding, for the Spadina Subway extension Environmental Assessment.

**Background - Analysis and Options**

At the May 1, 2003 Toronto Transit Commission Meeting, Toronto Councillor Peter Li Preti requested that the Commission adopt a resolution that would have the following effect:

1. That Toronto, the TTC, Vaughan and York Region each put forward \$250,000 to fund the municipal portion of the subway EA for the Spadina subway extension, totaling \$1 million being one-third of the total \$3 million cost.
2. That Toronto, the TTC, Vaughan and York Region jointly submit a new application to GTIP to fund the one-third provincial share of the \$5 million cost of the EA's for the Spadina and Sheppard extensions.
3. That Toronto, the TTC, Vaughan, York Region and York University jointly submit a new application to the federal Canada Strategic Infrastructure Fund to pay the one-third federal share of the EA's for the Spadina and Sheppard extensions.

Commission Chair Howard Moscoe moved that Councillor Li Preti's motion be referred to TTC staff for consideration and a report back to the next meeting. The Commission approved this motion.

At the May 14, 2003 Commission Meeting, a memo was received from the Chief General Manager, with a revised motion. The intent of the revised motion was to:

- Remove the TTC as a financial contributor because Toronto provides the municipal funding for the TTC;

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- Clarify that the funding of the municipal share would be borne equally by the affected municipalities; and
- Include York University as a participant in the funding applications submitted to the provincial and federal governments.

The Toronto Transit Commission adopted this resolution on May 14, 2003.

The major change from earlier resolution was that the TTC was deleted as a funding partner, which increased the Region's and Vaughan's contributions to \$333,000 from \$250,000.

This motion was approved by the Commission and was forwarded to York University, the Region of York, the City of Vaughan (Attachment No. 1 to this report) and the City of Toronto for information and appropriate action. This resolution has not been considered by the City of Toronto as yet.

The TTC resolution was placed on the agenda of the June 19, 2003 meeting of the Region of York's Rapid Transit Public/Private Partnership Steering Committee. The Steering Committee recommended that the communication be received and be referred to the Regional Chair for a report. Chair Fisch advised the Committee that a meeting had been scheduled with the TTC/City of Toronto to discuss possible funding arrangements for the Spadina Subway extension Environmental Assessment. Mr. Fisch and Chief Administrative Officer Michael Garrett will be attending on behalf of the Region of York.

The City of Vaughan supports the extension of the Spadina Subway to Steeles Avenue and the Regional Bus Terminal/Gateway facility. The first step in proceeding with this project is to obtain the approval of the required Environmental Assessment. Securing the municipal portion of the funding under the 1/3 federal, 1/3 provincial and 1/3 municipal financing formula will be important. It will demonstrate a high level of commitment to the federal and provincial governments. This effect will be enhanced, if the support is also inter-regional and inter-municipal.

However, the formula suggested in the TTC Resolution is not supportable. Transit is no longer a responsibility of the City of Vaughan. The responsibility for the funding of transit rests with the Region of York. Therefore, the Region of York will need to take the lead in this matter and decide whether there is an opportunity for it to reach an arrangement with the TTC and the City of Toronto on a funding formula for the Spadina Subway EA. The City of Vaughan will need to be kept informed of these negotiations and be a party, if and when the interests of the City are affected.

### **Conclusion**

The TTC's resolution is not supportable in its present form. Staff are not recommending a formal rejection of the TTC's resolution at this time. If talks between the TTC and the Region of York are successful, and a funding agreement is reached, it would be preferable to support an alternative resolution, which would meet the needs of all parties.

For this reason, it is suggested that the resolution be received and that a further report be prepared after the outcome of the discussions between York Region and TTC are known. It is also recognized that this is a matter of great importance to the City of Vaughan and the efforts of the Region to reach an accommodation with the TTC/City of Toronto should be supported. The City will also need to be kept apprised of the negotiations and be party to the discussions where its interests are affected.

Should Council agree then the recommendations set out above should be adopted.

### **Attachments**

1. Letter from Vincent Rodo, General Secretary date May 22, 2003  
Re: Toronto Transit Commission Resolution: May 14, 2003

**Report prepared by:**

Roy McQuillin, Manager of Corporate Policy

(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.)

**157. TORII STREET SPEED HUMP-DEFERRAL**  
(Addendum No. 6)

MOVED by Councillor Di Vona  
seconded by Councillor Kadis

That the recommendation contained in the following report of Councillor Di Vona, dated June 23, 2003, be approved:

CARRIED

**Recommendation**

Councillor Bernie DiVona recommends:

1. That the approved speed hump to be installed on Torii Street not proceed until such time as the location of the speed hump has been reviewed and communicated to the residents of Torii Street for their consideration.
2. That should the location recommended by the City of Vaughan Engineering Department not be the resident's recommended location, then the Engineering Department be approved to attend a meeting with the residents to determine the location and/or appropriateness of a speed hump, if any.

**Background**

The City of Vaughan received two petitions since the year 2000 requesting the City of Vaughan address the safety issue as a result of the accident history on Torii Street with the dangerous driving, accidents and tumbling of vehicles.

A raised crosswalk was installed and it was very effective in reducing the average speed by 11 km.

Some residents had expressed that they would also appreciate one speed hump and this was approved by the City of Vaughan in November 2002. It is the policy of the City of Vaughan to notify residents directly affected of the location of a speed hump, especially so, if it is directly in front of their home. The residents had felt a location close to 115 Torii Street would be preferred as that is the location of several accidents. The residents and the local councilor had been advised that this would have been the appropriate location for a speed hump at that time.

However, they have now learned that the location is close to 146 Torii Street and each of the 5 homes at that location had not been advised of the change in location. The residents that had signed the petition wish to remove their support for a speed hump, if it is at the new location. The proposed location is very close to the corner of the road and no speed hump is normally to be installed after a 90-degree curve in the road, as a driver has to adjust to the straightening of the road. The proposed location is at some distance as to where the accidents have taken place.

The residents having initiated the petition and signed the petition are asking that we defer this matter to determine a location that is acceptable to the residents of Torii Street or to delete or remove their request. They have felt a meeting may be appropriate and accept the delay in construction.

158. **MINGLEHAZE INVESTORS INC.**  
**SITE DEVELOPMENT APPLICATION FILE DA.02.066**  
(Addendum No. 7)

MOVED by Councillor Di Vona  
seconded by Councillor Kadis

That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 23, 2003, be approved:

CARRIED

**Recommendation**

The Commissioner of Engineering and Public Works recommends that:

The necessary By-law be enacted authorizing the Mayor and the City Clerk to execute the necessary agreements among the Region of York, the City of Toronto and the City of Vaughan such that the necessary water and sanitary service connections can be constructed and implemented.

**Purpose**

To provide for the execution of an agreement regarding the construction of sanitary sewer and potable water connections for the subject development.

**Background**

The Minglehaze Investors Inc. development is a 224 bed long-term care facility to be located on the north side of Steeles Avenue between Martin Grove Road and Kipling Avenue. At the Council meeting of March 30, 2003, Council directed **“that the Region of York and the City of Toronto be advised that the City of Vaughan consents to the provision of water and sanitary service connections from the existing City of Toronto watermain and sanitary sewer on Gihon Spring Drive, south of Steeles Avenue, to Leisureworld Health Care Centre located on the north side of Steeles Avenue, between Martin Grove Road and Kipling Avenue.”**

The area topography and the physical barrier of the CN Railway track are significant constraints to the servicing of the site from municipal services located in Vaughan. Accordingly, it is desirable and feasible to provide the required water and sanitary sewer services from the City of Toronto.

**Conclusion**

Due to its physical location, it is not viable for water and sanitary services to be provided from the Vaughan municipal services systems to the proposed development. The City of Toronto can provide these services from existing services in Toronto. A servicing agreement is necessary to set out the terms and conditions of the provision of service connections. Accordingly, it is appropriate for a By-law to be enacted authorizing the City of Vaughan to enter any necessary agreement.

**Attachments**

N/A

**Report prepared by:**

Bill Robinson, P. Eng.  
Commissioner of Engineering and Public Works

**159. REQUEST FOR EXEMPTION TO BY-LAW 1-96, 154 ESTHER CRESCENT**  
(Addendum No. 8)

MOVED by Councillor Di Vona  
seconded by Councillor Kadis

That the recommendation contained in the following report of Councillor Kadis, dated June 23, 2003, be approved:

CARRIED

**Recommendation**

Councillor Kadis respectfully requests that 154 Esther Crescent be exempt from By-law 1-96 until August 31, 2003.

**Background**

I am requesting this exemption on compassionate grounds as the sister of the occupant is currently undergoing treatment and will be living at the premises until the end of August 2003. This is a temporary need and it is a preferable approach as opposed to amending the bylaw.

**Attachments**

none

**160. VELLORE VILLAGE COMPLEX COMMITTEE**  
(Addendum No. 9)

MOVED by Councillor Ferri  
seconded by Councillor Di Vona

1. That a joint committee be established involving the City of Vaughan and the York Catholic District School Board for dispute resolution purposes and to monitor the construction progress of the Vellore Joint Complex, including the school, community centre, and district park;
2. That the committee consist of 2 Councillors, 2 Trustees, and one staff from each organization; and
3. That Regional Councillor Rosati, Councillor Ferri, and the Executive Director of Buildings, Facilities, and Parks, be the City's representatives on the committee.

CARRIED

The foregoing matter was brought to the attention of Council by Councillor Ferri.

**NEW BUSINESS**

**161. USE OF SCHOOL PARKING LOTS DURING THE USE OF SPORTS FIELDS**

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Rosati

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1. That staff meet with the York Region District School Board and the York Region Catholic District School Board to ensure that school parking lots can be utilized during the use of sports fields; and
2. That a copy of this resolution be forwarded to the York Region District School Board and the York Region Catholic District School Board.

CARRIED

The foregoing matter was brought to the attention of Council by Regional Councillor Frustaglio.

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Rosati

THAT Council resolve into Committee of the Whole (Closed Session) for the purpose of discussing the following matters:

- i) the security of property of the City or local board;
- ii) personal matters about an identifiable individual, including municipal or local board employees;
- iii) a proposed or pending acquisition or disposition of land by the municipality or local board;
- iv) labour relations or employee negotiations;
- v) litigation or potential litigation, including matters before administrative tribunals, affecting the City or local board;
- vi) the receiving of advice that is subject to solicitor/client privilege, including communications necessary for that purpose; and
- vii) a matter in respect of which Council, boards, Committee or other body has authorized a meeting to be closed under an Act of the Legislature or an Act of Parliament.

CARRIED

Council recessed at 3:50 p.m.

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Rosati

THAT Council reconvene at 4:35 p.m.

CARRIED

Council reconvened at 4:35 p.m. with all members present.

### **162. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

#### **COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 52**

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

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ITEM - 12 SALE OF CITY LANDS  
EAST SIDE OF PINE VALLEY DRIVE  
PART OF LOTS 2 AND 3 CONCESSION 6  
AND PART OF BLOCK 23 PLAN 65M-2790

MOVED by Councillor Di Vona  
seconded by Councillor Racco

THAT Item 12, Committee of the Whole (Closed Session) Report No. 52 be adopted without amendment.

CARRIED

ITEM - 15 RIMWOOD ESTATES HOMEOWNERS' ASSOCIATION  
RETAINING WALLS, OPEN SPACE LANDS

MOVED by Councillor Ferri  
seconded by Councillor Racco

THAT Item 15, Committee of the Whole (Closed Session) Report No. 52 be adopted and amended, as follows:

By approving:

That, subject to the City receiving a formal request for water and wastewater services from the Rimwood Estates Homeowners' Association, staff prepare a preliminary design and cost estimate and advise the residents accordingly.

CARRIED

ITEM - 17 NORTHWEST CORNER OF CENTRE STREET AND BATHURST STREET  
PROPOSED LAND USE STUDY  
(This item was referred from the Committee of the Whole meeting of June 17, 2003)

MOVED by Councillor Racco  
seconded by Councillor Kadis

THAT Item 17, Committee of the Whole (Closed Session) Report No. 52 be adopted and amended, as follows:

By receiving the confidential memorandum from the Commissioner of Legal and Administrative Services, dated June 20, 2003.

CARRIED

**COMMITTEE OF THE WHOLE REPORT NO. 51**

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

ITEM - 66 NORTHWEST CORNER OF CENTRE STREET AND BATHURST STREET  
PROPOSED LAND USE STUDY

MOVED by Councillor Racco  
seconded by Councillor Kadis



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THAT Item 66, Committee of the Whole Report No. 51 be adopted and amended, as follows:

By approving the following in accordance with the memorandum from the Commissioner of Planning, dated June 20, 2003:

- “1. That the memorandum from the Commissioner of Planning BE RECEIVED;
2. That staff be directed to prepare a Terms of Reference for the Centre Street Land Use Review of Existing and Future Commercial Properties Between Dufferin Street and Bathurst Street, for the Committee of the Whole agenda on August 18, 2003, as the basis for retaining a consultant team to undertake the study;
3. That an Interim Control By-law applicable to the review area be enacted, for a period of one (1) year, in which to complete the land use review; and
4. That Council authorize the addition of \$150,000 to the 2003 Operating Budget for professional fees to undertake the study.”

CARRIED

### 163. ADDENDUM BY-LAWS

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Jackson

That the following addendum By-Laws be added to the agenda:

- 1) BY-LAW NUMBER 249-2003  
(Item 14, Committee of the Whole (Closed Session) Report No. 52)  
  
A By-law to authorize an Agreement between the Corporation of the City of Vaughan and Anacond Contracting Inc. (Renovations to Garnet A. Williams Community Centre)
- 2) BY-LAW NUMBER 250-2003  
(Item 43, Committee of the Whole Report No. 51)  
  
A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Dolores Crescent and Gaetano Court)
- 3) BY-LAW NUMBER 251-2003  
(Item 43, Committee of the Whole Report No. 51)  
  
A By-law to amend By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Dolores Crescent)
- 4) BY-LAW NUMBER 252-2003  
(Item 43, Committee of the Whole Report No. 51)  
  
A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan (Martin Grove Road and Milano Avenue)
- 5) BY-LAW NUMBER 253-2003  
(Item 43, Committee of the Whole Report No. 51)  
  
A By-law to amend By-law 284-94 as amended, to prohibit heavy vehicles on certain residential roadways in the City of Vaughan. (Martin Grove Road)

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- 6) BY-LAW NUMBER 254-2003  
(Council Addendum Item No. 7, June 23, 2003, Minute No. 158)
- A By-law to authorize the Mayor and Clerk to execute any necessary Agreements with The Corporation of the City of Toronto, The Regional Municipality of York and the City of Vaughan. (Minglehaze Investment Inc.)
- 7) BY-LAW NUMBER 255-2003  
(Item 66, Committee of the Whole, Report No. 51)
- A By-law to amend City of Vaughan By-law 1-88 to prohibit the use of lands, buildings and structures in certain areas except for the purposes set out herein.
- 8) BY-LAW NUMBER 256-2003  
(Council, February 24, 2003, Item 32, Committee of the Whole Report No. 17)
- A By-law to authorize the Mayor and Clerk to execute a Development Charge Credit Agreement with the Blocks 10, 11 and 12 Developer Groups and the Region of York for the purpose of confirming the reservation of servicing capacity allocation as adopted by Council resolution.
- 9) BY-LAW NUMBER 257-2003  
(Council, February 24, 2003, Item 32, Committee of the Whole Report No. 17)
- A By-law to authorize the Mayor and Clerk to execute a Development Charge Credit Agreement with the Blocks 18 and 33 West Developer Groups and the Region of York for the purpose of confirming the reservation of servicing capacity allocation as adopted by Council resolution.

CARRIED UNANIMOUSLY

### 164. BY-LAWS FIRST, SECOND AND THIRD READINGS

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Jackson

THAT the following by-laws be read a First, Second and Third time and enacted:

- |                        |   |
|------------------------|---|
| By-Law Number 177-2003 | A By-law to authorize an agreement between Country Miles Stables and the Corporation of the City of Vaughan for Summer Camp. (Item 4, Committee of the Whole, Report No. 51)  |
| By-Law Number 178-2003 | A By-law to regulate signs and other advertising devices on public properties and road allowances under the jurisdiction in the City of Vaughan. (Public Property Sign By-Law) (Item 24, Committee of the Whole, Report No. 51)   |
| By-Law Number 179-2003 | A By-Law to amend City of Vaughan Sign By-Law 203-92, as amended. (City Sign By-Law) (Item 24, Committee of the Whole, Report No. 51)   |
| By-Law Number 180-2003 | A By-law to provide for the making of an application for approval to expropriate land in fee simple, being Part of Lot 28, Concession 3, in the City of Vaughan, in the Regional Municipality of York. (Council, June 9, 2003, Item 6, Committee of the Whole, Report No. 46) |

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- By-Law Number 181-2003 A By-law to declare City owned lands surplus and to authorize the reconveyance. (Council, May 26, 2003, Item 6, Committee of the Whole, Report No. 42)
- By-Law Number 182-2003 A By-law to authorize the acquisition of land for the McNaughton Road Extension. (Council, June 9, 2003, Item 4, Committee of the Whole, Report No. 46)
- By-Law Number 183-2003 A By-law to designate an area of the City of Vaughan as a Heritage Conservation District. (Council, June 9, 2003, Item 4, Committee of the Whole (Working Session), Report No. 44)
- By-Law Number 184-2003 A By-law to adopt a District Plan for the Kleinburg-Nashville Heritage Conservation District. (Council, June 9, 2003, Item 4, Committee of the Whole (Working Session), Report No. 44)
- By-Law Number 185 –2003 A By-law to authorize the Mayor and Clerk to execute an Agreement on behalf of the City of Vaughan between The Corporation of the City of Vaughan and R. P. Auto Storage Ltd. (Item 13, Committee of the Whole (Closed Session), Report No. 52)
- By-Law Number 186-2003 A By-law to adopt Amendment Number 595 to the Official Plan of the Vaughan Planning Area. (OP.02.022 and Z.02.079, Maplevit Estates Inc., southwest corner of Keele Street and Drummond Drive, being Part 2 on Plan 65R-23893, in Lot 24, Concession 4) (Council, June 9, 2003, Item 10, Committee of the Whole, Report No. 45)
- By-Law Number 187-2003 A By-law to adopt Amendment Number 597 to the Official Plan of the Vaughan Planning Area. (OP.03.016, Islington Avenue Corridor Secondary Plan) (Item 57, Committee of the Whole, Report No. 51)
- By-Law Number 188-2003 A By-law to amend City of Vaughan By-law 1-88. (19T-83049, Vaughan 400 Industrial Park (Magna Industrial/CNR), southwest corner of MacIntosh Boulevard and Creditstone Road, Lots 7 and 8, Concession 4) (Administrative Correction) (Council, May 20, 1986, By-law 177-86, By-law 80-95 – Site Control By-law)
- By-Law Number 189-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.02.083, 1315862 Ontario Ltd., northwest corner of Tandem Road and Steeles Avenue West (2150 Steeles Avenue West), Part of Lot 1, Concession 3) (Council, May 26, 2003, Item 21, Committee of the Whole, Report No. 17)
- By-Law Number 190-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.03.007, Rown Pine Investments Inc., southeast of Highway #7 and Pine Valley Drive, Lots 2,3 and Part 4 on Reference Plan 65R-25493, (940 Rowntree Dairy Road), in Lot 5, Concession 6) (Council, May 26, 2003, Item 18, Committee of the Whole, Report No. 41)
- By-Law Number 191-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.02.080, Northwest Jane Rutherford Realty Limited, west side of Jane Street, north of Rutherford Road, in Part of Lots 16 and 17, Concession 5) (Item 50, Committee of the Whole, Report No. 51)

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- By-Law Number 192-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.02.007, Delisse Properties Limited, southeast corner of Jane Street and Rutherford Road, in Part of Lot 15, Concession 4) (Council, April 14, 2003, Item 24, Committee of the Whole, Report No. 17)
- By-Law Number 193-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.95.060, E V V Holdings Ltd., east side of Keele Street, north of Major Mackenzie Drive, being Part of Lot 22, Concession 3) (Council, February 10, 1997, Item 21, Committee of the Whole, Report No. 10)
- By-Law Number 194-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.02.041 and Z.02.056, Roybridge Holdings Limited and Cliff Wilcox, southeast corner of Weston Road, and Ashberry Boulevard, being Block 181 on Plan 65M-3391 and in Part of Lot 18, Concession 5) (Council, June 9, 2003, Item 17 and 18, Committee of the Whole, Report No. 45)
- By-Law Number 195-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.03.025, 434738 Ontario Limited, north side of Major Mackenzie Drive, west of Weston Road (4020 Major Mackenzie Drive), in Part of Lot 21, Concession 6) (Item 37, Committee of the Whole, Report No. 51)
- By-Law Number 196-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.03.021, Metrus Properties Limited, east side of Keele Street, north of Langstaff Road, known municipally as 8575 Keele Street, in Lot 11, Concession 3) (Item 39, Committee of the Whole, Report No. 51)
- By-Law Number 197-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.03.033, Maple United Church, west side of Keele Street, being Part of Lot 20, Concession 4 – Lifting (H) Holding Symbol) (Council, March 9, 1998, Item 21, Committee of the Whole, Report No. 18)
- By-Law Number 198-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.03.030, 1405731 Ontario Limited, the southwest corner of Gamble Street and Islington Ave, being lots 24, 25 and Part of 26 in Plan M-1106 (8348 Islington Avenue) in Lot 9, Concession 7) (Item 28, Committee of the Whole, Report No. 51)
- By-Law Number 199-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.02.012, Colavecchia Garden Ltd., southwest corner of Langstaff Road and Regional Road 27 (6101 Langstaff Road), in Lot 10, Concession 9) (Council, February 24, 2003, Item 27, Committee of the Whole, Report No. 17)
- By-Law Number 200-2003 A By-law to exempt parts of Plan 65M-3510 from the provisions of Part Lot Control. (PLC.03.022, Hullmark Developments, west of Dufferin Street and south of Rutherford Road) (Delegation By-Law 333-98)
- By-Law Number 201-2003 A By-law to repeal By-law 200-2003. (PLC.03.022, Hullmark Developments, west of Dufferin Street and south of Rutherford Road) (Delegation By-Law 333-98)
- By-Law Number 202-2003 A By-law to exempt parts of Plans 65M-3650 from the provisions of Part Lot Control. (PLC.03.023, Markgrove Estates Inc. P.II, located between Dufferin Street and Bathurst Street, south of Rutherford Road) (Delegation By-Law 333-98)

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- By-Law Number 203-2003 A By-law to repeal By-law 202-2003. (PLC.03.023, Markgrove Estates Inc. P.II, located between Dufferin Street and Bathurst Street, south of Rutherford Road) (Delegation By-Law 333-98)
- By-Law Number 204-2003 A By-law to exempt parts of Plans 65M-3626 from the provisions of Part Lot Control. (PLC.03.021, Arista Homes (Vellore Woods V) Inc., south of Major Mackenzie Drive, east of Weston Road) (Delegation By-Law 333-98)
- By-Law Number 205-2003 A By-law to repeal By-law 204-2003. (PLC.03.021, Arista Homes (Vellore Woods V) Inc., south of Major Mackenzie Drive, east of Weston Road) (Delegation By-Law 333-98)
- By-Law Number 206-2003 A By-law to exempt parts of Plan 65M-3173 from the provisions of Part Lot Control. (PLC.01.022, Carl and Gloria Herrmann, southwest corner of Flamingo Road and Langtry Place) (Delegation By-Law 333-98)
- By-Law Number 207-2003 A By-law to repeal By-law 206-2003. (PLC.01.022, Carl and Gloria Herrmann, southwest corner of Flamingo Road and Langtry Place) (Delegation By-Law 333-98)
- By-Law Number 208-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.02.006, Villata Gardens Inc., west side of Islington Avenue, south of Nashville Road) (Council, May 26, 2003, Item 20, Committee of the Whole, Report No. 41)
- By-Law Number 209-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.94.106 (19T-94044), Pompeo Troiani, Oreste Tomasetti et al, north side of Ridgeway Court and the west side of Willow Tree Street) (Administrative Correction) (Council, October 11, 1995, Staff Report No. 5)
- By-Law Number 210-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.03.019, Judith Holzman, north side of Major Mackenzie Drive, east of Keele Street) (Item 38, Committee of the Whole, Report No. 51)
- By-Law Number 211-2003 A By-Law to prohibit the use of the lands, buildings and structures in certain areas except for the purposes set out herein. (Z.00.081, Interim Control By-law, both sides of both Rutherford Road and Dufferin Street) (Item 56, Committee of the Whole, Report No. 51)
- By-Law Number 212-2003 A By-law to authorize the acquisition of a strip of land consisting of approximately 330 square metres from York Region District School Board for the widening of Gamble Street. (Item 9, Committee of the Whole (Closed Session), Report No. 52)
- By-Law Number 213-2003 A By-law to declare City owned lands surplus and to authorize the sale to York Region District School Board and to authorize the acquisition of land from York Region District School Board. (Items 7 & 8, Committee of the Whole (Closed Session), Report No. 52)
- By-Law Number 214-2003 A By-law to authorize that City-owned lands on the east side of Pine Valley Drive be declared surplus. (east side of Pine Valley Drive, being part of Lot 2, Concession 6) (Item 12, Committee of the Whole (Closed Session), Report No. 52)

## COUNCIL MEETING MINUTES - JUNE 23, 2003

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- By-Law Number 215-2003 A By-law to authorize an Agreement between the Corporation of the City of Vaughan and Tribal Productions Inc. (Item 3, Committee of the Whole, Report No. 51)
- By-Law Number 216-2003 A By-Law to amend City of Vaughan By-Law Number 99-93, as amended with respect to water rates. (Council, June 9, 2003, Item 5, Budget Committee, Report No. 1)
- By-Law Number 217-2003 A By-law to amend City of Vaughan By-Law Number 94-94, as amended with respect to wastewater rates. (Council, June 9, 2003, Item 5, Budget Committee, Report No. 1)
- By-Law Number 218-2003 A By-law to authorize an extension agreement pursuant to section 378 of the Municipal Act, S.O. 2001, c.25. (Salvatore Ragusa) (Item 19, Committee of the Whole, Report No. 51)
- By-Law Number 219-2003 A By-law to authorize the execution of a tax arrears extension agreement pursuant to section 378 of the Municipal Act, 2001, S.O. 2001, c.25. (Connie Vizza) (Item 19, Committee of the Whole, Report No. 51)
- By-Law Number 220-2003 A By-law to authorize the execution of a tax arrears extension agreement pursuant to section 378 of the Municipal Act, 2001, S.O. 2001, c.25. (T.I.D.A. Investment Inc.) (Item 19, Committee of the Whole, Report No. 51)
- By-Law Number 221-2003 A By-law to authorize the execution of a tax arrears extension agreement pursuant to section 378 of the Municipal Act, 2001, S.O. 2001, c.25. (Eliezer Shefer) (Item 19, Committee of the Whole, Report No. 51)
- By-Law Number 222-2003 A By-law to authorize the execution of a tax arrears extension agreement pursuant to section 378 of the Municipal Act, 2001, S.O. 2001, c.25. (Rizmi Holdings Limited) (Item 19, Committee of the Whole, Report No. 51)
- By-Law Number 223-2003 A By-law to authorize the execution of a tax arrears extension agreement pursuant to section 378 of the Municipal Act, 2001, S.O. 2001, c.25. (Lucia Milani) (Item 19, Committee of the Whole, Report No. 51)
- By-Law Number 224-2003 A By-law to authorize the execution of a tax arrears extension agreement pursuant to section 378 of the Municipal Act, 2001, S.O. 2001, c.25. (Rizmi Holdings Limited) (Item 19, Committee of the Whole, Report No. 51)
- By-Law Number 225-2003 A By-law to authorize the execution of a tax arrears extension agreement pursuant to section 378 of the Municipal Act, 2001, S.O. 2001, c.25. (Lucia Milani) (Item 19, Committee of the Whole, Report No. 51)
- By-Law Number 226-2003 A By-Law to dedicate certain lands as part of the public highway known as Beverly Glen Boulevard. (Part of Block 228 (0.3m reserve) on Plan 65M-2697, designated as Part 8 on Reference Plan 65R-25952) (Delegation By-law 333-98)

## COUNCIL MEETING MINUTES - JUNE 23, 2003

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- By-Law Number 227-2003 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Killian Road and Cranney Street, Killian Road and Marwood Place/Granger Street) (Council, February 3, 2003, Item 1, Committee of the Whole, Report No. 13)
- By-Law Number 228-2003 A By-law to amend By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Sonoma Boulevard, West limit of Islington Avenue to the east limit of Nappa Valley Avenue) (Council, May 26, 2003, Item 1, Committee of the Whole, Report No. 41)
- By-Law Number 229-2003 A By-law to amend By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Forest Fountain Drive) (Council, June 9, 2003, Item 20, Committee of the Whole, Report No. 45)
- By-Law Number 230-2003 A By-law to to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Forest Fountain Drive and Adriana Louise Drive) (Item 44, Committee of the Whole, Report No. 51)
- By-Law Number 231-2003 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Dianawood Ridge and Julian Court) (Council, May 12, 2003, Item 25, Committee of the Whole, Report No. 38)
- By-Law Number 232-2003 A By-law to amend By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Athabasca Drive) (Item 16, Committee of the Whole, Report No. 51)
- By-Law Number 233-2003 A By-law to to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Napa Valley Avenue and Sonoma Boulevard) (Council, June 9, 2003, Item 21, Committee of the Whole, Report No. 45)
- By-Law Number 234-2003 A By-Law to amend By-law 1-96 as amended, to govern and control the parking of vehicles in the City of Vaughan. (Chrislea Road) (Council, June 9, 2003, Item 25, Committee of the Whole, Report No. 45)
- By-Law Number 235-2003 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Athabasca Drive and Kootenay Ridge) (Item 16, Committee of the Whole, Report No. 51)
- By-Law Number 236-2003 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Athabasca Drive and Appalachian Road) (Item 16, Committee of the Whole, Report No. 51)
- By-Law Number 237-2003 A By-law to amend By-law Number 100-2000, to appoint Officers and Servants for the purposes of The Corporation of the City of Vaughan. (Item 22, Committee of the Whole, Report No. 51)

## COUNCIL MEETING MINUTES - JUNE 23, 2003

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- By-Law Number 238-2003 A By-law to to amend By-laws 415-2000 and 275-2001, to authorize the sale of City lands. (Parwest Construction Limited, 972283 Ontario Limited) (Council, October 10, 2000, Item 9, Committee of the Whole, Report No. 77 – By-law 415-2000)(Council, June 25, 2001, Item 6, Committee of the Whole, Report No. 49 – By-law 275-2001)
- By-Law Number 239-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.01.067, Chartreuse Restaurant Inc., west side of Islington Avenue, south of Nashville Road, municipally known as 10512 Islington Avenue, in Part of Lot 24, Concession 8) (Council, March 18, 2002, Item 13, Committee of the Whole, Report No. 18)
- By-Law Number 240-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.02.072, Watertower Investments Limited, Majorsouth Development Corporation, east side of Weston Road, south of Major Mackenzie Drive, being Blocks 238-279 on Plan 65M-3498; Lots 1-11, 21-42, 47-51, 55, 59 and Blocks 71-78 on Plan 65M-3517; and Lots 1-13, 33-60 and Blocks 67-77 on Plan 65M-3542, in Lots 18 and 19, Concession 5) (Council, February 10, 2003, Item 10, Committee of the Whole, Report No. 13)
- By-Law Number 241-2003 A By-law to adopt Amendment Number 604 to the Official Plan of the Vaughan Planning Area. (OP.03.012/Z.03.022, Oak Ridges Moraine Conformity Amendments) (Council, June 9, 2003, Item 9, Committee of the Whole, Report No. 45)
- By-Law Number 242-2003 A By-law to amend City of Vaughan By-law 1-88. (OP.03.012/Z.03.022, OPA No. 604, Oak Ridges Moraine Conformity Amendments) (Council, June 9, 2003, Item 9, Committee of the Whole, Report No. 45)
- By-Law Number 243-2003 A By-Law to amend City of Vaughan By-law 1-88. (Z.02.034, Astra Star Corporation, southeast corner of Rutherford Road and Creditstone Road, being Blocks 1 and 2 on Registered Plan 65M-3354 (2601 Rutherford Road and 1743 Creditstone Road), in Part of Lot 15, Concession 4) (Item 46, Committee of the Whole, Report No. 51)
- By-Law Number 244-2003 A By-law to adopt Amendment Number 598 to the Official Plan of the Vaughan Planning Area. (Z.02.082 and OP.03.005, Tina and Paola Romano, north of Major Mackenzie Drive, east of Pine Valley Drive, being Lot 5 on Plan M-1540, municipally known as 116 Millwood Parkway, within Lot 21, Concession 6) (Item 54, Committee of the Whole, Report No. 51)
- By-Law Number 245-2003 A By-law to amend City of Vaughan By-law 1-88. (Z.02.082 and OP.03.005, Tina and Paola Romano, north of Major Mackenzie Drive, east of Pine Valley Drive, being Lot 5 on Plan M-1540, municipally known as 116 Millwood Parkway, within Lot 21, Concession 6) (Item 54, Committee of the Whole, Report No. 51)
- By-Law Number 246-2003 A By-law to amend By-law 263-2001. (5839 Langstaff Road) (Additional information Memo dated June 20, 2003)



## COUNCIL MEETING MINUTES - JUNE 23, 2003

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- By-Law Number 247-2003 A By-law pursuant to Section 427 of the Municipal Act for the Lands comprising the privately owned north/south Hydro Corridor in Woodbridge. (5839 Langstaff Road) (Additional information Memo dated June 20, 2003)
- By-Law Number 248-2003 A By-law to repeal By-law No 127-2003. (Item 10, Committee of the Whole (Closed Session), Report No. 52)
- By-Law Number 249-2003 A By-law to authorize an Agreement between the Corporation of the City of Vaughan and Anacond Contracting Inc. (Renovations to Garnet A. Williams Community Centre) (Item 14, Committee of the Whole (Closed Session) Report No. 52)
- By-Law Number 250-2003 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Dolores Crescent and Gaetano Court) (Item 43, Committee of the Whole Report No. 51)
- By-Law Number 251-2003 By-law to amend By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Dolores Crescent) (Item 43, Committee of the Whole Report No. 51)
- By-Law Number 252-2003 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan (Martin Grove Road and Milano Avenue) (Item 43, Committee of the Whole Report No. 51)
- By-Law Number 253-2003 A By-law to amend By-law 284-94 as amended, to prohibit heavy vehicles on certain residential roadways in the City of Vaughan. (Martin Grove Road) (Item 43, Committee of the Whole Report No. 51)
- By-Law Number 254-2003 A By-law to authorize the Mayor and Clerk to execute any necessary Agreements with The Corporation of the City of Toronto, The Regional Municipality of York and the City of Vaughan. (Minglehaze Investment Inc.) (Council Addendum Item No. 7, June 23, 2003, Minute No. 158)
- By-Law Number 255-2003 A By-law to amend City of Vaughan By-law 1-88 to prohibit the use of lands, buildings and structures in certain areas except for the purposes set out herein. (Item 66, Committee of the Whole, Report No. 51)
- By-Law Number 256-2003 A By-law to authorize the Mayor and Clerk to execute a Development Charge Credit Agreement with the Blocks 10, 11 and 12 Developer Groups and the Region of York for the purpose of confirming the reservation of servicing capacity allocation as adopted by Council resolution. (Council, February 24, 2003, Item 32, Committee of the Whole Report No. 17)
- By-Law Number 257-2003 A By-law to authorize the Mayor and Clerk to execute a Development Charge Credit Agreement with the Blocks 18 and 33 West Developer Groups and the Region of York for the purpose of confirming the reservation of servicing capacity allocation as adopted by Council resolution. (Council, February 24, 2003, Item 32, Committee of the Whole Report No. 17)

## COUNCIL MEETING MINUTES - JUNE 23, 2003

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CARRIED

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Rosati

THAT the following be approved in accordance with the memorandum from the City Manager, dated June 20, 2003, regarding By-Law 241-2003:

“That upon approval of OPA 604 and By-law 241-2003, that the Commissioner of Planning/City Manager be authorized to make minor adjustments to the schedules to the amendments prior to the signing of the documents and forwarding to the Ministry of Municipal Affairs and Housing.”

CARRIED

MOVED by Regional Councillor Frustaglio  
seconded Councillor Jackson

THAT the following be received:

- a) Memorandum from the Director of Community Planning, dated June 17, 2003, regarding By-Law 188-2003;
- b) Confidential memorandum from the Director of Legal Services, dated June 19, 2003, regarding By-Law 238-2003;
- c) Memorandum from the Director of Community Planning, dated June 20, 2003, regarding By-Law 241-2003;
- d) Written submissions from Mr. R. Alcorn, Alcorn & Associates Limited, One Valleywood Drive, Suite 1A, Markham, L3R 5L9, dated June 20, 2003, and June 23, 2003, regarding By-Law 241-2003;
- e) Written submission from Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated June 20, 2003, regarding By-Law 241-2003;
- f) Written submission from Ms. Julia Ryan, Goodmans, 250 Yonge Street, Suite 2400, Toronto, M5B 2M6, dated June 20, 2003, regarding By-Law 241-2003; and
- g) Confidential memorandum from the Director of Legal Services, dated June 20, 2003, regarding By-Laws 246-2003 and 247-2003.

CARRIED

MOVED by Councillor Di Vona  
seconded by Councillor Jackson

THAT Council resolve into Special Committee of the Whole for the purpose of dealing with the DEVELOPMENT CHARGES BACKGROUND STUDY AND PROPOSED BY-LAW.

CARRIED

Council recessed at 4:50 p.m.

MOVED by Councillor Racco  
seconded by Councillor Ferri

THAT Council reconvene at 5:09 p.m.

CARRIED

Council reconvened at 5:09 p.m. with all members present.

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

**SPECIAL COMMITTEE OF THE WHOLE REPORT NO. 56**

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

ITEM - 1            DEVELOPMENT CHARGES BACKGROUND STUDY AND  
PROPOSED BY-LAW

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Kadis

THAT Item 1, Special Committee of the Whole Report No. 56 be adopted without amendment.

CARRIED

**166. CONFIRMING BY-LAW**

MOVED by Councillor Ferri  
seconded by Regional Councillor Frustaglio

THAT By-law Number 258-2003, being a by-law to confirm the proceedings of Council at its meeting on June 23, 2003, be read a First, Second and Third time and enacted.

CARRIED

**167. ADJOURNMENT**

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Ferri

THAT the meeting adjourn at 5:12 p.m.

CARRIED

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Michael Di Biase, Mayor

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J. D. Leach, City Clerk