

CITY OF VAUGHAN
REPORT NO. 55 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on June 28, 2004*

The Committee of the Whole met at 1:16 p.m., on June 21, 2004.

Present: Councillor Sandra Yeung Racco, Chair
Mayor Michael Di Biase
Regional Councillor Mario F. Ferri
Regional Councillor Joyce Frustaglio
Regional Councillor Linda D. Jackson
Councillor Tony Carella
Councillor Bernie Di Vona
Councillor Peter Meffe

The following items were dealt with:

1 **SIDEWALK SAFETY BARRIER**
NORTH SIDE OF HIGHWAY #7 FROM ISLINGTON AVENUE TO LANSDOWNE AVENUE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Jackson, dated June 21, 2004:

Recommendation

Local and Regional Councillor Linda Jackson recommends:

That staff be directed to investigate the feasibility, cost and timing of implementation for extending the existing sidewalk safety barrier (currently located on the north side of Highway #7 between Islington Avenue and the CN bridge) to Lansdowne Avenue, and

That staff be directed to report back to a future Committee of the Whole meeting in September 2004 with their findings.

2 **GLEN SHIELDS PUBLIC SCHOOL – COMMUNITY SCHOOL PROPOSAL**

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

Regional Councillor Joyce Frustaglio and Councillor Sandra Yeung Racco recommend:

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

1. That the Glen Shields Public School "Community School Proposal" be received; and
2. That Council provide direction on the feasibility of the Recreation and Culture Department providing resources and/or programs to the proposed Community School program; and
3. That Council provide direction on the feasibility of supporting the Community School program through funding initiatives.

3 ALLWAY STOP CONTROLS – ON CONFEDERATION PARKWAY

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That staff be requested to investigate the need for and the feasibility of installing an allway stop control at Confederation Parkway and Westway Crescent; and
2. That staff be requested to investigate the need for and the feasibility of installing an allway stop control at Confederation Parkway and Camden Drive; and
3. That staff be requested to investigate the need for and the feasibility of installing an allway stop control at Confederation Parkway and Ten Oaks Boulevard; and
4. That staff report to a future Committee of the Whole meeting with respect to their findings as soon as possible.

4 SHERWOOD PARK DRIVE – TURNING RESTRICTION

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated June 21, 2004:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That staff be requested to investigate the need for and the feasibility of installing a "No Left Turn" regulation between the hours of 7:00 am and 9:00 am for northbound traffic at the intersection of Keele Street and Sherwood Park Drive; and
2. That staff be requested to investigate the need for and the feasibility of installing a "No Left Turn" regulation between the hours of 4:00 pm and 6:00 pm for northbound traffic at the intersection of Keele Street and Sherwood Park Drive; and
3. That staff be requested to investigate the need for and the feasibility of installing "No Right Turn" regulation between the hours of 7:00 am and 9:00 am for eastbound traffic at the intersection of Rutherford Road and Sherwood Park Drive; and
4. That staff be requested to investigate the need for and the feasibility of installing "No Right Turn" regulation between the hours of 4:00 pm and 6:00 pm for eastbound traffic at the intersection of Rutherford Road and Sherwood Park Drive; and

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

5. That staff report to a future Committee of the Whole meeting with respect to their findings as soon as possible.

5 **HIATUS BY-LAW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated June 21, 2004:

Recommendation

The City Manager, in consultation with the Senior Management Team, recommends that the Summer Hiatus By-law, By-law 332-98 be amended to include revisions and minor additional matters.

6 **VAUGHAN CIVIC CENTRE PROJECT
PHASE 1 STATUS REPORT**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the City Manager and the Commissioner of Community Services, dated June 21, 2004, be approved; and**
- 2) **That the deputation of Mr. Paul De Buono, be received.**

Recommendation

The City Manager and the Commissioner of Community Services, recommends:

1. That this report BE RECEIVED for information purposes;
2. That Staff report in October 2004 on the status of the design work to the end of the Schematic Design Phase, on any changes in the timelines setout in this report and on the status of any related initiatives;
3. That the "Vaughan Civic Centre Review Working Group" BE CREATED and be composed of Mayor Michael Di Biase and Local and Regional Councillors Mario Ferri, Linda Jackson and Joyce Frustaglio; and
4. That all reports proceeding to Committee/Council in respect of the Civic Centre be subject to the review of the Vaughan Civic Centre Review Working Group, prior to their submission to Committee/Council.

7 **CITY OF VAUGHAN TENDERING POLICY TASK FORCE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City of Vaughan Tendering Policy Task Force, dated June 21, 2004:

Recommendation

The City of Vaughan Tendering Policy Task Force recommends:

1. That this report be received.

10

FOREST FOUNTAIN PARK – PROPOSED RENAMING

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

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

That Council provides direction with respect to renaming Forest Fountain Park in memory of Mrs. Tammy Breda.

11 **PROGRAMME AGREEMENT-REGIONAL MUNICIPALITY OF YORK & FAMILY DAYCARE
SERVICES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 21, 2004:

Recommendation

The Commissioner of Community Services in consultation with the Director of Recreation and Culture, and the Legal Service Department recommend:

1. That the City of Vaughan enter into an agreement with Family Day Care Services for the provision of services to meet the requirements of the National Child Benefit-Early Years Program and the Ontario Early Years Centers Community Plan for York Region, and an amending agreement with the Region of York to facilitate the program; and,
2. That a by-law be enacted to authorize the execution of said agreements.

12 **PROGRAMME AGREEMENT - HORSEBACK RIDING CAMP “CAMP CORRAL” BETWEEN
COUNTRY MILES STABLES AND THE CITY OF VAUGHAN**

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

The Commissioner of Community Services in consultation with the Director of Recreation and Culture, and the Legal Service Department recommend:

1. THAT the City of Vaughan enters into an agreement with Penny Murray operating as Country Miles Stables for the provision of instructional horseback riding lessons for children aged 7 to 12 years in the City of Vaughan; and
2. THAT a by-law be enacted to authorize the execution of said agreement.

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

13

**AWARD OF TENDER T04-056
SECURITY GUARDS AND PARK PATROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 21, 2004:

Recommendation

The Commissioner of Community Services in consultation with the Director of Purchasing Services recommends:

1. That T04-056, award of tender for security guards and park patrol be awarded to Initial Security in the amount of \$ \$215,976.08 Part A (Building) and \$76,820.80 Part B (Parks) for a total of \$292,796.88 (plus G.S.T.); and,
2. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

14

**AWARD OF TENDER T04-087
CONCORD THORNHILL REGIONAL PARK PHASE II –
FIELD HOUSES AND ARCHITECTURAL LANDSCAPING IMPROVEMENTS**

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

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

That this report be received for information.

15

**AWARD OF TENDER T04-066
SUPPLY OF MATERIAL AND SERVICES FOR PAVEMENT MARKING APPLICATIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

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

1. That Tender T04-066, for the supply of material and services for pavement marking applications be awarded to Guild Electric Limited in the amount of \$118,798.46, including G.S.T.; and
2. That the Mayor and Clerk be authorized to sign the necessary documents.

16 HIGHWAY #7 AND KEELE STREET DITCH RECONSTRUCTION AND LAND CONVEYANCE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That Council grants Glen-Keele Developments Three Limited approval to reconstruct approximately 450 meters of ditching along the north side of Highway #7 immediately west of Keele Street to provide for protection of the flood plain, at no cost to the City and that the Mayor and Clerk be authorized to execute a Development Agreement with respect to the aforementioned works; and
2. That upon execution of the Development Agreement, the conveyance of the private lands from Glen-Keele Developments Three Limited for the proposed ditch improvements fronting Highway #7 to the City, at no cost to the City, be authorized.

**17 VAUGHAN CORPORATE CENTRE – LINKS 4 AND 5
CLASS ENVIRONMENTAL ASSESSMENT AND PRELIMINARY DESIGN
REQUEST FOR PROPOSALS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

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

That Staff be authorized to seek proposals from qualified consulting engineering firms to carry out the Environmental Assessment and preliminary design work for the construction of Links 4 and 5 within the Vaughan Corporate Centre.

**18 SEWAGE AND WATER SERVICING CAPACITY ALLOCATION
ARTIBUS DEVELOPMENT CORPORATION PHASE 2; 19T-97V15
BLOCK 39 VELLORE URBAN VILLAGE ONE – OPA No. 600**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council passes the following resolution with respect to the allocation of sewage and water servicing capacity to draft approved plan of subdivision 19T-97V15 Phase 2:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed plan of subdivision 19T-97V15 Artibus Development Corporation Phase 2 is allocated sewage capacity from the York/Durham Servicing Scheme and water servicing capacity from Pressure District No.

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

6 of the York Water Supply System for a total of 85 residential units following the execution of a subdivision agreement to the satisfaction of the City.”

**19 CLARENCE STREET BETWEEN MEETING HOUSE ROAD AND RUTHERFORD ROAD
TRAFFIC SAFETY REVIEW**

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That an asphalt speed hump be installed on Clarence Street approximately 60 metres north of pathway #4/#5 of the Board of Trade Golf Course;
2. That an asphalt speed hump be installed on Clarence Street approximately 60 metres north of Mounsey Street;
3. That funds in the amount of \$6,000 for the implementation of the proposed speed humps be set aside from the 2004 Capital Budget (Project No. 1204.0) to implement the proposed works; and
4. That this report on staff’s findings regarding traffic safety review on Clarence Street be received.

20 COLLISIONS AT SIGNALIZED AND UNSIGNALIZED INTERSECTIONS

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the following report be received for information, and;
2. That York Region Police be requested to provide more frequent enforcement of the speed limit and ensure better compliance with the existing traffic signals or all-way stop control at the following intersections:
 - Ansley Grove Road/Embassy Drive/Blue Willow Drive;
 - Kipling Avenue/Woodbridge Avenue;
 - Millway Avenue/Applewood Crescent (North);
 - New Westminster Drive/Conley Street;
 - Ansley Grove Road/Misty Meadow Drive.

21 FIELDSTONE DRIVE TRAFFIC CONTROL UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

2. That funds in the amount of \$15,000 for the implementation of the traffic calming plan be set aside from the 2004 Capital Budget (Project No. 1204.0).

25

PIKAKE COURT PROPOSED PARKING PROHIBITION

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

The Commissioner of Engineering and Public Works in consultation with the Commissioner of Legal and Administrative Services recommends:

That a Parking prohibition on Pikake Court not be implemented to control the activity of parking in front of driveways.

26

**ROSEBURY LANE - PROPOSED SPEED HUMP
CLARENCE STREET AND ROSEBURY LANE – PROPOSED CURB EXTENSION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That a speed hump on Rosebury Lane not be installed as set out in Council's Neighbourhood Traffic Committee Policy and Procedure;
2. That a curb extension at the intersection of Clarence Street and Rosebury Lane be installed; and
3. That funds in the amount \$3,000 for the implementation of the curb extension be set aside from the 2004 Capital Budget (Project No. 1204.0).

27

**ST. ANGELA MERICI CATHOLIC SCHOOL – UPDATED
PROPOSED SCHOOL CROSSING GUARD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the existing school crossing guard be relocated from the west side of the Martin Grove Road and Castlepoint Drive/Dolores Crescent intersection to #8890/#8894 Martin Grove Road, in front of St. Angela Merici School;
2. That the existing school crossing guard be removed from the north side of Martin Grove Road and Castlepoint Drive/Dolores Crescent intersection; and
3. That the approved speed hump measure in front of St. Angela Merici School be changed to a raised crosswalk measure to further identify the school crossing location.

28

**FIORI DRIVE
PROPOSED SPEED HUMPS**

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

The Commissioner of Engineering and Public Works recommends:

That speed humps on Fiori Drive not be installed.

29

**SCHOOL CROSSING GUARD
LOCATION REVIEW**

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

The Commissioner of Engineering and Public Works and the Commissioner of Legal and Administrative Services recommends:

1. That the existing school crossing guards be removed at the following locations:

- Margaret Mary Road/Firglen Ridge;
- York Hill Boulevard/Chabad Gate;
- Tall Grass Trail/Timber Lane;
- Bathurst Street/Milner Gate;
- Spring Gate Boulevard/Springfield Way;
- Valeria Boulevard/Greenpark Boulevard (east side) (1 of 2);
- Alliston Road at the walkway north of Aberdeen Avenue;
- Vellore Woods Boulevard/Comdel Boulevard;
- York Hill Boulevard/Jenstar Way;
- Aberdeen Avenue/Clover Leaf Street/Governor Crescent (west side) (1 of 2);
- Wycliffe Avenue/Crofters Road;
- Highway 7/Kipling Avenue;
- Dufferin Street/Clark Avenue;
- Martin Grove Road/Morning Star Drive;
- Killian Street/Sterling Crescent/Lamar Street (north side) (1 of 2);
- Morning Star Drive/Coronation Street;
- Ashberry Boulevard/Foxhound Crescent;
- Killian Street/Brice Street (north side) (1 of 2);
- Chancellor Drive/Fiori Drive;
- Avro Road/Hawker Road;
- Drummond Drive/Monteith Court;
- Isaac Murray Avenue/Royal Ridge Crescent;
- Melville Avenue/Cunningham Drive (north side) (1 of 2);
- Drummond Drive/St. Joan of Arc Avenue;
- Jonathan Gate/Winding Lane;
- Martin Grove Road/Dolores Crescent/Castlepoint Drive; and
- Forest Run Boulevard/Vanguard Road.

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

2. That the proposed City Guidelines/Criteria as set out in this report be approved and followed for future school crossing guard requests;
3. That the final list of crossing guard locations be forwarded to the York Catholic District School Board and the York Region District School Board and each of the individual schools affected by the reduced number of school crossing guards; and
4. That \$5600 be allocated to the Crossing Guard Budget for 2004 to support an increase of two school crossing guards to a total complement of 72 effective September 1, 2004.

30

**STEELES AVENUE
REQUEST FOR STATUS REPORT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That this report be received for information.

31

**WESTON DOWNS PHASE 2
NEIGHBOURHOOD TRAFFIC COMMITTEE PLAN**

The Committee of the Whole recommends:

- 1) That recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004, be approved;
- 2) That the eastern location of the speed hump on Greenpark Boulevard be moved to a western location, in consultation with the residents and the ratepayers' association;
- 3) That the exact location of the speed humps on Fifth Avenue be subject to further consultation with the residents and the ratepayers' association; and
- 4) That the deputation of Ms. Nadia Magarelli, President, Weston Downs Ratepayers' Association, be received.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the Weston Downs Phase 2 Neighbourhood Traffic Committee Plan be approved; and
2. That funds in the amount of \$40,000 for the implementation of the plan proposal be set aside from the 2004 Capital budget (Project No. 1204.0).

32 **MARTIN GROVE ROAD AND BAINBRIDGE AVENUE / CLAUDIA AVENUE
MARTIN GROVE ROAD AND FOREST DRIVE
TRAFFIC SIGNAL REVIEW**

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

The Commissioner of Engineering and Public Works recommends:

That traffic control signals not be installed at the intersections of Martin Grove Road and Bainbridge Avenue / Claudia Avenue and at Martin Grove Road and Forest Drive.

33 **FINAL ENGINEERING COST REPORT
BOWES ROAD LOCAL IMPROVEMENT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public works recommends:

- 1) That the Final Engineering Cost Report dated May 31, 2004, (included as Attachment 1) for the installation of concrete curb and gutter, sidewalk, storm sewers and appurtenances as a local improvement on Bowes Road, be adopted; and
- 2) That the City Clerk be authorized to schedule the Court of Revision.

34 **REVISED MUNICIPAL ACCESS AGREEMENTS (MAA)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

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

1. That the subject report be received as information.
2. That a bylaw be enacted to authorize execution of a standard form Municipal Access Agreement with Telecommunications (Utility) Companies, in a form satisfactory to the Commissioner of Engineering and Public Works and the City Solicitor.

35

**ISLINGTON AVENUE AT MAJOR MACKENZIE DRIVE
REQUEST TO REVISE REGIONAL INTERSECTION DESIGN**

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That should Council agree with the KARA request, the Region of York be requested to modify, at its cost, the design of the Major Mackenzie Drive / Islington Avenue intersection to provide only one northbound through lane north of Major Mackenzie Drive rather than the through and the merge lanes currently planned.
2. That the Region of York be requested to install signage that would direct truck traffic destined to Highway 27 north to travel west on Major Mackenzie Drive to Highway 27.
3. That the KARA request for a raised pedestrian crossing on Islington Avenue at the existing walkway from Capner Court with a connection to the existing sidewalk on the east side of Islington Avenue be referred to the 2005 Capital Budget deliberations.

36

REPLACEMENT OF CPR FENCE ALONG ABELL AVENUE, WOODBRIDGE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public Works in consultation with the Commissioner of Community Services and the Manager of Parks Services recommends that:

That the necessary by-law be enacted to authorize the Mayor and the Clerk to sign an agreement with Canadian Pacific Railway to provide for the sharing of costs for the replacement of the chain link fence along the east side of Abell Avenue and Cheltenham Avenue abutting the CP Rail property.

37

**ROAD RESURFACING, ROAD RECONSTRUCTION
AND RURAL ROADS UPGRADING PROGRAM: 2005 - 2009**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

- 1) That the proposed five year road resurfacing, road reconstruction and rural road upgrade programs be endorsed in principle by Council;
- 2) That the Commissioner of Engineering and Public Works be authorized to engage external professional services for the preliminary engineering and design of the highest priority projects (Year 1, i.e., 2005 construction) of the proposed five year road programs in accordance with the approved 2004 Capital Budget and Forecast (Project Nos. 1484-0 and 1451-0).

38

VAUGHAN LANDFILL GAS COLLECTION

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

The Commissioner of Engineering and Public Works recommends that a By-law be enacted to authorize the existing Vaughan landfill gas collection system to be connected to the City of Toronto's Keele Valley Landfill gas collection system, and to provide that:

1. The Ministry of Environment shall approve the connection of the two systems
2. The City of Toronto shall approve the connection between the two systems,
3. The landfill gas collection system serving the former Vaughan Landfill shall not be expanded beyond its current physical size and form without approval by the City of Vaughan,
4. Engineering and Legal Services Departments be authorized to prepare any conditions or agreements necessary to protect the City of Vaughan's interests; and
5. The Mayor and City Clerk be authorized to execute said agreements when to the satisfaction of the Commissioner of Engineering and Public Works and the Commissioner of Legal and Administrative Services.

39

**McNAUGHTON ROAD EXTENSION
KEELE STREET EAST TO MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Commissioner, dated June 21, 2004:

Recommendation

The Commissioner of Engineering & Public Works and the Commissioner of Finance & Corporate Services in consultation with the Director of Development & Transportation Engineering, the Director of Reserves & Investments, the Commissioner of Legal & Administrative Services and the Director of Legal Services recommend:

1. That this status report be received; and
2. That Council approve the repayment schedule outlined in this report.

40

**DEVELOPMENT CHARGES – UJA FEDERATION OF GREATER TORONTO -
VAUGHAN JEWISH COMMUNITY CAMPUS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance and Corporate Services, dated June 21, 2004:

Recommendation

The Commissioner of Finance & Corporate Services in consultation with the Director of Reserves & Investments and the Director of Legal Services recommends:

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

- 1) That a By-law be enacted to authorize the execution of an agreement under Section 27(1) of the Development Charges Act to be entered into between the UJA Federation of Greater Toronto – Vaughan Jewish Community Campus and the Corporation of the City of Vaughan deferring the payment of the City of Vaughan development charges for the identified school component to a date later than the date of issuance of a building permit;
- 2) That staff provide a further report addressing the treatment of City of Vaughan development charges as it relates to other uses in the complex; and
- 3) That the Region of York and the School Boards be requested to provide a similar exemption.

41 REGION OF YORK – AUTHORIZATION TO ISSUE DEBENTURES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Reserves and Investments, dated June 21, 2004:

Recommendation

The Director of Reserves & Investments in consultation with the Commissioner of Finance & Corporate Services recommends:

- 1) That Council authorize the Regional Municipality of York to issue debentures in the amount of \$10,607,000 on behalf of the Corporation of the City of Vaughan, repayable over a ten (10) year term to raise funds required to pay for the work completed and previously authorized by Council to be financed from Long Term Debt and listed on Attachment 1; and
- 2) That the Mayor and Clerk be authorized to sign the By-law authorizing the Regional Municipality of York to issue debentures on behalf of the City of Vaughan.

**42 AVENTURA PROPERTIES INC. –
REQUEST FOR DEVELOPMENT CHARGES DEFERRAL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Reserves and Investments, dated June 21, 2004:

Recommendation

The Director of Reserves & Investments in consultation with the Commissioner of Finance & Corporate Services, the Commissioner of Community Services and the Commissioner of Legal and Administrative Services recommends:

That Council not grant a deferral of City of Vaughan Development Charges to Aventura Properties Inc.

46

SIGN VARIANCE APPLICATION
FILE NO: SV.04-08
OWNER: VAUGHAN BAPTIST CHURCH
LOCATION: 8274 ISLINGTON AVENUE
LOT 6, M-1107

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 21, 2004:

Recommendation

That Sign Variance Application SV.04-08, Vaughan Baptist Church, be APPROVED subject to the approval of the Region of York Engineering.

**47 MAPLE STREETSCAPE WORKS – LANDSCAPED MEDIAN ON MAJOR MACKENZIE DRIVE
BETWEEN MELVILLE AVENUE AND MCNAUGHTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved; and
- 2) That the deputation of Mr. Gaetano Iuorio, be received.

Recommendation

The Commissioner of Planning in consultation with the Commissioner of Engineering and Public Works and the Commissioner of Community Services recommends:

1. That Council endorse the resolution of the Maple Streetscape Committee Advisory Committee that the City of Vaughan construct a landscaped median on Major Mackenzie Drive between Melville Avenue and McNaughton Road in keeping with the Maple Streetscape Master Plan;
2. That City staff enter into discussion with the Region of York regarding the feasibility of the project;
3. That a more detailed design and cost analysis of the project be undertaken and that the design of the median and its extent be agreed upon;
4. That Maple Streetscape funds from the Keele Valley Reserve fund (project #5833-6-04, approved in the 2004 Capital Budget) allocated to Maple Streetscaping, pay for the design and construction of the median in keeping with the Maple Streetscape Advisory Committee's resolution;
5. That should the estimated cost of the project exceed the \$150,000 available in the Keele Valley Reserve fund then a further report will be brought back to Council with options for further discussion;
6. That the Engineering Services Department in consultation with the Region of York, Urban Design and Parks Development Departments coordinate the detailed design and implementation of the median;
7. That the Region of York provide at their cost the trees or equivalent for the median and adjacent boulevards as identified in the design; and

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

8. That the Region of York share in the cost of the construction and design of the median.

48

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

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 200, be approved; and
- 2) That the coloured renderings, submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Council deems the exceptions to Zoning By-law Amendment File Z.03.023 (1366950 Ontario Limited) for driveway access width, reduced parking, and the addition of a drive-through facility for a permitted bank use to be minor, and that a further Public Hearing is not required.
2. THAT the minor revisions to the site plan and building elevations for Site Plan Application DA.99.093 (1366950 Ontario Limited) BE APPROVED.

49

**ZONING BY-LAW AMENDMENT FILE Z.03.092
SITE DEVELOPMENT FILE DA.02.077
SEVENBRIDGE DEVELOPMENTS LIMITED**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved;
- 2) That the confidential memorandum of the Director of Legal Services, dated June 18, 2004, be received; and
- 3) That the deputation of Mr. Mike Tucci, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.092 (Sevenbridge Developments Limited) BE APPROVED, and that the implementing by-law:
 - a) permit a car audio/alarm installation use restricted to a maximum gross floor area of 135 sq.m, as an accessory use to a permitted retail store, in the C9 Corporate Centre Zone;
 - b) remove the Holding "H" provision on the subject lands.

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

2. THAT Site Development File DA.02.077 (Sevenbridge Developments Limited) BE APPROVED, for a two-storey retail/office building (combined Future Shop/Home Outfitters and offices), subject to the following conditions:
- a) that prior to the registration of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site grading and servicing plans, and stormwater management report, shall be approved by the Engineering Department;
 - iii) access to Millway Avenue and Edgeley Boulevard, and on-site vehicular circulation, shall be approved by the Engineering Department.
 - iv) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - v) the final landscape plan shall be approved by the Urban Design Department;
 - vi) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
 - vii) an archaeological assessment shall be approved by the Cultural Services Division and the Ministry of Citizenship, Culture and Recreation;
 - viii) the implementing zoning by-law shall be in full force and effect.

50

**ZONING BY-LAW AMENDMENT FILE Z.03.100
EXEMPTION FROM PART LOT CONTROL FILE PLC. 03.033
LAKEVIEW HOMES (WOODBIDGE) INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004:

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Zoning Amendment Application Z.03.100 (Lakeview Homes (Woodbridge) Inc.) BE APPROVED, to lift the Holding Symbol "H" from the subject lands, and that the implementing by-law be brought forward for enactment upon registration of the corresponding amendment to the Subdivision Agreement.
- 2. THAT prior to the issuance of a building permit, Council shall enact a By-law to exempt the subject lands from the Part Lot Control provisions of the Planning Act.

51

**SITE DEVELOPMENT FILE DA.04.027
TRIFIOR PROPERTY MANAGEMENT LTD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004:

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.04.027 (Trifior Property Management Ltd.) BE APPROVED.

52

**SITE DEVELOPMENT FILE DA.03.042
1376018 ONTARIO LIMITED (UJA FEDERATION)**

The Committee of the Whole recommends:

- 1) That clauses 1 and 3 of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved;
- 2) That the issue of the conveyance of valley lands to the Toronto and Region Conservation Authority, be referred to staff for resolution with the applicant in a subsequent phase of development;
- 3) That the deputation of Mr. Louis I. Greenbaum, Urban Land Management Inc., 1118 Centre Street, Suite 208, Thornhill, L4J 7R9, on behalf of the applicant, be received; and
- 4) That the coloured renderings, submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT the conceptual Master Plan drawing for the UJA Federation campus (Attachment #2) and the Master Plan Report, BE APPROVED as a guide for all phases of the UJA campus.
2. THAT prior to the execution of the first site plan agreement for the UJA campus development, the applicant shall convey all roads (Streets "D", "E" and "F") to Vaughan, and the valley lands to the Toronto and Region Conservation Authority, in accordance with the UJA Master Plan and the Phase 1 - Stage 1 policies for Block 11, free and clear of all charges and encumbrances, subject to the approval of a Phase One Environmental Assessment Report by the Engineering Department.
3. THAT Site Development Application DA.03.042 (1376018 Ontario Limited) BE APPROVED, subject to the following conditions:

That prior to the execution of the site plan agreement:

- i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
- ii) the final landscape plan and Urban Design Guidelines Report shall be approved by the Urban Design Department;

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

- iii) the final site servicing and grading plans and storm water management report shall be approved by the Engineering Department;
- iv) access, traffic and external arterial road improvements, and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
- v) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
- vi) an archaeological assessment shall be approved by the Cultural Services Division and the Ministry of Citizenship, Culture and Recreation;
- vii) all requirements of the Toronto and Region Conservation Authority shall be satisfied;
- viii) all required exceptions to the zoning standards and easements shall be obtained from the Committee of Adjustment, and be in full force and effect.

53

**SITE DEVELOPMENT FILE DA.03.066
PETRO CANADA**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004, be approved;
- 2) That the memorandum of the Commissioner of Planning, dated June 21, 2004, be received;
- 3) That the deputation of Mr. Stephen Popovich, Stephen Popovich Associates Inc., 3660 Hurontario Street, 10th Floor, Mississauga, L5B 3C4, on behalf of the applicant, be received; and
- 4) That the coloured renderings, submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.066 (Petro Canada) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, elevations and landscape plan shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site servicing, grading plans and stormwater management report shall be approved by the Engineering Department;
 - iii) access and on-site vehicular circulation, shall be approved by the Engineering Department and the Region of York;
 - iv) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

- v) the required variances shall be obtained from the Committee of Adjustment, and shall be in full force and effect.
- b) That the site plan agreement include the following provisions:
 - i) The Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with the Planning Act, prior to the issuance of a building permit. The Owner shall submit an appraisal for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

54

**SITE DEVELOPMENT FILE DA.04.010
SUN OIL COMPANY LIMITED**

The Committee of the Whole recommends that this matter be withdrawn in accordance with the written submission of Mr. Stephen J. Lerner, Manager, Real Estate, Suncor Energy Products Inc., 36 York Mills Road, North York, M2P 2C5, dated June 18, 2004.

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.04.010 (Sun Oil Company Limited) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, elevations and landscape plans shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - iii) access and on-site vehicular circulation, access and the temporary 5 m boulevard shall be approved by the Engineering Department and the Region of York;
 - iv) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and,
 - v) the required variances shall be obtained from the Committee of Adjustment, and shall be in full force and effect.
- b) That the site plan agreement include the following provisions:
 - i) If required, the Owner shall dedicate any required road widening, free of all costs and encumbrances, to the Region of York;
 - ii) The Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, prior to the issuance of a building permit. The Owner shall submit an appraisal for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

55

SITE DEVELOPMENT FILE DA.01.053
FRANK MAMMONE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved; and
- 2) That the coloured renderings, submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.01.053 (Frank Mammonne) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan shall be approved by the Urban Design Department;
 - iii) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - v) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - vi) the requirements of the Ministry of Environment, including obtaining a Certificate of Approval, if required, shall be satisfied.
 - b) That the site plan agreement contain the following provision:
 - i) the lands required for the future Bass Pro Mills Drive shall be conveyed to the City, in accordance with the Minutes of Settlement.

56

SITE DEVELOPMENT FILE DA.04.026
TILZEN HOLDINGS LTD.

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved; and
- 2) That the coloured renderings, submitted by the applicant, be received.

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.04.026 (Tilzen Holdings Ltd.) BE APPROVED.

57

**STREET NAME APPROVAL BLOCK 33 WEST
19T-00V03, 19T-00V05, 19T-00V07, 19T-00V08, 19T-00V09, 19T-00V10**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004:

Recommendation

The Commissioner of Planning recommends:

THAT the following street names be SUBMITTED for approval:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Cityview Boulevard
Street 'B'	Canada Drive
Street 'C'	Vellore Park Avenue
Street 'D'	Lormel Gate
Street 'E'	Retreat Boulevard
Street 'F'	Bugatti Crescent
Street 'G'	Zachary Place
Street 'H'	Argento Crescent
Street 'I'	Orion Avenue
Street 'J'	Trudeau Drive
Street 'K'	Manordale Crescent
Street 'L'	Aidan Drive
Street 'M'	Isaiah Drive
Street 'N'	Tiana Court
Street 'O'	Boticelli Way
Street 'P'	Juldan Place
Street 'Q'	Ozner Crescent
Street 'R'	Venice Gate Drive
Street 'S'	Summit Drive
Street 'T'	Brahm Court
Street 'U'	Heathcliffe Drive
Street 'V'	Stark Crescent
Street 'W'	Shelbourne Drive
Street 'X'	Highmark Drive
Street 'Y'	Corner Brook Crescent
Street 'Z'	Twin Hills Crescent
Street 'AA'	Andrew Hill Drive
Street 'BB'	Marc Valley Road
Street 'CC'	Keystar Court
Street 'DD'	Balda Court

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

58

**STREET NAME APPROVAL FILE 19T-89024 PHASE VI
VELLORE VILLAGE ESTATES INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004:

Recommendation

The Commissioner of Planning recommends:

THAT the following street names be SUBMITTED for approval:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Via Campanile(existing)
Street 'B'	Basilica Drive
Street 'C'	Ampezzo Avenue
Street 'D'	Capera Drive
Street 'E'	Angelico Avenue
Street 'F'	La Rocca Avenue(existing)
Street 'G'	Trinita Avenue
Street 'H'	Siena Drive
Street 'I'	Rossi Drive
Street 'J'	Acqua Drive
Street 'K'	Intermezzo Drive
Street 'L'	St. Urbain Drive(existing)
Street 'M'	Beauvista Court
Street 'N'	Grandvista Crescent
Street 'O'	Dolomite Court
Street 'P'	Vescovo Road(existing)
Street 'Q'	Rosario Drive

59

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-04V02
ROYBRIDGE HOLDINGS LIMITED**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004:

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium 19CDM-04V02 (Roybridge Holdings Limited) prepared by Schaeffer & Dzaldov Limited and dated February 23, 2004, BE DRAFT APPROVED, subject to the conditions of draft approval contained within Attachment No. 1.

60

**KLEINBURG CORE AREA LAND USE STUDY
TERMS OF REFERENCE
FILE 15.75.8**

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

The Commissioner of Planning recommends:

1. THAT Staff conduct a focused land use review of the lands identified on Attachment "2", and report back to a future Committee of the Whole meeting, outlining the results of the review, including recommendations pursuant to the Planning Act, to ensure the character of the historical area is maintained.
2. THAT the "Kleinburg Core Area Land Use Study – Terms of Reference", Attachment "1", prepared by the Community Planning Department, BE APPROVED.

61

**SITE DEVELOPMENT FILE DA.04.024
2019625 ONTARIO INC.
ZONING BY-LAW AMENDMENT FILE Z.04.019
NORTHWEST JANE RUTHERFORD REALTY LIMITED**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved; and
- 2) That the coloured renderings, submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning Amendment Application Z.04.019 (Northwest Jane Rutherford Realty Limited) BE APPROVED to lift the 'H' Holding Provision from the subject lands;
2. THAT Site Development Application DA.04.024 (2019625 Ontario Inc.) BE APPROVED, for a motor vehicle sales establishment use (Toyota Dealership), subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, and building elevations shall be approved to the satisfaction of the Community Planning and Urban Design Departments;
 - ii) the final landscape plan shall be approved by the Urban Design Department;
 - iii) the final site servicing and grading plans and stormwater management plans/report shall be approved by the Engineering Department;

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

- iv) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
 - v) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
 - vi) any requirements of the Ministry of Transportation Ontario shall be satisfied;
 - vii) the required variances shall be obtained from the Committee of Adjustment, and shall be in full force and effect.
- b) The site plan agreement include the following provision:
- i. The Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
3. THAT prior to the consideration of the next site development application within draft approved plan of subdivision 19T-95079, the required comprehensive design scheme shall be approved.

62

**THORNHILL CENTRE STREET STUDY (2003)
FILE 15.92**

The Committee of the Whole recommends:

- 1) That the following report of the Commissioner of Planning, dated June 21, 2004, be received;
- 2) That this matter proceed to a Committee of the Whole (Public Hearing) meeting in September 2004;
- 3) That the following written submissions be received:
 - a) Mr. Leo H. Marcus, President, Forest Hills North Condominium, York Region Condominium Corporation No. 570, 7601 Bathurst Street, Thornhill, L4J 4H5, dated June 18, 2004;
 - b) Mr. Louis I. Greenbaum, Urban Land Management Inc., 1118 Centre Street, Suite 208, Thornhill, L4J 7R9, dated June 18, 2004; and
 - c) Ms. Anne McCauley, Associate, Weston Consulting Group Inc., 201 Millway Avenue, Unite 19, Vaughan, L4K 5K8, dated June 21, 2004.

Recommendation

The Commissioner of Planning recommends:

- 1. That IBI Consulting Group's Final Report on the Thornhill Centre Street Study (Attachment #4), and background information be received.
- 2. That the Study's recommendations be endorsed as the basis for the preparation of secondary plan (OPA) policies for the Study Area.

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

63

**ZONING BY-LAW AMENDMENT FILE Z.03.048
DRAFT PLAN OF SUBDIVISION FILE 19T-03V09
ANKARA REALTY LIMITED
REPORT #P.2003.70**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved;
- 2) That the deputation of Mr. Randy Alcorn, Alcorn and Associates Limited, 1 Valleywood Drive, Suite 1A, Markham, L3R 5L9, on behalf of the Block 11 Landowners Group, be received; and
- 3) That the written submission of Mr. Paul P. Ginou, Fraser Milner Casgrain LLP, 1 First Canadian Place, 100 King Street West, Toronto, M5X 1B2, dated June 18, 2004, be received.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 11 staging Plan for Phase I (Attachment 4), as red-lined lands BE APPROVED.
2. That the revised Block 11 Transportation Management Plan, Attachment 5, BE APPROVED.
3. That Zoning Amendment Application Z.03.048 (Ankara Realty Limited) BE APPROVED to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision.
4. That Draft Plan of Subdivision 19T-03V09 (Ankara Realty Limited) prepared by Alcorn & Associates Limited, dated June 11, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment 1.
5. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved "Cash-In-Lieu of Parkland Policy."
6. That Council adopt the following resolution with respect to the allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-03V09 Ankara Realty Limited Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Trunk Sanitary Sewer once constructed, and water supply capacity from Pressure District No.6 of the York Water Supply System for a total of 73 residential units, following the execution of a subdivision agreement to the satisfaction of the City."

64

**ZONING BY-LAW AMENDMENT FILE Z.03.001
DRAFT PLAN OF SUBDIVISION FILE 19T-03V01
VENTURON DEVELOPMENTS (RUTHERFORD) INC.
REPORT # P.2003.81**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved;
- 2) That the deputation of Mr. Randy Alcorn, Alcorn and Associates Limited, 1 Valleywood Drive, Suite 1A, Markham, L3R 5L9, on behalf of the Block 11 Landowners Group, be received; and
- 3) That the written submission of Mr. Paul P. Ginou, Fraser Milner Casgrain LLP, 1 First Canadian Place, 100 King Street West, Toronto, M5X 1B2, dated June 18, 2004, be received.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 11 Staging Plan for Phase I (Attachment 4) lands, as red-lined, BE APPROVED.
2. That the revised Block 11 Transportation Management Plan, dated May 2004 and included as Attachment 5, be approved.
3. That Zoning Amendment Application Z.03.001 (Venturon Developments (Rutherford) Inc.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision and that the Phase 1 – Stage 2 portion of the lands identified on Attachment 3, be placed in a “Holding” Zone, pending availability of servicing capacity.
4. That Draft Plan of Subdivision 19T-03V01 (Venturon Developments (Rutherford) Inc.) prepared by Weston Consulting Group Inc., dated June 10, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No.1.
5. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved “Cash-In-Lieu of Parkland Policy.”
6. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-03V01 Venturon Developments Ltd. Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Trunk Sanitary Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 121 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”
7. That the Owner enter into an agreement (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 1- Stage2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

65

**ZONING BY-LAW AMENDMENT FILE Z.03.067
DRAFT PLAN OF SUBDIVISION FILE 19T-95066
NINE-TEN WEST LIMITED
REPORT # P.2003.82**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved;
- 2) That the deputation of Mr. Randy Alcorn, Alcorn and Associates Limited, 1 Valleywood Drive, Suite 1A, Markham, L3R 5L9, on behalf of the Block 11 Landowners Group, be received; and
- 3) That the written submission of Mr. Paul P. Ginou, Fraser Milner Casgrain LLP, 1 First Canadian Place, 100 King Street West, Toronto, M5X 1B2, dated June 18, 2004, be received.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 11 Staging Plan for Phase I (Attachment 4) lands be approved.
2. That the revised Block 11 Transportation Management Plan, dated May 2004, and included as Attachment 5, be approved.
3. That Zoning Amendment Application Z.03.067 (Nine-Ten West Limited) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision and that the Phase 1 – Stage 2 portion of the lands be placed in a “Holding” Zone, pending availability of servicing capacity.
4. That Draft Plan of Subdivision 19T-95066 (Nine-Ten West Limited) prepared by Alcorn and Associates, dated June 10, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No.1.
5. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved “Cash-In-Lieu of Parkland Policy.”
6. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of subdivision application 19T-95066 Nine-Ten West Limited Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the Bathurst Trunk Sanitary Sewer once constructed, and water supply capacity from Pressure District No.6 of the York Water Supply System for a total of 261 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”
7. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 1- Stage 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

66

**ZONING BY-LAW AMENDMENT FILE Z.00.029
DRAFT PLAN OF SUBDIVISION FILE 19T-00V05
RED SHELF CORPORATION
REPORT #P.2003.75**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved; and
- 2) That the following deputations be received:
 - a) Ms. Nadia Magarelli, President, Weston Downs Ratepayers' Association; and
 - b) Mr. Peter Smith, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, representing Block 33 West Landowners.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 33 West - Phase 1 Development Plan for servicing the lands (Attachment #4) be approved.
2. That Zoning Amendment Application Z.00.029 (Red Shelf Corporation) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision and that the Phase 2 portion of the plan identified in Attachment #4 be placed in a "Holding" Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-00V05 (Red Shelf Corporation) prepared by Weston Consulting Group Inc., dated June 4, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved "Cash-In-Lieu of Parkland Policy."
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-00V05 Red Shelf Corporation, Phase 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure Districts No. 7 of the York Water Supply System for a total of 83 residential units, following the execution of a subdivision agreement to the satisfaction of the City."
6. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the lots outside of Phase 1 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

67

**ZONING BY-LAW AMENDMENT FILE Z.00.039
DRAFT PLAN OF SUBDIVISION FILE 19T-00V07
KEYSTAR DEVELOPMENTS INC.
REPORT #P.2003.73**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved; and
- 2) That the following deputations be received:
 - a) Ms. Nadia Magarelli, President, Weston Downs Ratepayers' Association; and
 - b) Mr. Peter Smith, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, representing Block 33 West Landowners.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 33 West - Phase 1 Development Plan for servicing the lands (Attachment #4) be approved.
2. That Zoning Amendment Application Z.00.039 (Keystar Developments Inc.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the lands outside of Phase 1, be placed in a "Holding" Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-00V07 (Keystar Developments Inc.) prepared by KLM Planning Partners Inc., dated June 11, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved "Cash-In-Lieu of Parkland Policy."
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-00V07 Keystar Developments Inc. Phase I, is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure Districts No. 7 of the York Water Supply System for a total of 97 residential units, following the execution of a subdivision agreement to the satisfaction of the City."
6. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

68

**ZONING BY-LAW AMENDMENT FILE Z.00.047
DRAFT PLAN OF SUBDIVISION FILE 19T-00V10
WESTON – 400 HOLDINGS INC.
REPORT #P.2003.74**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved;
- 2) That a clause be included in the Offers of Purchase and Sale Agreements, for purchasers to initial, acknowledging the potential for a future overpass over Highway 400 on Street B;
- 3) That the following deputations be received:
 - a) Ms. Nadia Magarelli, President, Weston Downs Ratepayers' Association; and
 - b) Mr. Peter Smith, Weston Consulting Group Inc., 201 Millway Avenue, Unite 19, Vaughan, L4K 5K8, representing Block 33 West Landowners.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 33 West - Phase 1 Development Plan for servicing the lands (Attachment #4) be approved.
2. That Zoning Amendment Application Z.00.047 (Weston-400 Holdings Inc.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the lands outside of Phase 1 be placed in a "Holding" Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-00V10 (Weston-400 Holdings Inc.) prepared by Weston Consulting group Inc., dated August 11, 2003, (revised June 2, 2004), BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved "Cash-In-Lieu of Parkland Policy."
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-00V10 Weston – 400 Holdings Inc., Phase 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure Districts No. 7 of the York Water Supply System for a total of 289 residential units, following the execution of a subdivision agreement to the satisfaction of the City."
6. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the lots outside of Phase 1 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

69

**ZONING BY-LAW AMENDMENT FILE Z.00.043
DRAFT PLAN OF SUBDIVISION FILE 19T-00V09
JRN HOLDINGS INC.
REPORT #P.2003.76**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved;
- 2) That the applicant work with staff, prior to this matter being brought forward to the Council meeting of June 28, 2004, to determine the appropriate block pattern and access regarding the separation of commercial and residential;
- 3) That a clause be included in the Offers of Purchase and Sale Agreements, for purchasers to initial, acknowledging the potential for a future overpass over Highway 400 on Street B; and
- 4) That the following deputations be received:
 - a) Ms. Nadia Magarelli, President, Weston Downs Ratepayers' Association; and
 - b) Mr. Peter Smith, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, representing Block 33 West Landowners.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 33 West - Phase 1 Development Plan for servicing the lands (Attachment #4) be approved.
2. That Zoning Amendment Application Z.00.043 (JRN Holdings Inc.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision and that the lands outside of Phase 1, be placed in a "Holding" Zone, pending availability of servicing capacity and development proposals for the lands west of Lots 1 – 13, inclusive.
3. That Draft Plan of Subdivision 19T-00V09 (JRN Holdings Inc.) prepared by Weston Consulting Group Inc., dated August 26, 2003, (revised June 4, 2004), BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved "Cash-In-Lieu of Parkland Policy."
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-00V09 JRN Holdings Inc., Phase 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure Districts No. 7 of the York Water Supply System for a total of 161 residential units, following the execution of a subdivision agreement to the satisfaction of the City."

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

6. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots outside of Phase 1 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

70

**ZONING BY-LAW AMENDMENT FILE Z.00.022
DRAFT PLAN OF SUBDIVISION FILE 19T-00V03
LORMEL DEVELOPMENTS (WESTON) INC. AND
OZNER CORPORATION (SOUTH)
REPORT #P.2003.76**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved; and
- 2) That the following deputations be received:
 - a) Ms. Nadia Magarelli, President, Weston Downs Ratepayers' Association; and
 - b) Mr. Peter Smith, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, representing Block 33 West Landowners.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 33 West – Phase 1 Development Plan for servicing the lands (Attachment #4) BE APPROVED.
2. That Zoning Amendment Application Z.00.022 (Lormel Developments (Weston) Inc. and Ozner Corporation (South)) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the lots outside of Phase 1 be placed in a "Holding" Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-00V03 (Lormel Developments (Weston) Inc. and Ozner Corporation (South)) prepared by KLM Planning Partners Inc., dated May 31, 2004, and red-lined on June 21, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved "Cash-In-Lieu of Parkland Policy."
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-00V03 Lormel Developments (Weston) Inc. and Ozner Corporation (South), Phase 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure Districts No. 7 of the York Water Supply System for a total of 310 residential units, following the execution of a subdivision agreement to the satisfaction of the City."

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

6. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the lots outside of Phase 1 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

71

**ZONING BY-LAW AMENDMENT FILE Z.03.042
DRAFT PLAN OF SUBDIVISION FILE 19T-03V08
ARGENTO DEVELOPMENTS INC.
REPORT #P.2003.78**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved; and
- 2) That the following deputations be received:
 - a) Ms. Nadia Magarelli, President, Weston Downs Ratepayers' Association; and
 - b) Mr. Peter Smith, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, representing Block 33 West Landowners.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 33 West - Phase 1 Development Plan for servicing the lands (Attachment #4) be approved.
2. That Zoning Amendment Application Z.03.042 (Argento Developments Inc.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision and the lands outside of Phase 1 be placed in a "Holding" Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-03V08 (Argento Developments Inc.) prepared by Weston Consulting Group Inc., dated May 28, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved "Cash-In-Lieu of Parkland Policy."
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-03V08 Argento Developments Inc., Phase 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure Districts No. 7 of the York Water Supply System for a total of 119 residential units, following the execution of a subdivision agreement to the satisfaction of the City."
6. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the lots outside of Phase 1 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

72

**ZONING BY-LAW AMENDMENT FILE Z.00.092
DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-00V18
GREAT GULF HOLDINGS INC.
REPORT #P.2004.10**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved;
- 2) That staff meet with the applicant to come up with a series of crescents to break-up the long stretch of road identified in the plan;
- 3) That the deputation of Mr. Mike Ahmadi, 2057 Major Mackenzie Drive, Maple, L6A 1R7, be received and that staff meet with the deputant to resolve the issues identified;
- 4) That the deputation of Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Suite 1B, Concord, L4K 3P3, be received; and
- 5) That the written submission of Ms. Giulia Falbo Ahmadi, dated June 21, 2004, be received.

Recommendation

1. That the Block 18 – Phasing Plan (Attachment #4) BE APPROVED.
2. That Zoning By-law Amendment Application Z.00.092 (Great Gulf Homes Inc.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 2 portion of the lands identified on Attachment 3, be placed in a “Holding” Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-00V18 (Great Gulf Homes Inc.) prepared by KLM Planning Partners Inc., dated June 14, 2004, BE DRAFT APPROVED, as red-lined on June 21, 2004, subject to conditions contained in Attachment #1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu be paid, within the plan at the rates stipulated in the approved “Cash-in-Lieu of Parkland Policy”.
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-00V18 Great Gulf Holdings Inc. Phase 1, is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 158 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”
6. That the Owner enters into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

73

**ZONING BY-LAW AMENDMENT FILE Z.03.083
DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-03V18
ANTONIO & ROSETTA COMEGNA
REPORT #P.2004.13**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004:

Recommendation

1. That the Block 18 – Phasing Plan (Attachment #4) BE APPROVED.
2. That Zoning By-law Amendment Application Z.03.083 (Antonio and Rosetta Comegna) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 2 portion of the plan identified on Attachment #3, be placed in a “Holding” Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-03V18 (Antonio & Rosetta Comegna) prepared by KLM Planning Partners Inc., dated May 27, 2004, BE DRAFT APPROVED, subject to conditions contained in Attachment #1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu be paid, within the plan at the rates stipulated in the approved “Cash-in-Lieu of Parkland Policy”.
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-03V18 Antonio & Rosetta Comenga Phase 1, is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 14 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”
6. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

74

**ZONING BY-LAW AMENDMENT FILE Z.03.078
DRAFT PLAN OF SUBDIVISION FILE 19T-03V15
SEANG INVESTMENTS LIMITED
REPORT P.2004.12**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004:

Recommendation

1. That the Block 18 – Staging Plan for Phase 1 lands (Attachment #4) BE APPROVED.
2. That Zoning By-law Amendment Application Z.03.078 (Senang Investments Limited) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

approved draft plan of subdivision, and that the Phase 2 portion of the lands identified on Attachment #3, be placed in a "Holding" Zone, pending availability of servicing capacity.

3. That Draft Plan of Subdivision 19T-03V15 (Senang Investments Limited) prepared by Alcorn & Associated Limited, dated May 25, 2004, as revised June 11, 2004, BE DRAFT APPROVED, subject to conditions contained in Attachment #1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu be paid, within the plan at the rates stipulated in the approved "Cash-in-Lieu of Parkland Policy".
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-03V15 Senang Investments Limited Phase 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 48 residential units, following the execution of a subdivision agreement to the satisfaction of the City."

6. That the Owner enter into an agreement (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

75

**ZONING BY-LAW AMENDMENT FILE Z.00.084
DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-00V15
EAST MAPLE CREEK LANDS LTD.
REPORT #P.2004.11**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved; and
- 2) That staff meet with the applicant to come up with a series of crescents to break-up the long stretch of road identified in the plan.

Recommendation

1. That the Block 18 – Staging Plan for Phase 1 lands (Attachment #4) BE APPROVED.
2. That Zoning By-law Amendment Application Z.00.084 (East Maple Creek Lands Ltd.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 2 portion of the plan identified on the red-lined Attachment 3, be placed in a "Holding" Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-00V15 (East Maple Creek Lands Ltd.) prepared by Bousfield Inc., dated June 10, 2004, BE DRAFT APPROVED, as red-lined on June 21, 2004, subject to conditions contained in Attachment #1.

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu be paid, within the plan at the rates stipulated in OPA #600 and conform to the approved "Cash-in-Lieu of Parkland Policy".

5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-00V15 East Maple Creek Lands Ltd. Phase 1, is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 188 residential units, following the execution of a subdivision agreement to the satisfaction of the City."

6. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

76

**ZONING BY-LAW AMENDMENT FILE Z.00.074
DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-00V14
IVY GLEN DEVELOPMENTS INC.
REPORT #P.2004.6**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved; and**
- 2) **That staff meet with the applicant to come up with a series of crescents to break-up the long stretch of road identified in the plan.**

Recommendation

1. That the Block 18 – Phasing Plan (Attachment #4) BE APPROVED.
2. That Zoning By-law Amendment Application Z.00.074 (Ivy Glen Developments Inc.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 2 portion of the plan identified on Attachment #3, be placed in a "Holding" Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-00V14 (Ivy Glen Developments Inc.) prepared by KLM Planning Partners Inc., dated June 8, 2004, BE DRAFT APPROVED, subject to conditions contained in Attachment #1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu be paid, within the plan at the rates stipulated in the approved "Cash-in-Lieu of Parkland Policy".
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-00V14 Ivy Glen Developments Inc. Phase 1, is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 248 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”

6. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

77

**ZONING BY-LAW AMENDMENT FILE Z.01.001
DRAFT PLAN OF SUBDIVISION FILE 19T-01V01
FIREROSE INVESTMENTS LTD.
REPORT P.2004.7**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004:

Recommendation

1. That the Block 18 – Staging Plan (Attachment #4) BE APPROVED.
2. That Zoning By-law Amendment Application Z.01.001 (FIREROSE INVESTMENTS LTD.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 2 portion of the lands identified on Attachment #3, be placed in a “Holding” Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-01V01 (Firerose Investments Ltd.) prepared by KLM Planning Partners Inc., dated May 27, 2004, BE DRAFT APPROVED, subject to conditions contained in Attachment #1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu be paid, within the plan at the rates stipulated in the approved “Cash-in-Lieu of Parkland Policy”.
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-01V01 Firerose Developments Ltd. Phase 1, is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 173 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”

6. That the Owner enter into an agreement (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

78

**ZONING BY-LAW AMENDMENT FILE Z.00.093
DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-00V19
ARBAD INVESTMENTS LIMITED
REPORT #P.2004.8**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004:

Recommendation

1. That the Block 18 – Phasing Plan (Attachment #4) BE APPROVED.
2. That Zoning By-law Amendment Application Z.00.093 (Arband Investments Limited) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 2 portion of the lands identified on Attachment #3, be placed in a “Holding” Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-00V19 (Arband Investments Limited) prepared by KLM Planning Partners Inc., dated May 4, 2004, BE DRAFT APPROVED, as red-lined on June 21, 2004, subject to conditions contained in Attachment #1.
4. For the purposes of notice, the Subdivision Agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and conform to the approved “Cash-In-Lieu of Parkland Policy”.
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-00V19 Arband Investments Limited Phase 1, is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 263 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”
6. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

79

**ZONING BY-LAW AMENDMENT FILE Z.00.095
DRAFT PLAN OF SUBDIVISION FILE 19T-00V20
BLOCK 18 TREES INC.
REPORT P.2004.16**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004:

Recommendation

1. That the Block 18 – Staging Plan for Phase 1 lands (Attachment #4) BE APPROVED.

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

2. That Zoning By-law Amendment Application Z.00.095 (Block 18 Trees Inc.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision
3. That Draft Plan of Subdivision 19T-00V20 (Block 18 Trees Inc.) prepared by KLM Planning Partners Inc., dated November 12, 2003, BE DRAFT APPROVED, subject to conditions contained in Attachment #1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu be paid, within the plan at the rates stipulated in the approved "Cash-in-Lieu of Parkland Policy".

80

**ZONING BY-LAW AMENDMENT FILE Z.02.084
DRAFT PLAN OF SUBDIVISION FILE 19T-02V10
1275620 ONTARIO INC.
REPORT P.2004.15**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved;**
- 2) **That the written submission of Mr. Eugene and Ms. Lillian Iacobelli, 9500 Dufferin Street, Maple, L6A 1S2, dated June 21, 2004, be received, and that staff be requested to review the correspondence and report to a future Committee of the Whole meeting on the potential resolution of issues raised; and**
- 3) **That the following deputations be received:**
 - a) **Mr. Andrew Jeanrie, Fraser Milner Cosgrain LLP, 100 King Street West, Suite 3900, Toronto, M5X 1B2, on behalf of the property owner immediately south of the subject lands; and**
 - b) **Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Suite 1B, Concord, L4K 3P3, on behalf of the applicant.**

Recommendation

1. That the Block 18 – Phasing Plan (Attachment #4) BE APPROVED.
2. That Zoning By-law Amendment Application Z.02.084 (1275620 Ontario Inc.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 2 portion of the plan identified on Attachment #3, be placed in a "Holding" Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-02V10 (1275620 Ontario Inc.) prepared by Weston Consulting Group, dated April 5, 2004 as revised June 7, 2004, BE DRAFT APPROVED, as red-lined on June 21, 2004, subject to conditions contained in Attachment #1.
4. For the purposes of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and conform to the approved "Cash-In-Lieu of Parkland Policy".
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-02V10 127560 Ontario Limited Phase 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 33 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”

6. That the Owner enter into an agreement (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

81

**ZONING BY-LAW AMENDMENT FILE Z.00.091
DRAFT PLAN OF SUBDIVISION FILE 19T-00V17
NINE TEN WEST LIMITED
REPORT P.2004.5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004:

Recommendation

1. That the Block 18 – Staging Plan (Attachment #4) BE APPROVED.
2. That Zoning By-law Amendment Application Z.00.091 (Nine Ten West Limited) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 2 portion of the lands identified on Attachment #3, be placed in a “Holding” Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-00V17 (Nine Ten West Limited) prepared by KLM Planning Partners Inc., dated May 27, 2004, BE DRAFT APPROVED, subject to conditions contained in Attachment #1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu be paid, within the plan at the rates stipulated in the approved “Cash-in-Lieu of Parkland Policy”.
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-00V17 Nine Ten West Limited Phase 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 198 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”

6. That the Owner enters into an agreement (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

authority for the execution of special events agreements to the Commissioner of Economic/Technology Development and Communications.

86 **CITY OF VAUGHAN SENIORS' STRATEGY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Ferri, dated June 21, 2004:

Recommendation

Regional Councillor Mario Ferri recommends that this preliminary report prepared for the Mayor and Members of Council on the development of a Seniors Strategy for the City of Vaughan be received for information, and that a full report be submitted to Council in the Fall of 2004.

87 **KLEINBURG BUSINESS IMPROVEMENT AREA (KBIA) 2004 BUDGET AND LEVY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Finance, dated June 21, 2004:

Recommendation

The Director of Finance, in consultation with the Manager of Property Tax & Assessment recommends:

- 1) That in accordance with the request from the Board of Management of the Kleinburg Business Improvement Area (BIA), Council approve the KBIA budget in the amount of \$18,803.68, and
- 2) That a by-law be enacted for the levy and collection of the KBIA special charge for the year 2004, pursuant to City of Vaughan By-law 169-84.

88 **ECONOMIC DEVELOPMENT ANNUAL REPORT AND EMPLOYMENT AREAS PROFILE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology and Communications, dated June 21, 2004:

Recommendation

The Commissioner of Economic/Technology Development and Communications recommends that this report be received for information.

89 **CITY OF VAUGHAN CIVIC YOUTH STRATEGY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Ferri, dated June 21, 2004:

Recommendation

Regional Councillor Mario Ferri recommends that this preliminary report prepared for the Mayor and Members of Council on the development of a Youth Strategy for the City of Vaughan be received for information.

90

NOAH CRESCENT WALKWAY

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

The Commissioner of Engineering and Public Works in consultation with the Commissioners of Community Services and Planning recommends:

That this report be received for information and that direction be provided to staff.

91

ONTARIO TRAFFIC CONFERENCE APPOINTEES

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Commissioner of Legal and Administrative Services, recommends:

That in addition to two representatives from Engineering and Public Works and two representatives from the Enforcement Services Department, two Councillors be selected to represent the City of Vaughan as members of the Ontario Traffic Conference.

92

RAYMOND ROAD TRAFFIC SIGNS - UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the existing westbound left turn prohibition (Anytime) at the intersection of Raymond Road and Woodbridge Avenue be rescinded;
2. That a westbound left turn prohibition be enacted at the intersection of Raymond Road and Woodbridge Avenue during the time period of 7:00am to 9:00am, Monday to Friday;
3. That the existing northbound right turn prohibition (Anytime) at the intersection of Martin Grove Road and Raymond Road be rescinded; and
4. That a northbound right turn prohibition be enacted at the intersection of Martin Grove Road and Raymond Road during the time period of 3:00pm to 6:00pm, Monday to Friday.

93

VAUGHAN SPORTS VILLAGE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That two speed humps be installed at the Vaughan Sports Village site; and
2. That funds in the amount of \$6,500 for the implementation of two speed humps be set aside from the 2004 Capital Budget (Project No. 1204.0).

94

VILLA GIARDINO AND VAUGHAN GROVE SPORTS PARK ACCESS ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That two speed humps be installed on the access road to the Amica Villa da Vinci Seniors Residence, the Villa Giardino Seniors Residence, the Shining Through Autistic Children Centre and the Sports Fields; and
2. That funds in the amount of \$6,500 for the implementation of two speed humps be set aside from the 2004 Capital Budget (Project No. 1204.0).

95

**DUFFERIN STREET AND VICEROY ROAD
PROPOSED EASTBOUND APPROACH LANE DESIGNATIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 21, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the existing eastbound lanes at the Dufferin Street and Viceroy Road intersection be designated as an exclusive left turn lane and a shared through/right turn lane;
2. That a by-law be enacted to effect this designation.
3. That the Region of York be advised of the City's actions on this matter; and
4. That York Regional Police be requested to strictly and frequently enforce the lane designations.

96

PLAYGROUND REPLACEMENTS 2004

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 28, 2004.

Recommendation

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

1. That Council authorize additional funding in the amount of \$200,000.00 (excluding G.S.T.) for the replacement of the 3 additional playgrounds listed in this report; and,
2. That Finance determines the source of funding.

97

**ZONING BY-LAW AMENDMENT FILE Z.03.070
DRAFT PLAN OF SUBDIVISION FILE 19T-95065
1275621 ONTARIO INC.
REPORT # P.2004.56**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved;
- 2) That the deputation of Mr. Randy Alcorn, Alcorn and Associates Limited, 1 Valleywood Drive, Suite 1A, Markham, L3R 5L9, on behalf of the Block 11 Landowners Group, be received; and
- 3) That the written submission of Mr. Paul P. Ginou, Fraser Milner Casgrain LLP, 1 First Canadian Place, 100 King Street West, Toronto, M5X 1B2, dated June 18, 2004, be received.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 11 Staging Plan for Phase I (Attachment 4) lands, as red-lined, BE APPROVED.
2. That the revised Block 11 Transportation Management Plan, dated May 2004, and included as Attachment 5, be approved.
3. That Zoning Amendment Application Z.03.070 (1275621 Ontario Inc.) BE APPROVED to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision and that the Phase 1 – Stage 2 portion of the lands, be placed in a “Holding” Zone, pending availability of servicing capacity.
4. That the red-lined Block 88 on the subject draft plan be placed in a “Holding” Zone pending finalizing the location and size of the neighbourhood park block, residential lot pattern, and road network, which shall be to the satisfaction of the City prior to the lifting of the Holding ‘H’ provision.
5. That Block 129 be placed in a “Holding” Zone pending the completion of a Cultural Heritage Assessment for the existing residence located within the limits of the valley feature. The cultural heritage assessment and recommendations thereto, shall be to the satisfaction of the

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

City and the Toronto and Region Conservation Authority prior to the lifting of the Holding 'H' provision.

6. That Lots 104 to 108 inclusive be placed in a "Holding" Zone pending the completion of a Cultural Heritage Assessment for the existing residence located on Lots 106 and 107 of the draft plan. The cultural heritage assessment and recommendations thereto, shall be to the satisfaction of the City and the Toronto and Region Conservation Authority prior to the lifting of the Holding 'H' provision.
7. That Draft Plan of Subdivision 19T-95065 (1275621 Ontario Inc.) prepared by Alcorn & Associates Limited, dated June 14, 2004, and red-lined to revise Street 'B' to allow for a 6 metre wide landscape buffer along Dufferin Street; and, red-lined to revise the lotting pattern to show Lots 29 to 81 inclusive as Block 88, BE DRAFT APPROVED, subject to conditions as set out in Attachment 1.
8. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved "Cash-In-Lieu of Parkland Policy."
9. That Council adopt the following resolution with respect to the allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-95065 (1275621 Ontario Inc.) Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Trunk Sanitary Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 51 residential units, following the execution of a subdivision agreement to the satisfaction of the City."
10. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 1- Stage 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

98

**SITE DEVELOPMENT FILE DA.03.073
1593527 ONTARIO INC./WINDLEIGH MILLENIUM INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved;
- 2) That staff provide a report to the Council meeting of June 28, 2004 with a resolution in the event that capacity is not identified;
- 3) That the confidential memorandum of the Director of Legal Service, dated June 18, 2004, be received; and
- 4) That the deputation of Mr. Lorenz Schmidt, Windleigh Millennium Inc., 100 Arbors Lane, Unit A, Woodbridge, L4L 7G4, representing the Terraces on the Green, be received.

Recommendation

The Commissioner of Planning recommends:

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

1. That Site Development Application DA.03.073 (1593527 Ontario Inc.) as prepared by Intra Architect dated March 22, 2004, BE APPROVED subject to the following conditions:
 - a) That prior to registration of a site development agreement:
 - i) the final site plan and elevation drawings shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - iii) the final landscape plan and cost estimate shall be approved by the Urban Design Department;
 - iv) the requirements of Vaughan Hydro and Fire Department shall be satisfied;
 - v) a noise study shall be submitted and approved by the City Engineering Department;
 - vi) the City of Vaughan and York Region Transportation Division shall confirm the need for a traffic impact study; the Region of York shall ensure that the required access and all appropriate road widenings have been provided and shall be a party to the site plan agreement;
 - vii) the Toronto and Region and Conservation Authority (TRCA) shall confirm that the proposed development complies with the requirements of the Special Policy Area provisions of OPA#440 and the TRCA Valley and Stream Corridor Management Programme, and if required, an EIS identifying buffer treatment of private lands adjacent to the Humber River has been approved and incorporated into the proposed landscape plan, and that the final Geotechnical report and top of bank be determined and approved by the Toronto and Region and Conservation Authority;
 - viii) the Tree Preservation Plan/Transplantation Plan shall be approved by the Urban Design Department and the Toronto and Region Conservation Authority;
 - ix) the Owner shall include an implementing plan identifying public access to the trail system within the lands adjacent to the Humber River open space corridor which includes costs and details, to the satisfaction of the City Parks and Development Department and the Toronto Region Conservation Authority;
 - x) the Owner shall apply for a permit in accordance with the Toronto Region and Conservation Authority under Ontario Regulation #158; and
 - xi) the Owner shall advise the Ontario Municipal Board that the City Council supports and approves the site plan subject to conditions.
 - b) the City and the Region of York shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development and have been allocated thereto.
2. The Site Development Agreement contain the following conditions and Warning Clauses:
 - i) all garbage shall be stored indoors until ready to be picked up; and

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

- ii) The owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a building permit, or a fixed unit rate of \$2200.00 per unit, whichever is higher in accordance with the Planning Act and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands in accordance with Sec. 42 of the Vaughan Planning Act 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.

Site Plan Review

On November 25, 2003, the Owners applied for site plan approval to permit a 5-storey, 150 residential unit condominium building. The submission included preliminary site plans to be reviewed by the City's Site Plan Review Team (SPRT). On December 11, 2003, a SPRT meeting took place to discuss the preliminary plans and provide comments and suggestions to the plan.

99

**ZONING BY-LAW AMENDMENT FILE Z.00.057
DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-00V12
FERNBROOK HOMES (MAJOR MAC) LIMITED
REPORT #P.2004.9**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004:

Recommendation

1. That the Block 18 – Phasing Plan (Attachment #4) BE APPROVED.
2. That Zoning By-law Amendment Application Z.00.057 (Fernbrook Homes (Major Mac) Ltd.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 2 portion of the plan identified on Attachment #3, be placed in a "Holding" Zone, pending availability of servicing capacity. The implementing zoning by-law shall permit a C4 Neighbourhood Commercial Zone site having a maximum lot area of 4.2 and subject to a holding zone provision.
3. That Draft Plan of Subdivision 19T-00V12 (Fernbrook Homes (Major Mac) Limited) prepared by KLM Planning Partners Inc., dated May 27, 2004, BE DRAFT APPROVED, subject to conditions contained in Attachment #1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu be paid, within the plan at the rates stipulated in the approved "Cash-in-Lieu of Parkland Policy".
5. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-00V12 Fernbrook Homes (Major Mac) Limited Phase 1, is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately via the Langstaff Trunk Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 263 residential units, following the execution of a subdivision agreement to the satisfaction of the City."

**REPORT NO. 55 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2004**

**105 DEPUTATION – MR. PATRICK KELEHER, ROGERS WIRELESS
 WITH RESPECT TO TELECOMMUNICATIONS ANTENNAS ON AN EXISTING HYDRO TOWER**

The Committee of the Whole recommends that the deputation of Mr. Patrick Keleher, Rogers Wireless New Site Development, 1 Mount Pleasant Road, Toronto, L4Y 2Y5, and written submission dated June 16, 2004, be received and referred to staff.

**106 DEPUTATION – MR. BENNY DI BIASE
 WITH RESPECT TO BOCCI COURTS**

The Committee of the Whole recommends that the deputation of Mr. Benny Di Biase, and written submission dated June 21, 2004, be received and referred to staff for a report addressing the concerns raised with respect to the services provided in lieu of rent, to the Council meeting of June 28, 2004.

**107 NEW BUSINESS – OPA FILE OP.03.020
 ZONING BY-LAW AMENDMENT FILE Z.03.017
 PARKTRAIL ESTATES INC.**

The Committee of the Whole recommends that OPA File OP.03.020 and Zoning By-law Amendment File Z.03.017 Parktrail Estates Inc. be brought forward to the Council meeting of June 28, 2004, for review.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair