

CITY OF VAUGHAN
REPORT NO. 46 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on Monday, September 12, 2005*

The Committee of the Whole met at 1:13 p.m., on September 6, 2005.

Present: Regional Councillor Linda D. Jackson, Chair
 Mayor Michael Di Biase
 Regional Councillor Mario F. Ferri
 Regional Councillor Joyce Frustaglio (1:30 p.m.)
 Councillor Tony Carella
 Councillor Bernie Di Vona
 Councillor Peter Meffe
 Councillor Alan Shefman
 Councillor Sandra Yeung Racco

The following items were dealt with:

1 ANSLEY GROVE AT PINEDALE GATE PROPOSED NO U-TURN SIGN

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Di Vona, dated September 6, 2005:

Recommendation

Councillor Bernie Di Vona recommends:

That the Engineering department review the recommendations brought forth by York Regional Police regarding illegal U-Turns at the entrance to the Pinedale Gate community.

2 LATE PAYMENT CHARGES ON TAXES FOR LOW INCOME SENIORS

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated September 6, 2005:

Recommendation

Councillor Shefman recommends:

That staff prepare a report outlining the administrative capability of the City and financial impact of implementing the changes in the administration of tax arrears as suggested below.

3 PILOT PROJECT TO REDUCE LITTER AT COMMUNITY MAIL BOXES

The Committee of the Whole recommends that this matter be referred to a future Committee of the Whole meeting for a further report addressing the concerns expressed, as soon as possible.

Recommendation

Mayor Michael Di Biase recommends that a pilot project to reduce litter at Canada Post community mail boxes be initiated at 3 locations, using a prototype litter/community bulletin board unit manufactured by Envirozone.

4 STAFF ATTENDANCE AT COMMUNITY MEETING

The Committee of the Whole recommends that the following report of Regional Councillor Ferri, dated September 6, 2005, be received:

Recommendation

Regional Councillor Mario Ferri recommends:

1. That staff from the City of Vaughan's Public Works Department and Planning Department be authorized to attend a community meeting; and,
2. That a City facility be used for the community meeting.

**5 BY-LAW ENFORCEMENT OFFICERS
REQUEST TO ATTORNEY GENERAL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City of Vaughan Special Constable Committee representatives - Regional Councillor Linda Jackson, Councillor Bernie Di Vona and Senior Manager By-Law Enforcement Tony Thompson, dated September 6, 2005:

Recommendation

The City of Vaughan Special Constable Committee representatives - Regional Councillor Linda Jackson, Councillor Bernie Di Vona and Senior Manager By-Law Enforcement Tony Thompson recommend:

That the City of Vaughan approve of the recommendation to amend the Municipal Act 2001 as contained herein.

That the Attorney General of Ontario, Regional Municipality of York, York Region Police Services Board and Local MPP's be notified of our approval.

6 PROCEEDS FROM THE 2005 MAYOR MICHAEL DI BIASE ANNUAL CHARITY GOLF CLASSIC

The Committee of the Whole recommends that the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated September 6, 2005, be approved, subject to adding the words "and that the local charities be so informed particularly as to how applications are to be made to receive such funds", at the end of Clause 2:

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Recommendation

The Commissioner of Economic/Technology Development and Communications, in consultation with the Director of Corporate Communications, recommends:

1. That Council receive this report;
2. That Council direct staff to forward the net proceeds from the 2005 Mayor Michael Di Biase Annual Charity Golf Classic to The Michael Di Biase Charitable Foundation Inc. and that 50 per cent of these funds be allocated to the Vaughan Hospital Foundation and 50 per cent to local charities, as per a consultation with Golf Committee Chair Peter Meffe, and
3. That Ward 1 Councillor Peter Meffe be appointed Chair of the 2006 Mayor Michael Di Biase Annual Charity Golf Classic.

**7 ASSUMPTION – UNITED CASTLEPOINT – PHASE 4 (PARTIAL)
 EXCLUDING MODESTO VALLEY COURT
 19T-95053 / 65M-3470, 65M-3472, 65M-3473, 65M-3474 & 65M-3475**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 6, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3470, 65M-3472, 65M-3473, 65M-3474 and 65M-3475 excluding Modesto Valley Court and that the municipal services letter of credit be reduced to \$58,000 for the completion of road works on Modesto Valley Court.

**8 PUBLIC HIGHWAY STOP-UP AND CLOSE
 HUNTINGTON ROAD
 CLOSURE AND IMPLEMENTATION OF A TEMPORARY ALTERNATIVE ROAD LINK BETWEEN
 MAJOR MACKENZIE DRIVE AND MCGILLIVRAY ROAD**

The Committee of the Whole recommends that this matter be referred to the Council meeting of September 12, 2005, and that staff report on revisions to Clause 2 of the recommendation that better identifies the closure as a temporary measure.

Recommendation

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

1. That Council direct the City Clerk to commence Municipal Act procedures to stop-up and close a portion of Huntington Road, between McGillivray and Major Mackenzie Drive.
2. That a By-law be enacted authorizing the Mayor and Clerk to execute a development agreement and any other necessary agreements thereto between the City of Vaughan and Canadian Pacific Railway with respect to the construction and conveyance and reconveyance of an alternate road link east of Huntington Road, in a form satisfactory to the Commissioner of Engineering and Public Works and the City Solicitor.

9 **SUNSET RIDGE AND KISTLER STREET
PROPOSED ALL-WAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 6, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control not be installed at the intersection of Sunset Ridge and Kistler Street.

10 **ONTARIO TRAFFIC CONFERENCE APPOINTEES**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 6, 2005, be approved; and**
- 2) That Councillor Yeung Racco and Councillor Shefman be selected to attend the Ontario Traffic Conference.**

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.

11 **VAUGHAN TRANSFER AND RECYCLING INC. –
AMENDMENT TO CERTIFICATE OF APPROVAL NO. A680333**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 6, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends that:

- 1. The City advise the Ministry of Environment that it has no objections to the request from Vaughan Transfer and Recycling Inc. to the Ministry of the Environment, that would allow for an increase in the amount of tonnage received at their 650 Creditstone Road facility from 500 to 800 tonnes per day, and outbound tonnage increased from 300 to 600 tonnes per day, and storage be increased from 550 to 800 tonnes, and,**
- 2. Copies of this report and Council's resolution be sent to: Mr. Andrew Mobberley, Waste Evaluator, Environmental Assessment and Approvals Branch, 2 St. Clair Avenue West, Floor 12A, Toronto, Ontario, M4V 1L5.**

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**PROCLAMATION REQUEST -
CHARACTER COMMUNITY DAY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 6, 2005:

Recommendation

The City Clerk recommends:

- 1) That October 19, 2005 be proclaimed as "Character Community Day" and
- 2) That the proclamation be posted on the City's website, published on the City Page, space permitting, and that staff issue a news release.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.05-14
OWNER: METRUS PROPERTIES
LOCATION: 205 MARYCROFT AVENUE
LOT 13, PLAN 65M-2333, CONCESSION 6**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 6, 2005:

Recommendation

That Sign Variance Application SV.05-14, Metrus Properties, be APPROVED as proposed.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.05-15
OWNER: ASSOCIATED VAUGHAN PROPERTIES
LOCATION: 330 STEELES AVENUE, UNIT #A1
LOT 19, PLAN M-1607**

The Committee of the Whole recommends:

- 1) That this matter be referred to the Council meeting of September 12, 2005; and
- 2) That the deputation of Mr. David Adam, Zip Signs, Boardzone, 330 Steeles Avenue, Vaughan, L4J 6X6, be received.

Recommendation

That Sign Variance Application SV.05-15, Associated Vaughan Properties, be REFUSED.

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SIGN VARIANCE APPLICATION
FILE NO: SV.05-16
OWNER: ASSOCIATED VAUGHAN PROPERTIES
LOCATION: 330 STEELES AVENUE, UNIT #1
LOT 19, PLAN M-1607

The Committee of the Whole recommends:

- 1) That this matter be referred to the Council meeting of September 12, 2005; and
- 2) That the following deputations and photographs be received;
 - a) Mr. David Adam, Zip Signs, Boardzone, 330 Steeles Avenue, Vaughan, L4J 6X6, and photographs; and
 - b) Mr. Neil Treadway, Listen Up, 330 Steeles Avenue, Vaughan, L4J 6X6.

Recommendation

That Sign Variance Application SV.05-16, Associated Vaughan Properties, be REFUSED.

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SIGN VARIANCE APPLICATION
FILE NO: SV.05-17
OWNER: CANADIAN TIRE REAL ESTATE LTD.
LOCATION: CANADIAN TIRE STORE #237 WOODBRIDGE
3850 HIGHWAY 7
LOT 19, PLAN M-1607

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 6, 2005:

Recommendation

That Sign Variance Application SV.05-17, Canadian Tire Store #237 Woodbridge, be APPROVED as proposed.

Regional Councillor Ferri declared an interest with respect to the foregoing matter as his daughter is employed by Canadian Tire, and did not take part in the discussion or vote on this matter.

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SIGN VARIANCE APPLICATION
FILE NO: SV.05-18
OWNER: CANADIAN TIRE REAL ESTATE LTD.
LOCATION: CANADIAN TIRE STORE #653
3200 RUTHERFORD ROAD
LOT 16, CONCESSION 5

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 6, 2005:

Recommendation

That Sign Variance Application SV.05-18, Canadian Tire Store #653, be APPROVED as proposed.

Regional Councillor Ferri declared an interest with respect to the foregoing matter as his daughter is employed by Canadian Tire, and did not take part in the discussion or vote on this matter.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.05-19
OWNER: ANNA MOSER HOLDINGS INC.
LOCATION: 7756 YONGE STREET
LOT 31, CONCESSION 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 6, 2005:

Recommendation

That Sign Variance Application SV.05-19, Anna Moser Holdings Inc., be APPROVED, subject to the following conditions:

1. The "Timothy's" wall sign be reduced in height from 36" to 30" to match that of the proposed Mac's sign;
2. The Mac's sign employ a similar design as the "Timothy's" i.e. non-illuminated projection awning with goose-neck lighting, so that both signs are aesthetically co-ordinated; and
3. The colour schemes for both signs should be co-ordinated.

That the owner also, consider adding shrubs or other landscaping features at the base of the existing pylon sign to "soften" the appearance of the sign.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.05-20
OWNER: RIOCAN REAL ESTATE INVESTMENT TRUST
LOCATION: 31 COLOSSUS DRIVE
UNIT 107, WOODBRIDGE
LOT 4-5, CONCESSION 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 6, 2005:

Recommendation

That Sign Variance Application SV.05-20, Riocan Real Estate Investment Trust, be APPROVED, subject to the following conditions:

1. The front sign, "Quiznos" should be in green and "Sub" should be in red.
2. The rear sign be reduced in size by 30%.

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**SITE DEVELOPMENT FILE DA.05.023
716051 ONTARIO LTD.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 6, 2005:

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.05.023 (716051 Ontario Ltd.) BE APPROVED, subject to the following conditions:

- i) That prior to the execution of the amending site plan agreement:
 - a) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department; and,
 - b) the final site servicing and grading plan, and stormwater management report shall be approved by the Engineering Department.

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**SITE DEVELOPMENT FILE DA.05.016
YORK CATHOLIC DISTRICT SCHOOL BOARD
VELLORE WOODS ELEMENTARY SCHOOL-BLOCK 39**

The Committee of the Whole recommends:

- 1) That this matter be referred to the Council meeting of September 12, 2005;
- 2) That staff report on a revision to Clause 2 of the recommendation to ensure that traffic circulation will be maintained; and
- 3) That the name of the school be confirmed.

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Site Development File DA.05.016 (York Catholic District School Board) BE APPROVED, subject to the following conditions:
 - i) That prior to the issuance of a building permit:
 - a) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
 - b) the final site servicing and grading plan, stormwater management report, access and on-site circulation shall be approved by the Engineering Department; and
 - c) all hydro requirements of PowerStream Inc. shall be satisfied.

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2. The School Board is hereby advised that no unauthorized alterations shall be made to the approved site plan, including changes to the physical design as it relates to traffic circulation in and around the school, without first obtaining approval from the City.

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**ZONING BY-LAW AMENDMENT FILE Z.05.008
CANADIAN PACIFIC RAILWAY
REPORT #P.2005.19**

The Committee of the Whole recommends that this matter be referred to the Council meeting of September 12, 2005.

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.05.008 (Canadian Pacific Railway) BE APPROVED, and that the implementing by-law amend the M3 Transportation Industrial Zone to allow the continued use of the subject lands shown on Attachment #1 only for a driveway access to the existing westerly fuel operation business located at 852 Nashville Road (Maw's Fuels Ltd.) with the following site-specific exception to permit a maximum driveway access and aisle width of 24.91m.

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**ZONING BY-LAW AMENDMENT FILE Z.05.027
ROCCO BUSIELLO
REPORT #P.2005.43**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 6, 2005:

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.05.027 (Rocco Busiello) BE APPROVED, subject to the following:

- i) the implementing zoning by-law shall permit the following uses, on a 3-year temporary basis:
 - a) Business or Professional Office;
 - b) Photography Studio;
 - c) Service or Repair Shop; and
 - d) Retail uses restricted to the sale of patio and, office furniture, crafts, and pottery and antiques.
- ii) the implementing zoning by-law shall include the following provisions:
 - a) require a minimum 9m wide landscaping strip abutting Major Mackenzie Drive;
 - b) require a minimum of 44 parking spaces; and,
 - c) outside storage shall be prohibited.

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**ZONING BY-LAW AMENDMENT FILE Z.05.026
SHAWN MARK IN TRUST
REPORT #P.2005.44**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 6, 2005, be approved;**
- 2) That construction access be permitted only from Jane Street, and that no construction vehicles be permitted on the internal streets and that appropriate restrictive fencing be erected permitting only vehicular access;**
- 3) That staff provide information as to the provision for construction access to the subdivision to the north;**
- 4) That staff provide confirmation as to the reserve conveyance of this property; and**
- 5) That the deputation of Mr. Mark Yarrington, KLM Planning, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.026 (Shawn Mark in Trust) BE APPROVED, to rezone the subject lands shown on Attachment #2 from 'A' Agricultural Zone to R2 Residential Zone to facilitate the severance of the property into three (3) residential lots plus one part lot to be added to the abutting lands to the east (Block 164 of Plan 65M-3094) to form a complete lot, and that the R2 Zone standards contained in Exception 9(910) for the adjacent registered subdivision 65M-3094 shall be applied to the subject lands as identified in the staff report, with the inclusion of the following additional site-specific exceptions:
 - require a minimum lot frontage of 14m for Part 3 as shown on the Preliminary Plan of Survey (Attachment #2); and
 - require that Part 6 as shown on the Preliminary Plan of Survey (Attachment #2) be developed together with Block 164 on Plan 65M-3094 with a minimum total combined lot frontage of 15m.
2. THAT Council pass the following resolution with respect to the allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Zoning BY-law Amendment Application Z.05.026 (Shawn Mark In Trust) be allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply from Pressure District No. 7 of the York Water Supply System, for a total of 4 single family residential units”.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.006
ZONING BY-LAW AMENDMENT FILE Z.05.012
2012746 ONTARIO LIMITED
REPORT #P.2005.17**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 6, 2005, be approved;**
- 2) That a letter be forwarded to 407 ETR, requesting that the applicant and the 407 ETR enter into discussions for the purpose of installing a screening barrier on the south side of the 407 where it abuts the subject lands; and**
- 3) That the following deputations be received:**
 - a) Mr. Gary Templeton, on behalf of the applicant; and**
 - b) Mr. Glen Timney, Director of Development, Mount Pleasant Group of Cemeteries.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.006 (2012746 Ontario Limited) BE APPROVED, as follows:
 - a) That the implementing Official Plan Amendment:
 - i) redesignate the subject lands from "Public Use Area - Public Open Space and Buffers" within the Parkway Belt West Plan to "Employment Area General" within OPA #450 (Employment Area Plan);
 - ii) permit the uses of asphalt batching, concrete and asphalt recycling/storage, and a contractor's yard;
 - iii) include a policy requiring that mitigation measures be undertaken by the Applicant, including provision for noise barriers, landscaping, a site management plan, and a site monitoring program, be implemented and approved prior to site plan approval;
 - iv) include a provision requiring the Applicant to enter into an agreement with the City to establish and implement a site monitoring program; and
 - v) include a provision that requires the Applicant to obtain approval from the Ministry of Environment and Energy, including a Certificate of Approval, prior to the execution of a site plan agreement.
 - b) That prior to Council adopting the Official Plan Amendment:
 - i) the applicant revise the air quality survey to take into consideration any planned residential areas within 1 kilometre of the subject lands and include any mitigation measures that may be recommended;
 - ii) the air quality survey be peer reviewed by a qualified consultant at the cost of the applicant; and

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- iii) that these lands be deleted from the Parkway Belt West Plan.
2. THAT Zoning By-law Amendment File Z.05.012 (2012746 Ontario Limited) BE APPROVED, subject to the following conditions:
- a) That the implementing zoning by-law:
 - i) rezone the subject lands from PB1(S) Parkway Belt Linear Facilities Zone to EM2(H) General Employment Area Zone with a Holding Provision, with the inclusion of asphalt batching, concrete and asphalt recycling/storage, as additional permitted uses on the subject lands;
 - ii) provide a provision that the (H), Holding Provision be removed upon Council approval of a Site Development Application;
 - iii) provide an exception to the minimum requirements for lot frontage and direct access on a public road;
 - iv) include a minimum and maximum height requirement for noise attenuation barriers;
 - v) require a minimum 6m wide landscape strip along the west property line, between the south side of Highway #407 and the north limit of the adjacent southerly woodlot;
 - vi) provide exceptions to the accessory outside storage provisions; and,
 - vii) include a Council approved site plan to secure the location of the various components of the facility, including machinery, buildings, and areas for outside storage of aggregate.
3. THAT the Site Management Plan be revised to include the following additional mitigation measures:
- a) a minimum 6m wide landscape strip with additional tree planting along the west lot line between the north limit of the adjacent woodlot within the Beechwood cemetery lands and the south property limit of Highway #407, to the satisfaction of the City of Vaughan;
 - b) the installation of services to be provided on the site, including hydro, water and sanitary mains, grading, and drainage/stormwater management works;
 - c) the replacement of the pulverizing unit on the rock breaker, with a pulverizer which will emit less noise;
 - d) clearly indicate the installation and maintenance of two noise barrier walls, being a perimeter wall near the west property line and a local wall on the west side of the crusher and rock breaker in the south portion of the site; and
 - e) provision for an on-going site monitoring program to the satisfaction of the City.

32 DONATION OF PUMPER AND TANKERS TO COLEMAN TOWNSHIP

The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Di Biase, dated September 6, 2005:

Recommendation

It is recommended that the City of Vaughan donate three surplus Vaughan Fire Service Vehicles to Coleman Township.

33 REQUEST FOR STOP SIGNS AT FIRGLEN RIDGE/ST. MARGARET MARY ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated September 6, 2005:

Recommendation

Councillor Tony Carella recommends that stop signs be erected in both directions on Firglen Ridge, where it intersects St. Margaret Mary Road.

34 NEW CITY HALL - LANDSCAPING PILOT PROJECT

The Committee of the Whole recommends:

- 1) That Clause 1 and 2 of the recommendation contained in the following report of Councillor Carella, dated September 6, 2005, be approved, subject to adding the words “and that any costs be identified as part of the 2006 Budget process” at the end of Clause 2; and
- 2) That Clause 3 be referred to the architect and landscape consultants.

Recommendation

Councillor Tony Carella recommends that staff of the Parks Department be directed to undertake a pilot project during the 2006 growing season, in order to

- (1) *identify* a variety of environmentally-friendly landscaping practices (including but not limited to “zerascaping” or low water use, the exclusive use of natural fertilizers, and the avoidance of chemical pesticides, herbicides and emission-causing lawn mowers); and to
- (2) *test* these practices on a pilot basis in a park or area of a park in Ward 2, during the 2006 growing season; and to
- (3) *use the information and experience* garnered as a result of the pilot project, to ensure that all landscaping relating to the new City Hall and its campus shall be environmentally friendly: to wit
 - a) only species of flora native to southern Ontario or, in the alternative, those tolerant of local climate patterns will be used in the landscaping of the new city hall;
 - b) preference will be given to perennial as opposed to annual plants, particularly to those that are (1) drought-resistant and/or require minimal watering beyond normal summer rainfall; (2) pest-resistant, and (3) require little or no maintenance (e.g., other than natural fertilization); and

39 WESTON DOWNS TRAFFIC INFILTRATION-VILLAGE GREEN AND VELMAR DRIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Di Vona, dated September 6, 2005:

Recommendation

Councillor Bernie Di Vona recommends:

1. That the City of Vaughan Engineering Department be requested to conduct a review of traffic control options such as stop signs, median or speed humps on Village Green in the vicinity of Velmar Drive.
2. That the report be brought back to a future Committee Of The Whole no later than October 31, 2005.

**40 ZONING BY-LAW AMENDMENT FILE Z.04.050
DRAFT PLAN OF SUBDIVISION FILE 19T-04V13
STELLTACC PROPERTIES INC.
REPORT #P.2004.106**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 6, 2005:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.050 (Stelltacc Properties Inc.) BE APPROVED, to rezone the subject lands shown on Attachment #2 from A Agricultural Zone and OS1 Open Space Conservation Zone to R3, R4, and R5 Residential Zones to permit a 181 unit residential subdivision, OS1 Open Space Conservation Zone (valleylands), and OS2 Open Space Park Zone (Park), together with the necessary exceptions to the zoning standards to implement the approved draft plan of subdivision as discussed in the 'Zoning' section of this report.
2. THAT Draft Plan of Subdivision File 19T-04V13 (Stelltacc Properties Inc.) BE APPROVED, subject to the conditions set out in Attachment #1.
3. THAT the subdivision agreement shall contain a provision requiring the Owner to 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, 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 Section 42 of the 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.
4. THAT Council pass 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-04V13 be allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water supply

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**DEPUTATION – MR. GIANFRANCO LOCANTORE
WITH RESPECT TO FLOODING ON JEANNE DRIVE**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Gianfranco Locantore, 120 Jeanne Drive, Woodbridge, L4L 1X9, and written submission dated August 31, 2005, and photographs, be received;
- 2) That staff prepare a resolution to the Ministry of Natural Resources and the Ministry of Municipal Affairs and Housing, with a copy to the Toronto and Region Conservation Authority, requesting some authority be given to the Municipality to act accordingly in emergency situations;
- 3) That the memorandum from the Manager of Emergency Planning, dated September 2, 2005, be received; and
- 4) That the written submission of Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, 15 Francis Street, Woodbridge, L4L 1P7, be received.

The Committee of the Whole passed the following resolution:

That a closed session of Committee of the Whole be convened for the purpose of discussing the following matters:

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

The meeting adjourned at 6:43 p.m.

Respectfully submitted,

Regional Councillor Linda D. Jackson, Chair