

**CITY OF VAUGHAN  
COUNCIL MINUTES  
SEPTEMBER 25, 2006**

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**CITY OF VAUGHAN**

**COUNCIL MEETING**

**MONDAY, SEPTEMBER 25, 2006**

**MINUTES**

**1:00 P.M.**

Council convened in the Municipal Council Chambers in Vaughan, Ontario, at 1:20 p.m.

The following members were present:

Mayor Michael Di Biase, Chair  
Regional Councillor Mario F. Ferri  
Regional Councillor Joyce Frustaglio  
Regional Councillor Linda D. Jackson  
Councillor Tony Carella  
Councillor Bernie Di Vona  
Councillor Peter Meffe  
Councillor Alan Shefman  
Councillor Sandra Yeung Racco (2:39 p.m.)

**187. PRESENTATION – VAUGHAN FOOD BANK TO VAUGHAN FIRE AND RESCUE**

Mayor Di Biase and Mr. Peter Wixson, Vaughan Food Bank, presented Vaughan Fire and Rescue with Awards of Appreciation for their outstanding and dedicated service to the Vaughan Food Bank.

**188. PRESENTATION – MR. REMO MARINUCCI, RECIPIENT OF THE CIVIC HERO AWARD WARD 3**

Mayor Di Biase presented Mr. Remo Marinucci with the Civic Hero Award, Ward 3, for his outstanding operatic accomplishments.

**189. PRESENTATION – MR. GAETANO IOURIO, RECIPIENT OF THE CIVIC HERO AWARD WARD 1**

Councillor Meffe advised that Mr. Gaetano Iourio was the recipient of the Civic Hero Award, Ward 1, for his tireless work in the community. Mr. Iourio was not able to be present to receive his award.

**190. CONFIRMATION OF AGENDA**

MOVED by Councillor Carella  
seconded by Regional Councillor Ferri

THAT the agenda be confirmed.

**AMENDMENT**

MOVED by Councillor Shefman  
seconded by Regional Councillor Frustaglio

That the following addendums be added to the agenda:

1. BILL 130 – MUNICIPAL STATUTE LAW AMENDMENT ACT, 2006 – AMENDMENTS TO MUNICIPAL ACT, 2001 AND RELATED STATUTES  
(Referred from the Intergovernmental Relations Committee meeting of September 19, 2006)  
  
Report of the Commissioner of Legal and Administrative Services and City Solicitor with respect to the above.  
  
(Referred items do not require to be voted upon to be added to the agenda.)
2. PROCLAMATION OF “GREENING VAUGHAN DAY” – NOVEMBER 14, 2006  
  
Report of Councillor Shefman with respect to the above.
3. SIGNALIZED INTERSECTIONS – CREDITSTONE ROAD  
  
Report of Councillor Yeung Racco with respect to the above.
4. WARD 4 SCHOOLS – PEDESTRIAN SIGNALS  
  
Report of Councillor Yeung Racco with respect to the above.
5. REQUEST TO REVISE NO PARKING SIGNS SURROUNDING THE HOLY JUBILEE SCHOOL AREA  
  
Report of Councillor Meffe with respect to the above.
6. CANCELLED FEDERAL ENVIRONMENTAL PROGRAMS  
  
Report of the Chair, Environmental Task Force, with respect to the above.
7. OFFICIAL PLAN AMENDMENT FILE OP.05.025  
ZONING BY-LAW AMENDMENT FILE Z.05.051  
SITE DEVELOPMENT APPLICATION FILE DA.05.060  
LEOPARD LANE DEVELOPMENT INC. AND SHAREWELL INVESTMENTS INC.  
  
Report of the Commissioner of Planning with respect to the above.
8. OFFICIAL PLAN AMENDMENT FILE OP.05.027  
ZONING BY-LAW AMENDMENT FILE Z.05.059  
SITE DEVELOPMENT FILE DA.05.061  
PROMENADE PARK LIMITED  
  
Report of the Commissioner of Planning with respect to the above.
9. RECOMMENDATIONS OF THE  
MAYOR’S TASK FORCE ON COMMUNITY SAFETY AND SECURITY  
  
Report of Mayor Di Biase with respect to the above.
10. IN SUPPORT OF GREENING VAUGHAN – EXCESSIVE PACKAGING  
  
Report of Councillor Shefman with respect to the above.
11. BY-LAW NUMBER 346-2006  
(Delegation By-law 333-98)  
  
A By-law to exempt parts of Plan 65M-3914 from the provisions of Part Lot Control.

(PLC.06.028, Vellore Park Holdings Inc., located east of Weston Road, south of Teston Road being Lots 15 – 19 inclusive, Lots 125 – 142 inclusive, Lot 152, Lots 158-166 inclusive, Block 184, Block 185 and Blocks 187-191 inclusive on Registered Plan 65M-3914, in Part of Lot 24, Concession 5)

12. BY-LAW NUMBER 347-2006  
(Delegation By-law 333-98)

A By-law to repeal By-law 346-2006. (PLC.06.028, Vellore Park Holdings Inc., located east of Weston Road, south of Teston Road being Lots 15 – 19 inclusive, Lots 125 – 142 inclusive, Lot 152, Lots 158-166 inclusive, Block 184, Block 185 and Blocks 187-191 inclusive on Registered Plan 65M-3914, in Part of Lot 24, Concession 5)

13. BY-LAW NUMBER 348-2006  
(Item 60, Committee of the Whole Report No. 43)

A By-law to adopt Amendment Number 653 to the Official Plan of the Vaughan Planning Area. (OP.05.020, Tesmar Holdings Inc., located on the northeast corner of Jane Street and Riverock Gate, in Lot 15, Concession 4)

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

**191. DISCLOSURE OF INTEREST**

Councillor Meffe declared an interest with respect to Item 34, Committee of the Whole Report No. 40, MAMMONE DISPOSAL SYSTEMS LTD., APPLICATION FOR AMENDMENT, CERTIFICATE OF APPROVAL A230624, as he is part-owner of a property in the vicinity.

Regional Councillor Jackson declared an interest with respect to Item 4, Committee of the Whole (Closed Session) Report No. 44, LITIGATION MATTER, as the matter deals with her late mother's estate.

**192. ADOPTION OR CORRECTION OF MINUTES**

MOVED by Councillor Carella  
seconded by Councillor Di Vona

THAT the minutes of the meeting of June 26, 2006, Special Council meeting of September 5, 2006, and Council meeting of September 11, 2006, be adopted as presented.

AMENDMENT

MOVED by Councillor Carella  
seconded by Regional Councillor Jackson

THAT the minutes of the Council meeting of September 11, 2006, be adopted with the following amendment:

Page 1673 – Item 34, Committee of the Whole, Report No. 40, SIGN VARIANCE APPLICATION, FILE NO. SV.06-013, OWNER: BANK OF NOVA SCOTIA, LOCATION: 9600 ISLINGTON AVENUE, BLOCK 249/250, REGISTERED PLAN 65M-3318, that the Council recommendation be replaced with the following:

By approving that Sign Variance Application SV.06.013 be approved subject to the illumination of the sign being controlled by a timer; and

By receiving the verbal report of the Director of Building Standards.

CARRIED

Upon the question of the main motion, as amended:

CARRIED

**193. TAX ADJUSTMENTS PURSUANT TO SECTIONS 357, 358 AND 359 OF THE MUNICIPAL ACT, S.O. 2001**

Deputations with respect to this matter were permitted pursuant to Section 357, 358, and 359 of the Municipal Act.

No one appeared either in support of or in opposition to this matter.

MOVED by Regional Councillor Jackson  
seconded by Councillor Meffe

That the recommendation contained in the following report of the Director of Financial Services, dated September 25, 2006, be approved:

CARRIED

**Recommendation**

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

That the tax adjustments as outlined on the attached report be approved.

**Economic Impact**

The City's share of these property tax adjustments is approximately \$78,203. A provision for tax adjustments has been budgeted.

**Purpose**

To obtain Council's approval for the increase or cancellation of property taxes as permitted under the *Municipal Act, 2001*.

**Background - Analysis and Options**

Sections 357 and 358 – Cancellation, Reduction or Refunds:

Sixty-six (66) applications have been prepared for Council's consideration for the cancellation, reduction or refund of taxes for the current and prior tax years, under sections 357 and 358 of the *Municipal Act, 2001, as amended*. There are various reasons for tax adjustments such as property becoming exempt, roll numbers being cancelled by the Municipal Property Assessment Corporation (MPAC), buildings that have been demolished or razed by fire, and properties that have been over assessed by a gross or manifest clerical error. These tax adjustments do not relate to collection issues.

The total cancellation, reduction or refund of taxes, as recommended is \$499,020.83. The City portion of this amount is \$78,202.83, or approximately 24%. The tax adjustments relating to commercial and industrial properties are prior to any recalculations resulting from the capping legislation.

Section 359 – Increase of Taxes:

One (1) application has been prepared under section 359, *Municipal Act, 2001, as amended*, for Council's consideration. The increase in tax on the application is the result of the property being undervalued. Reasons for this can include gross or manifest errors that are clerical or factual, including transposition of figures, topographical, but cannot be an error in judgement in assessing the land. The total additional tax as recommended is \$736.22. This City portion of this amount is \$183.25.

Notice to Property Owners:

As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting.

Relationship to Vaughan Vision 2007

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

Conclusion

Council approval of the recommendations in this report will allow staff to proceed with the property tax adjustments.

Attachments

Attachment 1 – Tax Appeal Report, September 25, 2006

Report prepared by:

Maureen E. Zabiuk, A.I.M.A., AMTC  
Manager, Property Tax & Assessment  
Ext. 8268

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

**194. OFFICIAL PLAN AMENDMENT (OPA) 620  
STEELES CORRIDOR, JANE TO KEELE LANDS  
MASTER STORMWATER MANAGEMENT STRATEGY REPORT**

(Matter requiring Statutory Public Hearing)(Report No. 40, Committee of the Whole, Item 23)

No one appeared either in support of or in opposition to this matter.

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Ferri

- 1) That the OPA 620 Master Stormwater Management Strategy Report be added as a project to the 2006 Capital Budget with the funding from City-Wide Development Charges-Engineering Services in the amount of \$70,000; and
- 2) That the memorandum from the City Clerk, dated September 25, 2006, be received.



CARRIED

Council, at its meeting of September 11, 2006, adopted the following:

Report of the Commissioner of Engineering and Public Works, dated September 5, 2006

**Recommendation**

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

1. That the OPA 620 Master Stormwater Management Strategy Report be added as a project to the 2006 Capital Budget with funding from City-Wide Development Charges-Engineering Services in the amount of \$70,000; and
2. That Staff be directed to immediately after the Committee of the Whole meeting of September 5<sup>th</sup>, 2006 provide notice of an intention to adopt an amendment to the 2006 Capital Budget pursuant to By-Law 394-2002, in order to facilitate reporting to the September 25, 2006 Council meeting; and
3. That this matter be forwarded to the September 25, 2006 Council meeting at which time this amendment is to be considered.

**Economic Impact**

It is estimated that an increase of approximately \$70,000 will be required to the 2006 approved Capital Budget for the addition of the OPA 620 Master Stormwater Management Strategy Report, with funding from City-Wide Development Charges-Engineering Services.

**Purpose**

To seek Council approval to proceed to amend the approved 2006 Capital Budget to include the OPA 620 Master Stormwater Management Strategy Report with an estimated cost of approximately \$70,000. As this engineering study is growth related, it will be funded from City-Wide Development Charges-Engineering Services.

**Background - Analysis and Options**

The Official Plan Amendment (OPA) 620 was adopted by Council on June 26, 2006. The Steeles Corridor, Jane to Keele, Secondary Plan (OPA 620) area is bounded by Steeles Avenue to the south, the CN Rail York Subdivision to the north, Jane Street to the west and Keele Street to the east. Refer to Attachment No. 1.

The study area is comprised of a large area of vacant land and low-rise employment uses. Significant short term transportation improvements are being planned for the area, including a subway extension to the Vaughan Corporate Centre, with a subway station/inter-regional bus terminal straddling Steeles Avenue. A major commuter parking lot of up to 3,000 cars is also being planned for the Hydro Corridor, north of the station.

While considering the goals of the Secondary Plan and its parameters, the City requires the service of a Consulting Engineer to prepare, review and recommend an overall Master Stormwater Management Strategy for the OPA 620 lands. The Stormwater Management Strategy shall evaluate feasible innovative source and conveyance measures for the area and ensure overall coordination of servicing.

Establishing an overall master stormwater management strategy for the OPA 620 lands is critical in processing currently active and future development applications within the amendment area and in securing the future subway extension to the Vaughan Corporate Centre.

It is estimated that the costs associated with the preparation of the OPA 620 Master Stormwater Management Strategy Report will be approximately \$70,000. The costs associated with this growth related project will be funded from City-Wide Development Charges-Engineering Services.

**Relationship to Vaughan Vision 2007**

In consideration of the strategic priorities related to the planning and management of growth as established by Vaughan Vision 2007, the recommendations of this report will assist in:

- Implementing the environmental policies contained within the various official plans;
- Ensuring that municipal installations and operations are undertaken in an environmentally responsible manner;
- Staging growth to coordinate with infrastructure requirements;
- Coordinating development with municipal facilities; and
- Implementing the policies established by OPA No. 620

This report is consistent with the priorities previously set by Council and the necessary resources have not been allocated and approved.

**Conclusion**

Should Council concur with this proposed increase in expenditure, this action would be considered as an amendment to the 2006 Capital Budget. Pursuant to the Municipal Act 2001 Sec 291(1) before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. In accordance with By-Law 394-2002, notice of an intention to adopt a amendment to a budget consists of publication of notice in a newspaper of a public meeting to consider the proposed amendment at least 14 days prior to the date of the Council meeting at which this proposed amendment is to be considered. Therefore, if Council increases the expenditures to the 2006 Capital Budget, staff shall be directed to provide notice of an intention to adopt an amendment to the capital budget pursuant to By-Law 394-2002.

**Attachment**

1. OPA 620 Master Stormwater Management Strategy Study Area

**Report prepared by:**

Michael Frieri, Development Supervisor, Engineering Planning and Studies, 8729

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

**195. KIPLING AVENUE CORRIDOR STUDY  
TERMS OF REFERENCE**

**FILE 15.95**

(Matter requiring Statutory Public Hearing)(Report No. 40, Committee of the Whole, Item 46)

No one appeared either in support of or in opposition to this matter.

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Carella

- 1) That the proposed Terms of Reference (Attachment 2) be approved subject to replacing Clause 5.h) as follows:
  5. h) Undertake an examination of the heritage character of the study area, with a view to integration and preservation of the heritage fabric within the proposed development scenario, including consideration of the corridor as a possible heritage district or district of cultural significance. As part of this step, the inventory of heritage structures for the study area should be updated and included as part of the final study report;
- 2) That \$190,000 be added to the 2006 Capital Budget and pre-financing funding of \$171,000 from City Wide Development Charges - Management Studies and \$19,000 from Taxation be approved; and
- 3) That the memorandum from the City Clerk, dated September 25, 2006, be received.

CARRIED

Council, at its meeting of September 11, 2006, adopted the following:

Recommendation of the Committee of the Whole meeting of September 5, 2006:

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006, subject to replacing Clause 5. h) in the Terms of Reference, as follows:

5. h) Undertake an examination of the heritage character of the study area, with a view to integration and preservation of the heritage fabric within the proposed development scenario, including consideration of the corridor as a possible heritage district or district of cultural significance. As part of this step, the inventory of heritage structures for the study area should be updated and included as part of the final study report.

Report of the Commissioner of Planning, dated September 5, 2006

**Recommendation**

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

1. That the proposed Terms of Reference attached as Attachment 2 to this report, BE APPROVED;
2. That \$190,000 be added to the 2006 Capital Budget and pre-financing funding of \$171,000 from City Wide Development Charges - Management Studies and \$19,000 from Taxation be approved;
3. That Staff be directed to immediately after the Committee of the Whole meeting of September 5, 2006 provide notice of an intention to adopt an amendment to the 2006 Capital Budget pursuant to By-Law 394-2002 in order to facilitate reporting to the September 25, 2006 Council meeting; and
4. That this matter be forwarded to the September 25, 2006 Council meeting at which this amendment is to be considered.

**Economic Impact**

A total budget of \$190,000.00 is required to complete the study and would need to be Included in the Policy Planning/Urban Design Department 2006 Capital Budget.

**Purpose**

The purpose of this report is to obtain Council approval of the Terms of Reference for a Study of the Kipling Avenue Corridor.

**Background - Analysis and Options**

The study area is the Kipling Avenue corridor from Ellerby Square north to the point where Kipling Avenue begins to bend westerly, including the undeveloped parcel of land on the east side of Kipling Avenue, south of Langstaff Road, between the existing cul-de-sac subdivision and the Humber River Valley lands. The study area also includes the lands immediately west of the Canadian Pacific Railway spur line. The southern boundary of the study area coincides with the northern edge of the Highway 7 corridor (which will be addressed by the draft OPA 661 currently deferred by Council).

The Subject Lands are designated “Low Density Residential”, “Medium Density Residential”, “Open Space”, “Local Convenience Commercial”, and “Mixed Use Commercial” by OPA 356 (Kipling Avenue Official Plan), as amended by OPA 440 (Woodbridge Core Official Plan).

The lands are zoned R1-Single Family Detached Residential (18 m frontage), R2- Single Family Residential (15 m frontage), R3-Single Family Detached Residential (12 m frontage), RM1- Street Townhouse Residential, RM2–Block Townhouse Residential, RA2-Apartment Dwelling Residential, C1-Restricted Commercial, C3-Local Commercial, M1-Restricted Industrial, M2-General Industrial, M3-Transportation Industrial, OS2-Open Space Park, and A-Agricultural.

The number of development applications and inquiries respecting redevelopment in the Kipling corridor indicate that the area is in transition. The study area consists of older single detached houses, and townhouses. A number of the residential buildings are in need of repair. There are a few older industrial uses located adjacent to the C.P. Rail line, including Woodbridge Foam, Woodbridge Lumber, Canivet Storage, and an industrial condominium, which may conflict with the nearby residential uses. Located centrally within the study area are the Woodbridge Fairgrounds. In light of the pressure for higher density development within the corridor, and the Provincial and Regional policies supporting intensification along transit corridors, a study of the area is warranted.

On April 24, 2006 Council directed that a study be initiated by adopting the following recommendation:

“That Council direct the Planning Department to prepare a Terms of Reference for the preparation of a Land Use Study for the Kipling Avenue Corridor and that the Terms of Reference identify the appropriate boundary of the Study Area.”

**Terms of Reference**

The Terms of Reference focus on developing an up-to-date planning and urban design policy framework to guide development and redevelopment along Kipling Avenue in Woodbridge. The existing Woodbridge Community Plan (OPA 240) is now out-of-date. An up-date is needed in view of the pressure for redevelopment now being experienced within the Kipling corridor. The corridor is already experiencing change, and there are a number of recently approved development applications within the corridor. This Study will engage the community in a consultation process, including residents, landowners and business interests, in refining the vision for Kipling Avenue, in light of current and future planning concerns and objectives. The Study includes land use planning, urban design, transportation and heritage conservation components. The resulting policy framework will provide the basis for an amendment to the Official Plan.

Study Process

The following are key tasks to be undertaken in the completion of the Kipling Avenue Corridor Study.

- a) **Background Review:** This includes the review of previous planning studies, existing and recent development, and current development applications in the study area. This step also entails a review of the existing Provincial, Regional, and City of Vaughan Official Plan Policies applicable to the subject lands, and the zoning provisions.
- b) **Issue Identification, Review and Analysis:** The assessment of existing conditions and relevant planning considerations, including land use, land ownership, urban design, community structure, environmental features, heritage resources, traffic, and services.
- c) **Development of Planning Principles and Objectives:** these will be formulated in consideration of prevailing Provincial, Regional and Municipal policies, the surrounding land use/ design/ etc., context, and the issues specific to the subject lands identified in b). Examination of the surrounding area context shall place special emphasis on the planning opportunities presented by the adjacent Woodbridge Core area (OPA 440).
- d) **Preparation of Alternatives:** The development of a number of land use/urban design options for the Study Area, including the status quo.
- e) A transportation impact study will examine the current and future adequacy of the existing road network.
- f) **Technical Input from Departments and Agencies:** A technical review of the land use/urban design alternatives through consultation and circulation to commenting parties.
- g) **Develop Evaluation Criteria:** The evaluation criteria will be developed based on the analysis of all the issues identified in the study process, and the planning principles and objectives.
- h) **Undertake an examination of the heritage character of the study area, with a view to integration and preservation of the heritage fabric within the proposed development scenario.**  
As part of this step, the inventory of heritage structures for the study area should be updated and included as part of the final study report.
- i) **Assess the existing parkland in the Study Area and surrounding lands, and determine parkland requirements based on proposed residential densities.**
- j) **Prepare Development and Design Principles for the recommended land use alternative:** a set of development and design principles to guide future development will be prepared based primarily on the principles and format of the Woodbridge Design Guidelines. The Design Guidelines will be evaluated and refined as necessary through the study process.
- k) **A Park/Open Space and detailed Streetscape Master Plan will be developed for the preferred development scenario.** The Master Plan should include pedestrian/bicycle connections to the surrounding area, with special emphasis on providing attractive and convenient access to the Woodbridge Core area and valley lands.
- l) **Development of the Streetscape component of the Master Plan to include a design concept through to the development of working drawings.**
- m) **Finalize Study Report and related Official Plan Amendment for further consideration of Council.** The preparation of a Staff report on the completed Kipling Avenue Corridor Study, and Official Plan Amendment for the Study Area.

Public Consultation Process

The Terms of Reference provide for a public consultation process, wherein City Staff and consultants work closely with a Stakeholder Consultation Group (SCG) through a number of working meetings focused on the full range of planning and development issues relevant to the Kipling Avenue corridor.

The main product of this process will be a development and policy framework to be presented at a public Open House, followed by a Public Hearing late in 2007.

It is anticipated that the SCG will include residents and representatives of ratepayer associations from Ward 2. The SCG will also include representation from businesses and development interests in the vicinity of Kipling Avenue and Woodbridge Avenue, and the Woodbridge community. The meetings of the SCG will be open to anyone wishing to attend and inform themselves of progress on the Study.

Selection of Consultant

The Consultant Team will be chosen primarily based upon their demonstrated expertise in land use planning, urban and streetscape design, transportation and environment planning, heritage conservation planning, and public consultation facilitation.

Funding

To complete the Study, \$190,000 is required inclusive of all study and incidental costs, including GST. The appropriate funding sources for this project is \$171,000 from City Wide Development charges – Management Studies and \$19,000 from Taxation. The current balance of the City Wide Development Charges – Management Studies account is in a pre-financing position as at June 30, 2006, (\$905,169). Council policy is that no service category in a pre-financing position be increased and that no commitment be more than 50% of the anticipated revenues for any service category that is already in a pre-financed position. In the past Council has pre-financed management studies as often, the management studies are required in advance of development and the development funds being received.

Study Time Schedule

The Study will be initiated early in 2007 following Council's approval of a consulting team to carry out the work plan, and is expected to require approximately nine months from the date of project initiation, and be completed by the end of 2007.

**Relationship To Vaughan Vision 2007**

The proposed review of the Kipling Avenue Corridor Study Area is in accordance with the Vaughan Vision Statement to “plan, manage and maintain growth, development and infrastructure”.

This report is consistent with the priorities set by Council and the necessary resources have not been approved.

**Conclusion**

As per Council direction Staff have prepared a Terms of Reference for the review of the Kipling Avenue Corridor in Woodbridge. The Study will consider the area in terms of the current Provincial, Regional, and Municipal framework, the surrounding land use context, and the current development applications.

Should Council concur with this proposed increase in expenditure, this action would be considered as an amendment to the 2006 Capital Budget. Pursuant to the Municipal Act 2001 Sec 291(1) before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. In accordance with By-law 394-2002, notice of an intention to adopt an amendment to a

budget consists of publication of notice in a newspaper of a public meeting to consider the proposed amendment at least 14 days prior to the date of the Council meeting at which this proposed amendment is to be considered. Therefore, if Council increases the expenditures to the 2006 Capital Budget, staff shall be directed to provide notice of an intention to adopt an amendment to the Capital Budget pursuant to By-Law 394-2002.

**Attachments**

1. Study Area
2. Terms of Reference

**Report prepared by:**

Anna Sicilia, Planner, ext.8063  
Paul Robinson, Senior Planner, ext. 8410  
Wayne McEachern, Manager, ext. 8026

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

**196. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

The following items were identified for separate discussion:

Committee of the Whole Report No. 43

Items 9, 18, 31, 37, 38, 41, 43, 44, 45, 46, 54, 56, 60, 64, 71, 77, and 95

Committee of the Whole (Closed Session) Report No. 44

Items 4, 10, and 11

Referred Item

1

Addendum Items

2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Ferri

THAT Items 1 to 95 of the Committee of the Whole Report No. 43, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 11 of the Committee of the Whole (Closed Session) Report No. 44, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 7 of the Committee of the Whole (Public Hearing) Report No. 45, BE APPROVED and the recommendations therein be adopted.

CARRIED

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

**COMMITTEE OF THE WHOLE REPORT NO. 43**

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

ITEM - 43      **REQUEST FOR FENCE HEIGHT EXEMPTION  
89 ROMEO CRESCENT, WOODBRIDGE - WARD 3**

MOVED by Councillor Di Vona  
seconded by Regional Councillor Jackson

THAT Item 43, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By approving the following contained in the written submission from Councillor Di Vona, dated September 25, 2006:

- “1. That this report be received;
2. That the request for a fence height exemption for the front yard not be granted;
3. That the final siting of the side yard fence be reviewed by staff taking into consideration those matters contained in this report and any other furthermatter they feel necessary;
4. Should the applicant continue with the fence in accordance with the existing standards, the trees that abut the front wall to the curbside be removed from the last 19 feet of the property;
5. The applicant be requested to submit detailed drawings of the height and dimensions and location of the fence should they proceed with the erection of the fence;
6. That staff prepare guidelines for Council and staff consideration for future fencing consideration including, but not restricted to, such matters as comparables, a requirement of a detailed site plan, and impact, if any, with neighbours (It should not be the responsibility for a member of Council, applicant, and residents to investigate the appropriateness of a request without knowing what is the exact application and why is an application being made? What comparables or supporting documentation exists?); and
7. That staff formalize with Access Vaughan and other staff who is responsible for fence issues. (Previously, there was a fence review committee, and it no longer exists); and

By receiving the report of the Senior Manager of Enforcement Services, dated September 18, 2006.

CARRIED

ITEM - 46      **ST. DAVID BLUES BASKETBALL**

MOVED by Regional Councillor Ferri  
seconded by Regional Councillor Frustaglio

THAT Item 46, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By approving the following:

That staff provide assistance to the St. David Blues Basketball through existing programs and the necessary contacts in the business community to obtain sponsorship in order to make up the projected financial shortfall;



By approving the following additional resources contained in the memorandum from the Commissioner of Economic/Technology Development and Communications, dated September 22, 2006:

- Provision of a data base of businesses in Vaughan who may be interested in sponsorship of the “King of The Court Classic” basketball tournament.
- Promotion of the event in the Economic/Technology Development Department Business Link newsletter.
- Inclusion on the Vaughan tourism website with links to St. David Blues Basketball site.
- Media release campaign through Corporate Communications to consumer and sports media pre and post event.
- Listing of the “King of The Court Classic” basketball tournament in Vaughan tourism publications and tourism guides.
- Assistance with dynamic packaging of this event.
- Assist with event posting on York Tourism, Toronto Tourism and Ontario Tourism websites with link to St. David Blues Basketball site; and

By receiving the report of the Commissioner of Community Services and the Director of Recreation and Culture, dated September 18, 2006.

CARRIED

ITEM - 54      OFFICIAL PLAN AMENDMENT FILE OP.06.017  
                    ZONING BY-LAW AMENDMENT FILE Z.06.038  
                    HONEYVALE GLADE ESTATES INC.  
                    REPORT #P.2006.41

MOVED by Councillor Meffe  
seconded by Councillor Carella

THAT Item 54, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By deleting Clause 1 of the Committee of the Whole recommendation;

By approving the following:

1.      THAT Official Plan Amendment File OP.06.017 (Honeyvale Glade Estates Inc.) BE APPROVED, to amend OPA #600, to permit an automobile gas bar and car wash as additional uses in the “Medium Density Residential/Commercial” designation, on the subject lands shown on Attachment #1; and
2.      THAT Zoning By-law Amendment File Z.06.038 (Honeyvale Glade Estates Inc.) BE APPROVED, to amend By-law 1-88, for the subject lands shown on Attachment #1, to permit an automobile gas bar and car wash as additional uses in the C3 Local Commercial Zone, subject to a Holding Symbol “H” which would be lifted upon Council’s approval of a site plan application. The implementing Zoning By-law would also prohibit the following uses:
  - i)      generation and storage of hazardous waste or liquid industrial waste;
  - ii)     underground and above ground storage tanks that are not equipped with an approved secondary contaminant device; and
  - iii)    storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990;

By receiving the report of the Commissioner of Planning, dated September 18, 2006; and

By receiving the memorandum from the Commissioner of Planning, dated September 25, 2006.

CARRIED

ITEM - 60      OFFICIAL PLAN AMENDMENT FILE OP.05.020  
TESMAR HOLDINGS INC.  
REPORT #P.2006.047

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Jackson

THAT this matter be dealt with later in the meeting.

CARRIED

ITEM - 71      BLOCK PLAN FILE BL.39.96  
ZONING BY-LAW AMENDMENT FILE Z.97.062  
DRAFT PLAN OF SUBDIVISION FILE 19T-97V15  
ARTIBUS DEVELOPMENT CORPORATION  
REPORT #P.2004.66

MOVED by Regional Councillor Jackson  
seconded by Regional Councillor Ferri

THAT Item 71, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By receiving the memorandum from the Commissioner of Planning, dated September 25, 2006.

CARRIED

ITEM - 77      MAMMONE DISPOSAL SYSTEMS LTD.  
APPLICATION FOR AMENDMENT  
CERTIFICATE OF APPROVAL A230624

MOVED by Regional Councillor Ferri  
seconded by Councillor Di Vona

THAT Item 77, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By receiving the written submission of Mr. David A. Baffa, Ivanhoe Cambridge, 95 Wellington Street West, Suite 300, Toronto, M5J 2R2, dated September 22, 2006.

CARRIED

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

ITEM - 9      MERINO ROAD FACILITY IMPROVEMENTS

MOVED by Councillor Meffe  
seconded by Regional Councillor Ferri

THAT Item 9, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By approving the following:

WHEREAS the Maple Pioneer Seniors Club is the largest seniors club in Vaughan;

WHEREAS the Merino Road facility is their primary meeting location; and

WHEREAS the cars parking in front of this facility are spilling significantly into the neighbouring homes and causing significant issues;

THEREFORE, that staff identify a source of funding for the parking lot component of the project and proceed with the parking lot; and  
That the rest of the project be brought forward to the next budget process.

CARRIED

ITEM - 18      SAINT FRANCIS AVENUE  
                    TRAFFIC REVIEW

MOVED by Councillor Di Vona  
seconded by Regional Councillor Jackson

THAT Item 18, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By approving that staff investigate opportunities and options to address the concerns of the residents;

By approving that parking prohibition signs be installed within 10 metres of the intersections at Saint Francis Avenue and St. Clare Boulevard; and

By receiving the report of the Commissioner of Engineering and Public Works, dated September 18, 2006.

CARRIED

ITEM - 31      SIGN VARIANCE APPLICATION  
                    FILE NO: SV.06-020  
                    OWNER: SHIPLAKE INVESTMENTS RUTHERFORD LTD.  
                    LOCATION: 9200 BATHURST STREET, LOT NO. 15, CONCESSION 2

MOVED by Regional Councillor Jackson  
seconded by Councillor Di Vona

That this matter be dealt with later in the meeting.

CARRIED

ITEM - 37      PROPOSED SIGNAGE FOR CNR BRIDGES  
                    RCC MEDIA INC. AND THE CANADIAN NATIONAL RAILWAY  
                    COMPANY  
                    (Referred from the Council Meeting of September 11, 2006)

MOVED by Regional Councillor Jackson  
seconded by Councillor Di Vona

That this matter be dealt with later in the meeting.

CARRIED

ITEM - 38     THE DEFACING OF PUBLIC SIGNS

MOVED by Councillor Shefman  
seconded by Regional Councillor Frustaglio

THAT Item 38, Committee of the Whole Report No. 43 be adopted without amendment.

CARRIED

ITEM - 41     AMALFI COURT - CONDOMINIUM CORPORATION

MOVED by Councillor Carella  
seconded by Regional Councillor Frustaglio

THAT Item 41, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By approving the recommendation of the Commissioner of Engineering and Public Works, dated September 18, 2006; and

By receiving the memoranda from the Director of Legal Services, dated September 22, 2006, and from the Manager of Property Tax and Assessment, dated September 25, 2006.

CARRIED

ITEM - 44     REQUEST FOR FENCE HEIGHT EXEMPTION  
42 THEODORE PLACE, THORNHILL - WARD 5

MOVED by Councillor Shefman  
seconded by Councillor Carella

THAT Item 44, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By approving that the fence height exemption be granted; and

By receiving the report of the Senior Manager of Enforcement Services, dated September 18, 2006.

CARRIED

ITEM - 45     REQUEST FOR FENCE HEIGHT EXEMPTION  
88 JEANNE DRIVE, WOODBRIDGE, WARD 2

MOVED by Councillor Carella  
seconded by Councillor Di Vona

THAT Item 45, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By approving the following:

That the request for a fence height exemption be approved with the following conditions:

1. The applicant(s) agrees to comply with all provisions of By-Law 80-90 save and except as herein exempted;
2. That all portions of the side yard fence on the east side of the property known as 88 Jeanne Drive which extend beyond the front of the building as it faces Jules Avenue are either:
  - Reduced in height to four feet (4'); or
  - Reduced to six feet (6') and moved to a line drawn across the front of the building as it faces Jules Avenue, as defined in Section 2.14, By-Law 80-90, as amended;
3. That no portion of the side yard fence on the east side of the dwelling known as 88 Jeanne Drive, nor of the rear yard fence on the north side of the same dwelling exceed six feet, two inches (6' 2") from the finished grade as determined to the reasonable satisfaction of the Building Standards and/or Enforcement Services Departments of the City of Vaughan;
4. That the side yard fence as presently existing on the west side of the dwelling known as 88 Jeanne Drive be exempt from the provisions of By-Law 80-90; and
5. That all fences shall be constructed in a good and workman-like fashion and be maintained to the reasonable satisfaction of the Building Standards Department of the City of Vaughan; and

By receiving the report of the Senior Manager of Enforcement Services, dated September 18, 2006.

Further, Council recommends:

That the City Manager appoint a Task Force composed of staff drawn from appropriate departments to review all fence-related by-laws, policies, protocols, etc., for the purpose of developing a comprehensive citizens' information package to address all issues which may arise from the building of a fence, including height-related issues, the maintenance of fences, and the enforcement of fence-related by-laws, such information to be presented in a non-technical, citizen-friendly manner, complete with sufficient diagrams and photographs to clarify these matters; and

That the information package be provided to Council no later than June 1, 2007.

CARRIED

ITEM - 64      BLOCK PLAN FILE BL.39.96  
                    ZONING BY-LAW AMENDMENT FILE Z.97.075  
                    DRAFT PLAN OF SUBDIVISION FILE 19T-97V23  
                    830595 ONTARIO INC.  
                    REPORT #P.2004.40

MOVED by Councillor Shefman  
seconded by Regional Councillor Frustaglio

THAT Item 64, Committee of the Whole Report No. 43 be adopted without amendment.

CARRIED

ITEM - 56      OFFICIAL PLAN AMENDMENT FILE OP.06.011  
                  ZONING BY-LAW AMENDMENT FILE Z.06.032  
                  ISRAEL LANDA, TRUSTEE & BETH CHABAD ISRAELI COMMUNITY  
                  CENTRE  
                  REPORT #P.2006.43

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Ferri

That this matter be reconsidered.

CARRIED

MOVED by Councillor Shefman  
seconded by Regional Councillor Ferri

THAT Item 56, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By approving that, contingent upon receipt of the required studies in a timely manner, that the comprehensive technical report be brought forward to the Committee of the Whole meeting of December 11, 2006.

CARRIED

ITEM - 95      NEW BUSINESS – 2006 MUNICIPAL ELECTION BROCHURE

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Ferri

THAT Item 95, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By receiving the memorandum from the City Clerk and Returning Officer, dated September 25, 2006.

CARRIED

ITEM - 60      OFFICIAL PLAN AMENDMENT FILE OP.05.020  
                  TESMAR HOLDINGS INC.  
                  REPORT #P.2006.047

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Jackson

THAT Item 60, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By requesting that the developer also meet with the adjacent landowners; and

By receiving the written submission from Eileen P. Costello, Aird & Berlis, Barristers and Solicitors, BCE Place, 181 Bay Street, Suite 1800, Box 754, Toronto, M5J 2T9, dated September 22, 2006.

CARRIED UPON A RECORDED VOTE

YEAS

Mayor Di Biase  
Councillor Di Vona  
Regional Councillor Ferri  
Regional Councillor Frustaglio  
Regional Councillor Jackson  
Councillor Meffe  
Councillor Yeung Racco  
Councillor Shefman

NAYS

Councillor Carella

**198. BY-LAW 348-2006**  
**FIRST, SECOND AND THIRD READINGS**  
(Addendum No. 13)

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Yeung Racco

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

By-Law Number 348-2006	A By-law to adopt Amendment Number 653 to the Official Plan of the Vaughan Planning Area. (OP.05.020, Tesmar Holdings Inc., located on the northeast corner of Jane Street and Riverrock Gate, in Lot 15, Concession 4) (Item 60, Committee of the Whole Report No. 43)
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CARRIED

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

**COMMITTEE OF THE WHOLE REPORT NO. 43**

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

ITEM - 31      SIGN VARIANCE APPLICATION  
FILE NO: SV.06-020  
OWNER: SHIPLAKE INVESTMENTS RUTHERFORD LTD.  
LOCATION: 9200 BATHURST STREET, LOT NO. 15, CONCESSION 2

MOVED by Councillor Yeung Racco  
seconded by Regional Councillor Frustaglio

That this matter be referred to a future Committee of the Whole meeting for further discussion with the applicant, staff and the Ward Councillor;

That the memorandum from Councillor Yeung Racco, dated September 25, 2006, be received; and

That the written submission from Mr. Jim Paul, Burlington Signs, 1229 Advance Road, #2, Burlington, L7M 1G7, dated September 22, 2006, be received.

CARRIED

ITEM - 37      PROPOSED SIGNAGE FOR CNR BRIDGES  
RCC MEDIA INC. AND THE CANADIAN NATIONAL RAILWAY COMPANY  
(Referred from the Council Meeting of September 11, 2006)

MOVED by Councillor Yeung Racco  
seconded by Regional Councillor Frustaglio

That this matter referred to staff and that a report be provided identifying additional potential locations.

CARRIED

Refer to Minute No. 214, for further disposition following reconsideration of this matter.

**COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 44**

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

ITEM - 4      LITIGATION MATTER

MOVED by Councillor Carella  
seconded by Councillor Di Vona

THAT Item 4, Committee of the Whole (Closed Session) Report No. 44 be adopted without amendment.

CARRIED

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

ITEM - 10      PROPERTY MATTER  
10 MULLEN DRIVE

MOVED by Councillor Yeung Racco  
seconded by Councillor Shefman

THAT Item 10, Committee of the Whole (Closed Session) Report No. 44 be adopted and amended, as follows:

By approving the following:

1. That Council hereby resolves that Mullen Drive will not be extended to Clark Avenue;
2. That the lands comprising the portion of Mullen Drive north of Tansley Road/McMorran Crescent, and Block 48 in Plan M-1934 be declared surplus; and
3. That the Clerk be directed to commence road closure procedures pursuant to the Municipal Act for that portion of Mullen Drive in Recommendation #1; and

By approving the confidential recommendation contained in the confidential report of the Commissioner of Engineering and Public Works and the Director of Legal Services and the Manager of Real Estate, dated September 25, 2006.

CARRIED

ITEM - 11      PROPERTY MATTER  
PAYSON AVENUE

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Yeung Racco

THAT Item 11, Committee of the Whole (Closed Session) Report No. 44 be adopted and



amended, as follows:

By receiving the confidential memorandum from the Director of Legal Services, dated September 21, 2006.

CARRIED

#### Addendum Items

- 200. BILL 130 – MUNICIPAL STATUTE LAW AMENDMENT ACT, 2006 –  
AMENDMENTS TO MUNICIPAL ACT, 2001 AND RELATED STATUTES**  
(Referred from the Intergovernmental Relations Committee meeting of September 19, 2006)  
(Addendum No. 1)

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Shefman

That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor, dated September 19, 2006, be approved:

CARRIED

The Intergovernmental Relations Committee, at its meeting of September 19, 2006, recommended the following:

That this matter be referred to the Council meeting of September 25, 2006.

Report of Commissioner of Legal and Administrative Services and City Solicitor dated September 19, 2006

#### **Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor, in consultation with the Solicitor/Special Services, recommends:

1. That the following Report be received;
2. That Council endorse the City of Vaughan – Summary of Recommendations – Bill 130, the *Municipal Statute Law Amendment Act, 2006* set out in Attachment No. 1 to this Report, requesting additional amendments to the *Municipal Act, 2001*;
3. That the Clerk forward copies of this Report, including the City of Vaughan – Summary of Recommendations – Bill 130, the *Municipal Statute Law Amendment Act, 2006* (Attachment No. 1), to the Honourable Dalton McGuinty, Premier of Ontario, John Gerretsen, the Minister of Municipal Affairs and Housing, and to the Association of Municipalities of Ontario;
4. That once Bill 130 receives Second Reading and is referred to a Standing Committee of the Legislature, the Clerk forward the required number of copies of this Report, including the City of Vaughan – Summary of Recommendations – Bill 130, the *Municipal Statute Law Amendment Act, 2006* to the Clerk of the relevant Standing Committee.

#### **Economic Impact**

There is no economic impact associated with this report.

### **Purpose**

This report considers the proposed amendments to the *Municipal Act, 2001* and related statutes, set out in Bill 130, the *Municipal Statute Law Amendment Act, 2006*.

### **Background**

On June 26, 2006 Council directed that staff review the proposed amendments to the *Municipal Act, 2001* and provide written comments on how such amendments impact the City, for presentation and discussion at the Intergovernmental Relations Committee meeting in September 2006.

Bill 130, the *Municipal Statute Law Amendment Act, 2006*, was introduced in the Legislature for First Reading by the Minister of Municipal Affairs and Housing on June 16, 2006. The Bill has not yet received Second Reading and has not been referred to a Standing Committee of the Legislature for public hearings. It is anticipated that Second Reading and referral will occur when the Legislature reconvenes this Fall. Ministry staff have advised that it is hoped Bill 130 will come into force at the same time as Bill 53, the *City of Toronto Act, 2006*, which is scheduled to come into force on or before January 1, 2007.

### **Analysis**

In general, the amendments proposed in Bill 130 include many of the amendments requested in Vaughan's earlier Report dated April 4, 2006, titled "Bill 53, the *Stronger City of Toronto for a Stronger Ontario, 2005* (*City of Toronto Act, 2005*) and Amendments to the *Municipal Act, 2001*", which commented on the proposed City of Toronto legislation by seeking similar amendments to the general legislation governing all municipalities. Many of the amendments that Vaughan and other municipalities requested be incorporated into the *Municipal Act, 2001* in their responses on Bill 53, were incorporated in Bill 130, with three primary differences:

- new taxing powers – authority of Toronto to introduce sales taxes on limited entertainment, alcohol and tobacco items not provided to municipalities generally;
- accountability and transparency – discretionary authority for municipalities to appoint an integrity commissioner, ombudsman, auditor general and establish a lobbyist registry, unlike the mandatory requirement for Toronto to take such measures;
- green roofs – authority of Toronto to provide for the construction of green roofs has not been provided to municipalities generally.

Bill 130 proposes to broaden the authority and powers of municipalities and to correspondingly reduce the number of specific restrictions and controls the province has traditionally placed on the exercise of these powers. The Ministry of Municipal Affairs and Housing ("MMAH") states the amendments will provide municipal governments with more flexibility in meeting their communities' expectations and fulfilling their responsibilities. The broader general authority, as under Bill 53, includes the following list of broad permissive powers:

1. Governance Structure of the Municipality and its Local Boards
2. Accountability and Transparency of the Municipality and its Local Boards and their Operations
3. Financial Management of the Municipality and its Local Boards
4. Public Assets acquired by the Municipality for the purpose of exercising its Authority
5. Economic, Social and Environmental Well-being of the Municipality
6. Health, Safety and Well-being of Persons

7. Services and Items the Municipality is authorized to provide
8. Protection of Persons and Property, including Consumer Protection
9. Animals
10. Structures, including Fences and Signs
11. Business Licensing.

MMAH, in a summary of the proposed Bill, notes the following areas of municipal responsibilities that would be affected by the proposed legislation:

- *“Accountability*— To promote accountability and transparency, municipal councils would have the power to establish codes of conduct for members of council and members of certain local boards. They could also, *at their discretion*, appoint an integrity commissioner, an ombudsman, an auditor general and a lobbyist registrar.
- *Local Boards* — Municipalities would have broad permissive powers to establish, dissolve, change or impose requirements on certain local boards and would have the power to establish a municipal service board for any municipal service or activity.
- *Delegation*— Municipalities would have expanded authority to delegate their powers and duties to a person or body subject to certain restrictions. There would be some specific powers and duties that a municipality would not be able to delegate, such as zoning by-laws and imposing taxes.
- *Roles of Council and Head-of-Council* — The role and responsibilities of the head-of-council and council would be strengthened to provide for greater oversight in the operations of municipalities.
- *Open Meetings* — Municipal councils and local boards will be required to give public notice of upcoming meetings. Minutes would be recorded at all meetings including closed meetings. Municipalities would have the authority to appoint a person to investigate and provide a report when it is suspected that these requirements have not been fulfilled. The provincial Ombudsman would be able to undertake the investigation if a municipality has not appointed its own investigator. The current legislation would be clarified to clearly state that a meeting might be closed to the public if the meeting does not *advance decision-making*, where it involves informal discussions .
- *Business Regulation (Licensing)* — Municipalities would have broad powers to license businesses, subject to certain limits. Municipalities will have clear authority to *administratively suspend* a licence prior to a hearing where there is a danger to health or safety. Municipalities will also be able to require the payment of an *administrative penalty* for failure to comply with licensing requirements.
- *Enforcement* — Municipalities will have broader enforcement abilities, including administrative penalties for licensing and parking by-law requirements, the authority to set fines for by-law offences and an administrative power of entry to determine if there is compliance with a by-law, subject to special provisions respecting dwelling units.
- *General Policies to Replace Specific Provisions* — Municipalities would be required to adopt policies for:
  - a. The sale and other disposition of land
  - b. Hiring

- c. Procurement
  - d. When and under what circumstances notice is given
  - e. Accountability and transparency of municipal operations
  - f. Ensuring the rights of persons affected by Council's decisions
  - g. Delegation of municipal powers and duties.
- *Electronic Meetings* — Municipal councils would have the authority to allow electronic participation in meetings. Electronic participation would not apply to closed meetings of council.
  - *Economic Development* — Municipalities would have the authority to offer financial incentives within a community improvement plan. In addition, Ministerial approval, rather than existing Cabinet approval, would be required for a municipality to establish a small business incubator program.
  - *Business Improvement Areas (BIAs)* — Municipalities would have the authority to establish by-laws for their own rules and conditions for BIAs within their jurisdictions. The current BIA rules and conditions in the Municipal Act, 2001 would continue if a municipality did not determine its own rules and conditions.
  - *Housing* — Municipalities would have the authority to prohibit and regulate the demolition or conversion of residential rental properties with six or more dwelling units.”
  - **Other Relevant Legislation Affected by Bill 130:**
    1. *Highway Traffic Act* — Municipalities will have the authority to set speed limits up to 100 km/h in *any increments* chosen by the municipality on local roads. Municipalities at present can only set speed limits in increments of 10 km/h.
    2. *Retail Business Holidays Act* — Municipalities will be able to enact by-laws that the Act does not apply to them, provided a municipality enacts a by-law under section 148 of the *Municipal Act, 2001* requiring one or more classes of retail business establishments remain be closed on a holiday.
    3. *Ontario Heritage Act* — Municipalities will be able to determine the manner in which public notice is to be given when they intend to designate properties as being of cultural heritage value or interest.
    4. *Housing Development Act* — The Minister's consent will not be required for municipalities to provide *emergency temporary housing*.
    5. *Social Housing Reform Act, 2000* — Ministerial approval will not be required for municipalities to transfer, lease, dispose of or offer, list, advertise or hold out for transfer, lease or other disposal all or part of a housing project.

As in Bill 53, the restrictions and controls will continue in the case of some matters under Bill 130, such as traditional taxing authority (property tax, tax collection and so forth). Non-traditional taxing authority, such as the authority given to Toronto in Bill 53 to levy sales taxes on certain goods and services (including admission to places of amusement such as theatres, sports events, performances and other entertainment venues, purchase of liquor/tobacco, production of beer/wine at brew-on-premises facility), will not be established for municipalities in general. Similarly, the authority given to

Toronto in Bill 53 to establish, for example, Community Councils, will not be authorized for municipalities in general. Arguably, given the size of the City, and the history and nature of the various former boroughs and certain neighbourhoods in Toronto, and the smaller Cities and Council sizes operating in other large urban municipalities, this additional authority is not necessary at this point in time.

The primary concerns with Bill 130 relate to the following issues and specific recommendations are made regarding each area of concern in the Summary of Recommendations in Attachment No. 1 to this Report:

**1. Two-tier Municipalities and Impact on Broader Authority and Powers:**

The retention of the division of powers and spheres under Bill 130 in the case of two-tier municipalities, such as Vaughan and the Region of York, will not be the case for single-tier municipalities, such as London and Ottawa. For single-tier municipalities, broad permissive powers are proposed that would enable a municipality to pass by-laws in respect of the 11 areas set out above. Upper-tier municipalities and lower-tier municipalities will also have access to the broad powers, but powers that are exclusive to the upper-tier or lower-tier under the existing *Municipal Act, 2001* would remain exclusive.

**2. Regulation-making Authority:**

There is a potential for unnecessary, prescriptive restrictions and controls continuing, if the proposed regulation-making authority remains in its currently proposed form. Part XVI of Bill 130 proposes to incorporate additional controls on the Province's existing broad, open-ended regulation-making authority. At section 451.1 the Bill reserves extensive power to the province to temporarily suspend a municipality's powers for a period of up to 18 months by enacting a regulation, if deemed necessary in the "*provincial interest*".

Along with the continuing general authority to make regulations, a significant number of regulations continue to be authorized for specific areas of authority. Many of the existing regulations would continue to apply and any new regulations proposed are not yet available for review. Consequently, it is difficult to determine the overall impact of the regulation-making authority proposed in Bill 130. For example, administrative penalties for parking by-law offences are subject to an enabling regulation in subsection 102.1(3). Under Part IV – Licensing, subsection 158(1) sets out broad regulation authority to impose conditions and limitations on municipalities' powers and under subsection (2) permits the Province to make such regulations retroactive for up to one year, to require the municipality to return licence fees collected during that period and to require the municipality to use the licence fees in a prescribed manner. The latter represent unnecessary controls on this municipal power and the regulation should be made available for review and comment prior to the amendments in Bill 130 coming into force.

**3. New Revenue Sources and Tax Pooling:**

New forms of taxes have not been authorized for municipalities generally, unlike the new sales tax authority set out in the *City of Toronto Act, 2006* related to entertainment, alcohol and tobacco. Given these new revenue sources for the City of Toronto, Vaughan's Mayor and Members of Council have taken the position that the Province should complete its review of GTA tax pooling and funding for social services, housing and health to bring forward a plan for discussion with the GTA by no later than 2007. This is particularly important since the Region of York's analysis concluded that York Region sent more than \$87 million to Toronto this past year for social services.

**4. Penalties and Enforcement:**

As in Vaughan's prior submission on Bill 53, related to the *City of Toronto Act, 2006*, Part XV of the *Municipal Act, 2001* should be amended to include a power to impose *administrative monetary penalties* which is not limited to failure to comply with parking by-laws or licensing by-laws. The ability

to establish these types of penalties for by-law infractions generally would be an important tool for municipalities in the enforcement of certain by-laws. It would reduce the administrative delays currently besetting the court system and provide municipalities with essentially the same preventative tool for enforcing certain by-laws.

It is unclear whether the ability to enforce the payment of administrative monetary penalties, will include the power to file a certificate (Clerk or Treasurer) with a local registrar of the Superior Court of Justice and to enforce the certificate as an order of the Court. The municipality should have this power as well as the the power to add any unpaid administrative monetary penalty(s) to the tax roll of any property wholly owned by the person(s) against whom the penalty is imposed and collect it in the same manner as taxes. As in Vaughan's earlier submission on Bill 53, once again, similar amendments should be made to any other statutes, such as the *Building Code Act, 1992*, the *Fire Prevention and Protection Act, 1997* and so forth, to authorize administrative monetary penalties.

### **Relationship to Vaughan Vision 2007**

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

### **Conclusion**

For a considerable time, municipalities have sought a broadening of their general authority and powers, with fewer restrictions and controls on the exercise of these powers. With the introduction of Bill 130, the broad permissive authority and powers sought for a number of years has finally been recognized by the Province.

While the Province has moved substantially toward providing the broader authority and powers sought by municipalities from the commencement of the earlier *Municipal Act* review process in 1997, some additional amendments are still recommended respecting the proposed Bill 130. These are set out in the City of Vaughan's Summary of Recommendations – Bill 130, *Municipal Statute Law Amendment Act, 2006*, in Attachment No. 1 to this Report. For a more detailed Report setting out an explanation of the proposed changes in Bill 53 for the City of Toronto and the need for complementary changes to the *Municipal Act, 2001*, reference can be made to the earlier report of the Commissioner of Legal and Administrative Services titled "Bill 53, the *Stronger City of Toronto for a Stronger Ontario, 2005* ("City of Toronto Act, 2005") and Amendments to the *Municipal Act, 2001*".

It is recommended that a copy of this Report including the Summary of Recommendations in Attachment No. 1 be forwarded to the Premier of Ontario, the Minister of Municipal Affairs and Housing and to the Standing Committee of the Ontario Legislature assigned the responsibility to carry out hearings on Bill 130, the *Municipal Statute Law Amendment Act, 2006*, once Bill 130 is given Second Reading this Fall in the Ontario Legislature and referred to a Standing Committee.

### **Attachments**

1. City of Vaughan – Summary of Recommendations – Bill 130, *Municipal Statute Law Amendment Act, 2006*.

### **Report prepared by:**

Carolyn P. Stobo, Solicitor/Special Services

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

201. **PROCLAMATION OF “GREENING VAUGHAN DAY” – NOVEMBER 14, 2006**

(Addendum No. 2)

MOVED by Councillor Shefman

seconded by Regional Councillor Frustaglio

That the recommendation contained in the following report of Councillor Shefman, dated September 25, 2006, be approved:

CARRIED

**Recommendation**

Councillor Alan Shefman recommends that:

1. The following proclamation be made; and,
2. That November 14, 2006 be proclaimed “Greening Vaughan Day”.

**Economic Impact**

There is no economic impact as a result of this proclamation.

**Purpose**

To proclaim November 14, 2006, as “Greening Vaughan Day” in order to recognize the commencement of City’s source separated household organics collection program.

**Background - Analysis and Options**

**Whereas** the Keele Valley Landfill site in Vaughan, which was one of the largest landfill sites in North America, closed December 31, 2002;

**And Whereas** all the City’s and York Region’s waste then had to be taken by truck to landfill sites located in southern Ontario and the State of Michigan;

**And Whereas** Vaughan Council recognized the need to improve the City’s overall waste diversion rates, as well as the need to reduce the amount of waste being trucked to Michigan and other landfill sites outside York Region in order to meet the Province’s target of 60% waste diversion by 2008;

**And Whereas** on March 21, 2005, Vaughan Council approved the “Greening Vaughan” strategy, the City’s multi-phased, comprehensive waste management plan that is designed to divert at least 60% of waste from landfill through the increased collection frequency of blue box materials, the introduction of container limits for waste, and the introduction of a weekly household organics collection (green bin) program;

**And Whereas** Phase 1 of the Greening Vaughan program commenced last September and has resulted in a 55% increase in the amount of blue box material being captured on a weekly basis;

**And Whereas** Phase 2 of the Greening Vaughan program will commence on November 14, 2006, with the first collection of household organics in the City of Vaughan,

**And Whereas** the significance of the green bin program in achieving the Province’s diversion target of 60% cannot be emphasized enough,

**Therefore**, be it resolved that November 14, 2006 be proclaimed “Greening Vaughan Day” in the City of Vaughan.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and complies with Vaughan Vision A-1 “Pursue Excellence in the Delivery of Core Services” and A-3 “Safeguard Our Environment”.

**Conclusion**

Given the significance of the green bin’s importance in reducing the amount of waste going to landfill, and the first collection of the green bin takes place on Tuesday, November 14, 2006, it is appropriate to declare November 14, 2006 as “Greening Vaughan Day.”

**Attachments**

N/A

**Report prepared by:**

Councillor Alan Shefman, Ward 5

**202. SIGNALIZED INTERSECTIONS – CREDITSTONE ROAD**

(Addendum No. 3)

MOVED by Councillor Yeung Racco  
seconded by Regional Councillor Frustaglio

That the recommendation contained in the following report of Councillor Yeung Racco, dated September 25, 2006, be approved:

CARRIED

**Recommendation**

Councillor Sandra Yeung Racco recommends:

1. That staff investigate the need for and feasibility of a signalized intersection at Creditstone Road and MacIntosh Boulevard;
2. That staff investigate the need for and feasibility of a signalized intersection at Creditstone Road and Pippin Road;
3. That staff investigate the need for and feasibility of a signalized intersection at Creditstone Road and Edilcan Drive;
4. That staff investigate the need for and feasibility of a signalized intersection at Creditstone Road and Locke Street; and
5. That staff report to a future Committee of the Whole meeting in December 2006 with their findings.

**Economic Impact**

N/A.

**Purpose**



To deal with ongoing traffic issues along Creditstone Road, from Rutherford Road to Highway 7.

**Background - Analysis and Options**

Creditstone Road extends from Highway #7 to Rutherford Road, and there is a high volume of both automobile traffic and tractor trailer traffic using this roadway. There are currently two signalized intersections along this stretch of the roadway, located at Creditstone Road and McCleary Court and at Creditstone Road and Langstaff Road.

Many local businesses have brought forward concerns regarding speeding traffic along Creditstone Road, as well as the sheer volume of traffic utilizing this roadway during business hours. Due to the high volume of vehicular traffic along this roadway, drivers experience difficulty exiting the business driveways, creating a safety concern for local traffic.

Should signalized intersections be warranted for any of the above noted intersections, this will help not only slow down the speeding traffic, but it will also help vehicles exit the business driveways along Creditstone Road in a safe and timely fashion.

**Relationship to Vaughan Vision 2007**

A-2 – Promote Community Safety, Health & Wellness  
A-5 – Plan & Manage Growth

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

**Conclusion**

In light of ongoing safety concerns and the high volume of traffic on Creditstone Road, it would be appropriate to investigate the need for and feasibility of signalized intersections at the above noted intersections.

**Attachments**

None

**Report prepared by:**

Cindy Furfaro-Benning, Council Executive Assistant

**203. WARD 4 SCHOOLS – PEDESTRIAN SIGNALS**

(Addendum No. 4)

MOVED by Councillor Yeung Racco  
seconded by Councillor Shefman

That the recommendation contained in the following report of Councillor Yeung Racco, dated September 25, 2006, be approved:

CARRIED

**Recommendation**

Councillor Sandra Yeung Racco recommends:

1. That staff investigate the need for and feasibility of a pedestrian signal along Glen Shields Avenue in the vicinity of Glen Shields Public School and Our Lady of the Rosary Catholic Elementary School;
2. That staff investigate the need for and feasibility of a pedestrian signal or crosswalk along New Westminster Drive in the vicinity of St. Elizabeth Catholic High School; and
3. That staff report to a future Committee of the Whole meeting in December 2006 with their findings.

**Economic Impact**

N/A.

**Purpose**

To deal with ongoing safety issues along both Glen Shields Avenue and New Westminster Drive in the vicinity of both schools.

**Background - Analysis and Options**

Glen Shields Avenue is a feeder roadway extending from Dufferin Street, just north of Steeles Avenue to Dufferin Street, just south of Centre Street. During AM and PM peak times, Glen Shields Avenue experiences a lot of through traffic, as well as a lot of drop-off and pick-up traffic at the two schools. School officials have contacted our office to express their concern over the children when crossing Glen Shields Avenue during AM and PM drop-off and pick-up times. Due to the high volume of traffic utilizing Glen Shields Avenue, it is difficult for pedestrians to cross Glen Shields Avenue safely during these peak times.

Similarly, New Westminster Drive is a primary roadway extending from Steeles Avenue to Bathurst Street. Following a School Council meeting held on September 27, 2006, the local school trustee contacted our office to request if a crosswalk or pedestrian signal could be installed on New Westminster Drive as a safety measure for students when crossing New Westminster Drive. As this is a high traffic roadway, a crosswalk or pedestrian signal in the vicinity of the St. Elizabeth Catholic High School driveway would be a safety measure for the students when crossing along New Westminster Drive.

**Relationship to Vaughan Vision 2007**

A-2 – Promote Community Safety, Health & Wellness

A-5 – Plan & Manage Growth

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

**Conclusion**

In light of ongoing safety concerns and the high volume of traffic on both Glen Shields Avenue and New Westminster Drive, it would be appropriate to investigate the need for and feasibility of a pedestrian signal on Glen Shields Avenue and a pedestrian signal or crosswalk on New Westminster Drive in the vicinity of the schools.

**Attachments**

None

**Report prepared by:**

Cindy Furfaro-Benning, Council Executive Assistant

**204. REQUEST TO REVISE NO PARKING SIGNS SURROUNDING THE HOLY JUBILEE SCHOOL AREA**  
(Addendum No. 5)

MOVED by Councillor Meffe  
seconded by Councillor Carella

That the recommendation contained in the following report of Councillor Meffe, dated September 25, 2006, be approved:

CARRIED

**Recommendation**

Councillor Peter Meffe requests that staff review the feasibility of replacing the existing No Parking signs in this area to No Parking between 8:00 a.m. to 4:00 p.m. – Monday thru Friday and that they report back at the next Committee meeting with their findings.

**Economic Impact**

Nil.

**Purpose**

To review the feasibility of replacing the No Parking Signs in the Holy Jubilee School area.

**Background - Analysis and Options**

Residents in the area have called to advise my office and advised that their visitors are being ticketed on a regular basis at night and on the weekends due to the no parking signs.

The no parking were signs were installed primarily to prevent the congestion caused by parents parking their cars to drop of their children at Holy Jubilee School. As this problem exists only during school drop off times in the morning and afternoon, Monday thru Friday, if the signage could be revised it would alleviate this problem.

**Relationship to Vaughan Vision 2007**

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

**Conclusion**

It is my belief that this change will be beneficial to the residents in this area.

**Attachments**

None

**205. CANCELLED FEDERAL ENVIRONMENTAL PROGRAMS**

(Addendum No. 6)

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Shefman

That the recommendation contained in the following report of the Chair, Environmental Task Force, dated September 25, 2006, be approved subject to the following:

- “i) That “with a population over 100,000” be inserted following the word “municipalities” in Clause 4.; and
- ii) That this report be forwarded to the Region of York and AMO.

CARRIED

**Recommendation**

The Chair of the Environmental Task Force recommends:

1. That the Council of the Corporation of the City of Vaughan express its great concern over the cancellation a vast range of programs, as identified below, supporting environmental protection;
2. That Council requests that the Federal Government fulfill its commitment to environmental protection by re-investing in effective environmental programs immediately;
3. THAT this report BE FORWARDED on to Federal Minister of the Environment, the Honourable Rona Ambrose; the Ontario Minister of the Environment, the Honourable Laurel C. Broten; the Honourable Maurizio Bevilacqua, MP, Vaughan; the Honourable Greg Sorbara, MPP, Vaughan-King-Aurora;
4. That this motion be circulated to Ontario municipalities requesting their support and action; and,
5. That this motion be sent to the FCM for their action.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Purpose**

The purpose of this report is to advise the Federal Government on the City of Vaughan’s position of the cancellation of Federal environmental programs.

**Background - Analysis and Options**

Since the current Federal Government was elected, a number of key environmental programs aimed at increasing energy efficiency and mitigating the impacts of climate change., have been cancelled, and not replaced.

The EnerGuide for Houses Retrofit Incentive Program provided performance based grants to homeowners who made energy efficiency upgrades to their homes. This program has been in place since 1998 and has been providing the incentive for homeowners to make energy efficient upgrades to their homes. A newer program, the EnerGuide for Low Income Households paid for the full costs of energy efficiency upgrades to qualifying low income households. These two programs have been cancelled without replacement.

With no alternatives to these programs being provided by the Federal Government, the successes and potential environmental benefits of such programs are lost. These benefits include a reduction of energy consumption which reduces air pollution and greenhouse gas emissions, impacting on climate change. The Environmental Task Force of the City of Vaughan urges the Federal Government to reinstate the EnerGuide incentive programs, or similar programs immediately.

Fifteen (15) Federal programs related to mitigating the impacts of climate change have also been cancelled including the One-Tonne Challenge and are listed below:

1. Urban Transportation Showcase Program, Transport Canada  
The program showcased projects that demonstrated, evaluated and promoted cost-effective strategies for reducing greenhouse gas emissions from passenger transportation in urban areas.
2. Concrete Roads Program, Natural Resources Canada  
This program was designed to raise awareness of the benefits of concrete roads for emissions reductions in the transportation sector.
3. Electricity Reduced Trade Barriers Part II, Natural Resources Canada  
This program assessed regulatory and economic issues related to inter-provincial electricity trade.
4. Electricity Reduced Trade Barriers Part III Consumer Information, Natural Resources Canada. This program provided an analysis and reporting of environmental information associated with electricity generation.
5. Environmental Supply Chain Management Pilot Project, Industry Canada  
This project was one of the industry cross-cutting measures to encourage Canadian industry to become more energy-efficient.
6. Feasibility of Afforestation for Carbon Sequestration Initiative, Natural Resources Canada. This initiative was designed to explore the feasibility of afforestation for carbon sequestration to help offset greenhouse gas emissions.
7. Federal House in Order Leadership Measures Built Environment, Natural Resources Canada. This program provided one-time demonstration funding for energy-efficient practices and renewable energy technologies in Government of Canada facilities.
8. Forest 2020 Plantation Demonstration Assessment, Natural Resources Canada  
This initiative was designed to explore options to attract investment in fast-growing tree plantations for carbon sequestration to help Canada offset its greenhouse gas emissions.
9. Off-road Vehicle and Equipment Initiative/ Off-road CO<sub>2</sub> Initiative, Environment Canada  
This initiative examined a series of tools to help reduce greenhouse gas emissions from off-road vehicles and equipment such as lawnmowers, power boats, mining trucks, bulldozers, snowmobiles and farm tractors.
10. On-Site Generation at Federal Facilities, Natural Resources Canada  
This program promoted the adoption of renewable energy technologies for on-site electricity generation in federal operations.
11. Pilot Emission Removals, Reductions and Learnings Initiative, Environment Canada and Natural Resources Canada  
This initiative provided Canadian companies and organizations with an economic incentive to reduce greenhouse gas emissions through projects in areas such as methane emissions from landfills, renewable energy and carbon sinks. Through this initiative, the Government of Canada purchased greenhouse gas emissions reductions and removals from qualified projects on a lowest-cost-per-tonne basis.

12. Market Incentive Program, Natural Resources Canada  
The program was intended to encourage electricity marketers in competitive markets to offer customers the choice of purchasing green power.
13. One-Tonne Challenge, Natural Resources Canada and Environment Canada  
This program encouraged individual Canadians to reduce their greenhouse gas emissions by 20 per cent or one tonne.
14. Studies and Monitoring for Greenhouse Gas Reduction Program, Natural Resources Canada. This program was designed to increase knowledge of emissions-reduction opportunities.
15. Opportunities Envelope, Natural Resources Canada and Environment Canada  
This program provided funding for cost-shared emissions-reducing projects with the provinces and territories.

The Environmental Task Force of the City of Vaughan is concerned about the cumulative effects of the cancellation of Federal programs related to mitigating the impacts of climate change, and the lack of commitment to new programs as promised by the Federal Government. The Federal Government is urged to fulfill its commitment to a “Made-in-Canada” approach to the Kyoto Protocol and re-invest in related programs immediately.

#### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly ‘A-3’, “Safeguard Our Environment”.

#### **Conclusion**

The Federal Government has cancelled a number of key environmental programs, without replacement. The Environmental Task Force is concerned about the cumulative effects of the cancellation of these programs, and urges the Federal Government to fulfill its commitment to environmental protection by re-investing in effective environmental programs immediately.

#### **Report prepared by:**

Joyce Frustaglio, Chair of Environmental Task Force

- 206. OFFICIAL PLAN AMENDMENT FILE OP.05.025  
ZONING BY-LAW AMENDMENT FILE Z.05.051  
SITE DEVELOPMENT APPLICATION FILE DA.05.060  
LEOPARD LANE DEVELOPMENT INC. AND SHAREWELL INVESTMENTS INC.  
(Addendum No. 7)**

MOVED by Councillor Meffe  
seconded by Regional Councillor Frustaglio

That the following be approved:

NOW THEREFORE, it is hereby resolved that approved Site Development Application, File DA.05.060, Leopard Lane Development Inc., is allocated sewage capacity from the York/Durham servicing scheme and water supply capacity from the York water supply, for a total of 30 residential units; and

That the implementing by-law be amended to remove the “H”; and

That the following report of the Commissioner of Planning, dated September 25, 2006, be received.

CARRIED

**Recommendation**

The Commissioner of Planning recommends:

THAT the status report on Official Plan Amendment File OP.05.025, Zoning By-law Amendment File Z.05.051, and Site Development File DA.05.060 (Leopard Lane Development Inc. and Sharewell Investments Inc.), BE RECEIVED as information.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Purpose**

On September 18, 2006, the Committee of the Whole requested a status report with respect to Official Plan Amendment File OP.05.025, Zoning By-law Amendment File Z.05.051, and Site Development File DA.05.060 (Leopard Lane Development Inc. and Sharewell Investments Inc.).

**Background - Analysis and Options**

The overall 0.99ha site shown on Attachment #1 (Leopard Lane, 0.235ha and Sharewell, 0.755ha) is located on the east side of Keele Street, south of Major Mackenzie Drive, in Lot 20, Concession 3, City of Vaughan.

On June 19, 2006, the Committee of the Whole considered and recommended that the Site Development Application File DA.05.060, together with the Official Plan Amendment File OP.05.025, and the Zoning By-law Amendment File Z.05.051, be approved for a proposed four-storey apartment building on the Leopard Lane lands comprising of 30 units on the first three-storeys and amenity area on the fourth storey incorporated into the attic space of the terraced roof. The amenity area will only include a lounge/party room, washrooms, library/card room, exercise room, storage, and lockers. The Recommendations contained in the report of the Commissioner of Planning, dated June 19, 2006 was subsequently ratified by Council on June 26, 2006.

Throughout the review process, the Development Planning Department and the commenting agencies provided additional comments for the Owner to address. York Region Transportation and Works and the Maple Streetscape Advisory Committee provided their approval. Consent Application B49/06 was approved with conditions by the Vaughan Committee of Adjustment on July 20, 2006 to sever part of the northerly end of the Sharewell lands in favour of the Leopard Lane lands to the north. The Engineering Department provided their approval pending the availability of sewage and water servicing capacity.

The implementing Official Plan Amendment and Zoning By-law Amendment will be brought forward to the September 25, 2006 meeting of Council for adoption together with the site-specific Zoning By-law Amendment which will include a Holding Symbol "H" on the Leopard Lane lands. The Holding Symbol "H" will be lifted upon Council allocating sewage and water servicing capacity to facilitate the residential building.

Based on the proposed development applications, allocation for servicing is required for an additional 30 units. In accordance with the City of Vaughan's Servicing Capacity Distribution Protocol as adopted by Council on November 14, 2005, servicing allocation capacity was not committed nor assigned as the proposed development applications were submitted after November 14, 2005.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

**Conclusion**

The implementing Official Plan Amendment and Zoning By-law Amendment will be brought forward to the September 25, 2006 meeting of Council for adoption together with the site-specific Zoning By-law Amendment which will include a Holding Symbol "H" on the Leopard Lane lands. The Holding Symbol "H" will be lifted upon Council allocating sewage and water servicing capacity to facilitate the residential building.

**Attachments**

1. Location Map
2. Conceptual Overall Site Plan

**Report prepared by:**

Stephen Lue, Planner I, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

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

- 207. OFFICIAL PLAN AMENDMENT FILE OP.05.027  
ZONING BY-LAW AMENDMENT FILE Z.05.059  
SITE DEVELOPMENT FILE DA.05.061  
PROMENADE PARK LIMITED  
(Addendum No. 8)**

MOVED by Councillor Yeung Racco  
seconded by Regional Councillor Frustaglio

That the following be approved:

NOW THEREFORE, it is hereby resolved that approved Site Development Application, File DA.05.061, Promenade Park Limited, is allocated sewage capacity from the York/Durham servicing scheme and water supply capacity from the York water supply, for a total of 33 residential units; and

That the following report of the Commissioner of Planning, dated September 25, 2006, be received.

CARRIED

**Recommendation**

The Commissioner of Planning recommends:

THAT the status report on Official Plan Amendment File OP.05.027, Zoning By-law Amendment File Z.05.059, and Site Development Amendment File DA.05.061 (Promenade Park Limited), BE RECEIVED as information.

**Economic Impact**



There are no requirements for new funding associated with this report.

**Purpose**

On September 18, 2006, the Committee of the Whole requested a status report with respect to Official Plan Amendment File OP.05.027, Zoning By-law Amendment File Z.05.059 and Site Development Amendment File DA.05.061 (Promenade Park Limited).

**Background - Analysis and Options**

On January 27, 2003 Council approved OP.02.013 and Z.02.044 to permit an increase in the maximum net density from 148 units/ha to 283 units/ha (from 203 units to 340 units) and that the implementing by-law permit 35m<sup>2</sup>/unit lot area; increase the maximum building height from 44m to 46m (16 storeys); reduce the parking standard of 1.3 spaces/unit.

Area residents in turn appealed Council's decision to the Ontario Municipal Board, however, the OMB in its' decision dated July 22, 2003 upheld Councils approval respecting the Official Plan and Zoning By-law Amendment applications. As a result the Owner was permitted to construct 2 16-storey high-rise buildings having a total of 340 units.

In December of 2005 the Owner submitted the following applications to amend the Official Plan and Zoning By-law and existing Site Plan on the subject lands shown on Attachment #1, specifically:

1. To further amend OPA No. 210 (Thornhill-Vaughan Community Plan) as amended by site-specific OPA #590 by increasing the permitted maximum net residential density on the applicant's over all lands shown as Phases I and II on Attachment #2, from 283 units/ha to 312 units/ha, thereby increasing the total maximum number of residential apartment units under the Official Plan from 340 to 373 units, which represents an increase of 33 units on the Phase II lands from the permitted 172 units to 205 units.
2. Amend the site-specific Zoning exception 9(480) to By-law 1-88 by providing the following additional exceptions:
  - a) an increase in the permitted maximum building height for the southerly Phase II Building "B" as shown on Attachment #2, from 46m to 56.75m, thereby increasing the height of the apartment building from 16 to 19 storeys;
  - b) a decrease in the required minimum lot area per unit from 35m<sup>2</sup>/unit to 31.1m<sup>2</sup>/unit; and,
  - c) a decrease in the required minimum amenity space from 17,120m<sup>2</sup> to 10,182m<sup>2</sup>, respecting the applicant's overall lands for the combined Phases I and II.

The above-noted amendments will facilitate approval of the Site Development Application (File DA.05.061) for a 56.75m (19 storey) high, 205 unit residential condominium apartment building (Building "B") on the Phase II lands shown on Attachment #2. The Phase I lands are currently being developed for a 16-storey, 168 unit condominium apartment building (Building "A")

The subject lands as shown on Attachment #1 are located at the northwest corner of West Promenade and Promenade Circle, being Block 7 on Registered Plan 65M-2325, City of Vaughan. The 1.198 ha irregular-shaped lot has 66.85m frontage along West promenade and a 178.85m flankage along Promenade Circle and is under construction with a 16-storey condominium apartment building being Phase I of the Promenade Park development (100 Promenade Circle). The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by OPA No. 590 and zoned RA3 Apartment Residential Zone by By-law 1-88, subject to

site-specific exception 9(480). The surrounding Land uses are:

- North - residential apartment building (RA3 Apartment Residential Zone)
- South - West Promenade Road; open space park (OS2 Open Space Park Zone)
- East - Promenade Circle Road; Promenade Shopping Mall (C5 Community Commercial Zone)
- West - townhouse development (RA3 Apartment Residential Zone)

On January 27, 2006 a notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers Association and Crestwood Springfarm York Hill Residents Association. The recommendation of the Committee of the Whole at Public Hearing on February 20, 2006 to receive the Public Hearing report, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on February 27, 2006.

#### Outstanding Issues

To date, the review of the proposed development applications has not been completed. Two significant issues remain outstanding and require approval by the City of Vaughan Engineering Department and City of Vaughan Council prior to the Development Planning Department proceeding with a technical report:

- The Applicant was notified on February 15, 2006 that a Functional Servicing Report was required as part of the review process for the subject lands. The report was submitted to the City on August 16, 2006 and is presently under review.
- Based on the proposed development applications, allocation of servicing is required for an additional 33 units. In accordance with the City of Vaughan's Servicing Capacity Distribution Protocol as adopted by Council on November 14, 2005, servicing allocation capacity was not committed nor assigned as the proposed development applications were submitted after November 14, 2005.

#### Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

#### Conclusion

Staff recommends that once the outstanding matters outlined in this report are resolved, a future report dealing with the official plan amendment, zoning by-law amendment and site plan will be prepared and submitted for consideration by the Committee of the Whole.

#### Attachments

1. Location Map
2. Site Plan
3. West Building Elevation
4. North Building Elevation
5. East Building Elevation
6. South Building Elevation

#### Report prepared by:

Arminé Hassakourians, Planner, ext. 8368  
Arto Tikiryan, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635  
/CM

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

**208. RECOMMENDATIONS OF THE  
MAYOR'S TASK FORCE ON COMMUNITY SAFETY AND SECURITY  
(Addendum No. 9)**

MOVED by Councillor Meffe  
seconded by Councillor Carella

That the recommendation contained in the following report of Mayor Di Biase, dated September 25, 2006, be approved; and

That the written submission from Councillor Di Vona, dated September 25, 2006, be received.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Carella  
Mayor Di Biase  
Councillor Di Vona  
Regional Councillor Ferri  
Regional Councillor Frustaglio  
Regional Councillor Jackson  
Councillor Meffe  
Councillor Yeung Racco  
Councillor Shefman

**Recommendation**

Mayor Michael Di Biase recommends:

1. That the attached submission from the Mayor's Task Force on Community Safety and Security, dated September 18, 2006, be received; and
2. That Vaughan Council support and implement the eleven (11) recommendations contained therein.

**Economic Impact**

There is no economic impact at this time.

**Purpose**

The Mayor's Task Force on Community Safety and Security has fulfilled their mandate and have developed recommendations that will improve community safety and security in Vaughan when implemented. The recommendations were presented to Council on September 18, 2006, prior to the Public Hearing.

**Background - Analysis and Options**

At the Council meeting of October 31, 2005, Council approved the creation of a Task Force with the objective of developing recommendations which, when implemented would improve community Safety. Recommendations developed by the Mayor's Task Force on Community Safety and Security would focus on education, prevention, and community participation. Mr. Julian Fantino was appointed

as the Task Force Chair and Council recommended that Mr. Fantino appoint Task Force members with representation from key stakeholder groups.

The Task Force was charged with the responsibility of recommending to Council the Terms of Reference which would outline in more detail the mandate of the Task Force, the process for obtaining public input, and the reporting of recommendations. The Task Force submitted the Terms of Reference to the Committee of the Whole of February 6, 2006.

To assist the Task Force in developing recommendations enhancing safety and security, POLLARA (Strategic Public Opinion & Market Research) was commissioned to formulate a survey designed to assess residents' and business opinions and attitudes towards issues surrounding crime and safety in their community. The results of the survey were presented to Council on May 1, 2006, prior to the Public Hearing.

Following extensive deliberations, the Task Force has achieved their mandate, and has provided Council with recommendations, intended to enhance safety, security and quality of life in the City of Vaughan.

#### **Relationship to Vaughan Vision 2007**

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

#### **Conclusion**

As directed by Council, the Mayor's Task Force on Community Safety and Security has developed recommendations that will improve community safety and security in Vaughan when implemented. The eleven (11) recommendations are contained in the attached submission of the Mayor's Task Force on Community Safety and Security.

#### **Attachments**

- 1) "My Safe Vaughan: Recommendations of the Mayor's Task Force on Community Safety & Security"

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

### **209. IN SUPPORT OF GREENING VAUGHAN – EXCESSIVE PACKAGING**

(Addendum No. 10)

MOVED by Councillor Shefman  
seconded by Councillor Yeung Racco

That the recommendation contained in the following report of Councillor Shefman, dated September 25, 2006, be approved subject to the following:

- i) That the word "all" be deleted and, "with a population over 100,000" be inserted following the word "municipalities" in Clause c.; and
- ii) That this resolution be forwarded to the Region of York.

CARRIED

#### **Recommendation:**

Councillor Shefman recommends:

1. That in conjunction with the launch of Phase 2 of Greening Vaughan, the City of Vaughan's waste management and recycling plan, that we address the significant waste issue of excessive packaging, by:
  - a. Bringing to the attention of all manufacturing companies residing in the City of Vaughan, our concerns, asking that they review the packaging used for their products for the purpose of intensifying their efforts to decrease waste coming from excessive packaging,
  - b. Bringing to the attention of the Canadian Manufacturer's Association these same concerns and requesting action from their membership across Canada,
  - c. Writing to all Ontario municipalities, asking that they join with the City of Vaughan to urge manufacturers across Ontario and Canada to address this issue,
  - d. Writing to the Federation of Canadian Municipalities, requesting that this issue be addressed in upcoming meetings as a significant issue for all Canadian municipalities,
  - e. Writing to the Premier of the Province of Ontario, asking him to take a leadership role in decreasing the waste created by excessive packaging, including creating a yearly prize to be awarded to an Ontario manufacturing company that takes extraordinary steps to change its packaging in order to reduce waste.

**Economic Impact**

1. Minimal for the distribution of the information in this recommendation.
2. Significant cost saving are possible if residents have less waste to be collected as a result of manufacturers addressing the issue of excessive packaging.

**Purpose**

1. The purpose of this recommendation is to support the philosophy of Greening Vaughan by attempting to bring to the attention of manufacturers the need to reduce packaging of their products.
2. To help reduce waste materials that would be collected and then sent to landfill.

**Background - Analysis and Options**

1. The City of Vaughan has embarked on an ambitious program to reduce waste and increase recycling. So far, in phase one of Greening Vaughan, we have seen a significant increase in recycling, thus reducing the amount of material going to landfill.
2. At the same time, a significant problem in reducing waste remains the excessive packaging of the products that residents of Vaughan need to dispose of. Even while some of it can be recycled, the energy and resources required to produce this excessive packaging is environmentally wasteful.
3. If manufacturers were to reduce their packaging, not only will their costs be reduced, they will also be contributing to a less wasteful society with its many implications.

**Conclusion**

Initiating this excessive packaging campaign is consistent with the goals of Greening Vaughan, may reduce costs of collection and disposal of waste and will contribute to efforts to preserve our environment.

**Attachments**

N/A

**Report prepared by:**

Councillor Alan Shefman

**210. BY-LAW 347-2006**  
**FIRST, SECOND AND THIRD READINGS**  
(Addendum No. 12)

MOVED by Councillor Carella  
seconded by Regional Councillor Frustaglio

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

By-Law Number 347-2006      A By-law to repeal By-law 346-2006. (PLC.06.028, Vellore Park Holdings Inc., located east of Weston Road, south of Teston Road being Lots 15 – 19 inclusive, Lots 125 – 142 inclusive, Lot 152, Lots 158-166 inclusive, Block 184, Block 185 and Blocks 187-191 inclusive on Registered Plan 65M-3914, in Part of Lot 24, Concession 5) (Delegation By-law 333-98)

CARRIED

**211. BY-LAW 346-2006**  
**FIRST, SECOND AND THIRD READINGS**  
(Addendum No. 11)

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Ferri

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

By-Law Number 346-2006      A By-law to exempt parts of Plan 65M-3914 from the provisions of Part Lot Control. (PLC.06.028, Vellore Park Holdings Inc., located east of Weston Road, south of Teston Road being Lots 15 – 19 inclusive, Lots 125 – 142 inclusive, Lot 152, Lots 158-166 inclusive, Block 184, Block 185 and Blocks 187-191 inclusive on Registered Plan 65M-3914, in Part of Lot 24, Concession 5) (Delegation By-law 333-98)

CARRIED

**212. ADDENDUM**  
**BY-LAW 349-2006**

MOVED by Regional Councillor Jackson  
seconded by Councillor Carella

That the following addendum be added to the agenda:

By-Law Number 349-2006

A By-law to amend City of Vaughan By-law 1-88. (Z.06.038 (OP.06.017, Honeyvale Glade Estates Inc., located on the south side of Major Mackenzie Drive, west of Dufferin Street, more specifically at the southwest corner of Major Mackenzie Drive and future Peter Rupert Avenue, within Planning Block 18 (approved Draft Plan of Subdivision 19T-03V15), in Part of Lot 20, Concession 3) (Item 54, Committee of the Whole Report No. 43)

CARRIED UNANIMOUSLY

**213. BY-LAW 323-2006**  
**FIRST, SECOND AND THIRD READINGS**

MOVED by Councillor Carella  
seconded by Councillor Meffe

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

By-Law 323-2006      A By-law to amend City of Vaughan By-law 1-88. (OP.05.025, Z.05.051, DA.05.060, Leopard Lane Developments Inc., and Sharewell Investments Inc., located on the east side of Keele Street, south of Major Mackenzie Drive in Lot 20, Concession 3) (Council, June 26, 2006, Item 91, Committee of the Whole, Report No. 37)(Refer to Addendum No. 7, Minute No. 206)

CARRIED

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

**COMMITTEE OF THE WHOLE REPORT NO. 43**

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

ITEM - 37      PROPOSED SIGNAGE FOR CNR BRIDGES  
RCC MEDIA INC. AND THE CANADIAN NATIONAL RAILWAY COMPANY  
(Referred from the Council Meeting of September 11, 2006)

MOVED by Councillor Shefman  
seconded by Councillor Yeung Racco

That this matter be reconsidered.

CARRIED

MOVED by Councillor Shefman  
seconded by Regional Councillor Jackson

THAT Item 37, Committee of the Whole Report No. 43 be adopted and amended, as follows:

By approving the recommendation of the Commissioner of Economic/Technology Development and Communications, dated September 5, 2006; and

By receiving the memoranda from the Commissioner of Economic/Technology Development

and Communications, dated September 22, 2006, and Councillor Yeung Racco, dated September 25, 2006.

CARRIED

**215. PRESENTATION – VAUGHAN HOLDINGS INC.**

Councillor Yeung Racco presented Council with a cheque in the amount of \$2,359,000, from Vaughan Holdings Inc., the proceeds being dividends from Powerstream as a result of the corporation's increased efficiencies.

**216. BY-LAWS FIRST, SECOND AND THIRD READINGS**

MOVED by Councillor Carella  
seconded by Regional Councillor Jackson

That the memorandum from the Director of Legal Services, dated September 7, 2006, regarding By-Law 345-2006, be received; and

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

- |                        |  |
|------------------------|--|
| By-Law Number 297-2006 | A By-law to designate the Nathaniel Wallace House, 137 Woodbridge Avenue, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of historic and architectural value or interest. (Item 10, Committee of the Whole, Report No. 43) |
| By-Law Number 298-2006 | A By-law to establish advance vote dates and times for the 2006 Municipal Election. (Item 27, Committee of the Whole, Report No. 43)   |
| By-Law Number 299-2006 | A By-Law to amend By-law 1-96 as amended, to govern and control the parking of vehicles in the City of Vaughan. (Creditstone Road) (Council, September 11, 2006, Item 7, Committee of the Whole, Report No. 40)  |
| By-Law Number 300-2006 | A By-law to designate by Number an amendment to adopt Amendment Number 654 to the Official Plan, as effected by the Ontario Municipal Board. (OMB File O060056) (Springside Garden Estates, OP.05.002) (OMB Order No. 1761)  |
| By-Law Number 301-2006 | A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board. (OMB File Z060032) (Springside Garden Estates, Z.05.007) (OMB Order No. 1761)  |
| By-Law Number 302-2006 | A By-law to authorize the Mayor and Clerk to execute a license agreement between The Corporation of the City of Vaughan and Vaughan Soccer Club. (11151 Keele Street) (Council, June 26, 2006, Item 93, Committee of the Whole, Report No. 37)                               |
| By-Law Number 303-2006 | A By-law to amend By-law 1-96 as amended, to govern and control the parking of vehicles in the City of Vaughan. (Glen Shields Avenue) (Item 5, Committee of the Whole, Report No. 43)  |
| By-Law Number 304-2006 | A By-law to amend By-law 1-96 as amended, to govern and control the parking of vehicles in the City of Vaughan. (Mast Road) (Item  |



- 12, Committee of the Whole, Report No. 43)
- By-Law Number 305-2006 A By-law to amend By-law 1-96 as amended, to govern and control the parking of vehicles in the City of Vaughan. (Crestwood Road) (Council, September 11, 2006, Item 4, Committee of the Whole, Report No. 40)
- By-Law Number 306-2006 A By-law to amend By-law 1-96 as amended, to govern and control the parking of vehicles in the City of Vaughan. (Peelar Road) (Council, September 11, 2006, Item 24, Committee of the Whole, Report No. 40)
- By-Law Number 307-2006 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Genoa Road and Madeira Avenue) (Item 3, Committee of the Whole, Report No. 43)
- By-Law Number 308-2006 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Edgeley Blvd/Romina Drive/Four Valley Drive) (Item 13, Committee of the Whole, Report No. 43)
- By-Law Number 309-2006 A By-law to exempt parts of Plan 65M-3808 from the provisions of Part Lot Control. (PLC.06.027, Summit Thornhill, located between Bathurst Street and Bathurst Glen Drive on the north side of Ner Israel Drive, being Lot 22 on Plan 65M-3808 in Part of Lot 14, Concession 2) (Delegation By-law 333-98)
- By-Law Number 310-2006 A By-law to repeal By-law 309-2006. (PLC.06.027, Summit Thornhill, located between Bathurst Street and Bathurst Glen Drive on the north side of Ner Israel Drive, being Lot 22 on Plan 65M-3808 in Part of Lot 14, Concession 2) (Delegation By-law 333-98)
- By-Law Number 311-2006 A By-law to exempt parts of Plan 65M-3911 from the provisions of Part Lot Control. (PLC.06.009, Tonlu Holdings, located on the west side of Keele Street, north of Major Mackenzie Drive, being Block 1 on Registered Plan 65M-3911, in Part of Lot 21, Concession 4) (Delegation By-law 333-98)
- By-Law Number 312-2006 A By-law to repeal By-law 311-2006. (PLC.06.009, Tonlu Holdings, located on the west side of Keele Street, north of Major Mackenzie Drive, being Block 1 on Registered Plan 65M-3911, in Part of Lot 21, Concession 4) (Delegation By-law 333-98)
- By-Law Number 313-2006 A By-law to exempt parts of Plan 65M-3808 from the provisions of Part Lot Control. (PLC.06.024, Summit Bathurst Inc., located south of Rutherford Road and west of Bathurst Street, being Lot 35 on Registered Plan 65M-3808, in part of Lot 14, Concession 2) (Delegation By-law 333-98)
- By-Law Number 314-2006 A By-law to repeal By-law 313-2006. (PLC.06.024, Summit Bathurst Inc., located south of Rutherford Road and west of Bathurst Street, being Lot 35 on Registered Plan 65M-3808, in part of Lot 14, Concession 2) (Delegation By-law 333-98)
- By-Law Number 315-2006 A By-law to exempt parts of Plan 65M-3906 from the provisions of Part Lot Control. (PLC.06.026, Dufferin Contwo Investments

- Limited, located east of Dufferin Street, and south of Rutherford Road, between Autumn Hill Boulevard and Apple Blossom Drive being Lots 18 to 31, inclusive; Lots 37 to 42, inclusive, and Lots 193 to 249, inclusive on Registered Plan 65M-3906 in Lot 14, Concession 2) (Delegation By-law 333-98)
- By-Law Number 316-2006 A By-law to repeal By-law 315-2006. (PLC.06.026, Dufferin Contwo Investments Limited, located east of Dufferin Street, and south of Rutherford Road, between Autumn Hill Boulevard and Apple Blossom Drive being Lots 18 to 31, inclusive; Lots 37 to 42, inclusive, and Lots 193 to 249, inclusive on Registered Plan 65M-3906 in Lot 14, Concession 2) (Delegation By-law 333-98)
- By-Law Number 317-2006 A By-law to exempt parts of Plan 65M-3766 from the provisions of Part Lot Control. (PLC.06.025, 2019625 Ontario Limited, located west of Jane Street, north of Rutherford Road, more specifically at the crossroads of Sweetriver Boulevard and Auto Vaughan Drive, being Block 2 on Registered Plan 65M-3766, in Part of Lots 16 & 17, Concession 5) (Delegation By-law 333-98)
- By-Law Number 318-2006 A By-law to repeal By-law 317-2006. (PLC.06.025, 2019625 Ontario Limited, located west of Jane Street, north of Rutherford Road, more specifically at the crossroads of Sweetriver Boulevard and Auto Vaughan Drive, being Block 2 on Registered Plan 65M-3766, in Part of Lots 16 & 17, Concession 5) (Delegation By-law 333-98)
- By-Law Number 319-2006 A By-law to amend City of Vaughan By-law 1-88. (Z.05.006, Lambertson Meadows Estates Corp., located south of Rutherford Road on the Westside of Creditstone Road being Block 10 and Part of Block 9 on Registered Plan 65M-3354 in Lot 15, Concession 4) (Council, September 11, 2006, Item 45, Committee of the Whole, Report No. 40)
- By-Law Number 320-2006 A By-law to amend City of Vaughan By-law 1-88. (Z.06.031 and DA.06.061, 2056239 Ontario Inc., located at the southwest corner of Regional Road #7 and Regional Road #27, being Parts 20 and 21 on Registered Plan 65R-27456, in Lot 5, Concession 9) (Item 53, Committee of the Whole, Report No. 43)
- By-Law Number 321-2006 A By-law to amend City of Vaughan By-law 1-88. (OP.05.021, Z.05.043 and 19T-05V08, Pianora Holdings Corp. c/o Solmar Development Corporation, located on the southwest corner of Jane Street and the realigned Teston Road, in Part of Lot 26, Concession 5) (Council, June 26, 2006, Item 102, Committee of the Whole, Report No. 37)
- By-Law Number 322-2006 A By-law to adopt Amendment Number 648 to the Official Plan of the Vaughan Planning Area. (OP.05.025, Z.05.051, DA.05.060, Leopard Lane Developments Inc., and Sharewell Investments Inc., located on east side of Keele Street, south of Major Mackenzie Drive, in Lot 20, Concession 3) (Council, June 26, 2006, Item 91, Committee of the Whole, Report No. 37)
- By-Law Number 324-2006 A By-law to amend City of Vaughan By-law Number 1-88 and By-law Number 301-2006. (Z.05.007, Springside Gardens Estates Inc., located at the southeast corner of Springside Road and Jane

- Street in the Vaughan Centre Secondary Plan Area being part of Lot 17, Concession 4) ( Administrative Correction) (Council, June 12, 2006, Item 38, Committee of the Whole, Report No. 33)
- By-Law Number 325-2006 A By-law to exempt parts of Plan 65M- 3920 from the provisions of Part Lot Control. (PLC.05.017, Stone Manor Developments (Woodbridge) Limited, located at the southwest corner of Regional Road #7 and Helen Street, being Block 1 on Registered Plan 65M-3920 in Lot 5, Concession 7) (Delegation By-law 333-98)
- By-Law Number 326-2006 A By-law to repeal By-law 325-2006. (PLC.05.017, Stone Manor Developments (Woodbridge) Limited, located at the southwest corner of Regional Road #7 and Helen Street, being Block 1 on Registered Plan 65M-3920 in Lot 5, Concession 7) (Delegation By-law 333-98)
- By-Law Number 327-2006 A By-law to amend City of Vaughan By-law 1-88. (Z.04.071 (19T-04V16), Anland Woodbridge Limited, located on the west side of Islington Avenue. South of Langstaff Road, being Lots 3 and 4 on Registered Plan 65M-1117 (8456 and 8470 Islington Avenue), in Lot 10, Concession 7) (Council, September 11, 2006, Item 41, Committee of the Whole, Report No. 40)
- By-Law Number 328-2006 A By-law to amend City of Vaughan By-law 1-88. (Z.06.021 (Related File Z.01.061), Hilton Stein (1487224 Ontario Inc.), located on the west side of Dufferin Street, through to Fernstaff Court and north of Langstaff Road, described as Units 1 and 2 of York Region Condominium Corporation No. 547 (91 Fernstaff Court), being Lot 36 on Registered Plan 65M-2043, in Part of Lot 11, Concession 3) (Council, September 11, 2006, Item 44, Committee of the Whole, Report No. 40)
- By-Law Number 329-2006 A By-law to amend City of Vaughan By-law 1-88. (Z.03.071(S) and 19T-05V05(S), York Major Holdings Inc., York Circle Holdings Inc., located north of Major Mackenzie Drive and west of McNaughton Road, in part of Lots 21 and 22, Concession 3) (Council, June 26, 2006, Item 90, Committee of the Whole, Report No. 37)
- By-Law Number 330-2006 A By-law to adopt Amendment Number 647 to the Official Plan of the Vaughan Planning Area. (OP.06.017 and Z.06.038 (19T-03V15), Honeyvale Glade Estates Inc., located on the south side of Major Mackenzie Drive, west of Dufferin Street, more specifically at the southwest corner of Major Mackenzie Drive and future Peter Rupert Avenue, within Planning Block 18 (approved Draft Plan of Subdivision 19T-03V15), in Part of Lot 20, Concession 3) (Item 54, Committee of the Whole, Report No. 43)
- By-law number 331-2006 A By-law to dedicate certain lands as part of the public highway. (Clubhouse Road, 1 foot reserve, Plan 5757) (Delegation By-law 333-98)
- By-Law Number 332-2006 A By-law to dedicate certain lands as part of the public highway. (Wallace Street, Part of Lot 62 on Registered Compiled Plan 9831, designated as Parts 3, 4 & 5 on Plan 64R-8053) (Delegation By-law 333-98)
- By-Law Number 333-2006 A By-law to dedicate certain lands as part of the public highway.

- (Humberview Estates Phase 3, Part of Lot 25, Concession 4, designated as Part 6 on Plan 65R-24078) (Delegation By-law 333-98)
- By-Law Number 334-2006 A By-law to dedicate certain lands as part of the public highway. (Vellore Park Holdings Inc., 19T-00V10, Phase 1, Block 33 West, Part of Lot 24, Concession 5, designated as Parts 20 and 21 on Plan 65R-28424) (Delegation By-law 333-98)
- By-Law Number 335-2006 A By-law to dedicate certain lands as part of the public highway. (Major Bob Farms Inc., 19T-89124, Phase 1, Block 12, Block 96 on Plan 65M-3924) (Delegation By-law 333-98)
- By-Law Number 336-2006 A By-law to dedicate certain lands as part of the public highway. (Midvale Estates Limited, 19T-03V16, Phase 1, Block 12) (Delegation By-law 333-98)
- By-Law Number 337-2006 A By-law to assume Municipal Services in Majorsouth – excluding Vellore Boulevard Phase 1, 19T-97V29, Registered Plan 65M-3363. (Majorsouth Development Corporation, Subdivision Agreement dated September 8, 1999) (Item 22, Committee of the Whole, Report No. 43)
- By-Law Number 338-2006 A By-law to assume Municipal Services in Vellore Village Estates Phase 3, 19T-89024 Registered Plan 65M-3549 and 65M-3550. (Torsono Holdings Inc. and Hopecrest Builders Ltd., Subdivision Agreement dated February 1, 2002) (Item 23, Committee of the Whole, Report No. 43)
- By-Law Number 339-2006 A By-law to assume Municipal Services in Armeria (East) Phase 1, 19T-89037 Registered Plan 65M-3523 and 65M-3524. (Armeria Investments Limited Subdivision Agreement dated July 27, 2001) (Item 20, Committee of the Whole, Report No. 43)
- By-Law Number 340-2006 A By-law to assume Municipal Services in Armeria (East) Phase 2, 19T-89037 Registered Plan 65M-3590. (Armeria Investments Limited, Subdivision Agreement dated June 12, 2002) (Item 21, Committee of the Whole, Report No. 43)
- By-Law Number 341-2006 A By-law to assume Municipal Services in Vellore Village Estates Phase 4, 19T-89024 Registered Plan 65M-3617. (589915 Ontario Limited, Subdivision Agreement dated October 18, 2002) (Item 19, Committee of the Whole, Report No. 43)
- By-Law Number 342-2006 A By-law to authorize the Mayor and Clerk to execute an Agreement on behalf of the City of Vaughan between The Corporation of the City of Vaughan and the Jewish Community Services of Greater Toronto. (Council, June 26, 2006, Minute No. 160, Addendum No. 2)
- By-Law Number 343-2006 A By-law to authorize execution of an Agreement respecting signs between the City of Vaughan and the Canadian National Railway Company. (Item 37, Committee of the Whole, Report No. 43)
- By-Law Number 344-2006 A By-law to amend By-law Number 396-2002, as amended, to provide for fees and charges by amending Schedule “L”. (Public Works) (Item 24, Committee of the Whole, Report No. 43)

By-Law Number 345-2006      A By-law to declare land surplus, to stop up and close and authorize conveyance of surplus cul-de-sac parcels. (Riceton Holdings Ltd., Extension of Viceroy Road) (Additional Information Memo dated September 7, 2006)

By-Law Number 349-2006      A By-law to amend City of Vaughan By-law 1-88. (Z.06.038 (OP.06.017, Honeyvale Glade Estates Inc., located on the south side of Major Mackenzie Drive, west of Dufferin Street, more specifically at the southwest corner of Major Mackenzie Drive and future Peter Rupert Avenue, within Planning Block 18 (approved Draft Plan of Subdivision 19T-03V15), in Part of Lot 20, Concession 3) (Item 54, Committee of the Whole Report No. 43) (Minute No. 212)

CARRIED

**217. CONFIRMING BY-LAW**

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Jackson

THAT By-law Number 350-2006, being a by-law to confirm the proceedings of Council at its meeting on September 25 2006, be read a First, Second and Third time and enacted.

CARRIED

**218. ADJOURNMENT**

MOVED by Councillor Carella  
seconded by Councillor Di Vona

THAT the meeting adjourn at 3:44 p.m.

CARRIED

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Michael Di Biase, Mayor

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J. D. Leach, City Clerk