

**CITY OF VAUGHAN**  
**REPORT NO. 37 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on June 26, 2006*

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The Committee of the Whole met at 1:13 p.m., on June 19, 2006.

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

Also Present:            Youth Councillor Mark A. Frisoli

The following items were dealt with:

**1                               DEVELOPMENT CHARGES ACT REFORM**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Di Biase, dated June 19, 2006:**

**Recommendation**

Mayor Michael Di Biase recommends:

That the following resolution with respect to reforms to the Development Charges Act be approved;

Whereas the last update of the Development Charges Act 1997 was nine (9) years ago;

Whereas the current Development Charges Act does not permit the collection of development charges to fund growth related capital costs for the following services which were previously eligible under the old Act;

- \*       Hospitals;
- \*       Headquarters for municipal administration;
- \*       Computer equipment;
- \*       Cultural facilities such as museums, theatres and art galleries; and
- \*       Waste management services.

Whereas the current Development Charges Act requires a mandatory 10% reduction in the charge for growth related "soft services" such as community centres, libraries and parks;

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Whereas the requirement in the current Development Charges Act to collect based on the average service level over the previous 10 years is too restrictive and creates practical calculation and implementation issues;

Whereas the current Development Charges Act doesn't adequately provide for solutions to meet the challenges of growth that evolve over time (i.e. Transportation through subways and forms of higher order transit);

Whereas the Province indicated to the Municipal Finance Officers' Association of Ontario (MFOA) in August 2005 that a review of the Development Charges Act would begin in the near future; and

Whereas the growth related capital costs are significant, growth continues to occur and growth should pay for growth;

NOW THEREFORE BE IT RESOLVED that the Council of the City of Vaughan requests the Province of Ontario to immediately commence a consultative process with the municipal and development sectors to revise the Development Charges Act to address the issues noted above and other concerns that may be raised by the municipal sector;

AND THAT this resolution be forwarded to the Honourable Dalton McGuinty, the Premier of Ontario, the Honourable Greg Sorbara, Minister of Finance, the Honourable John Gerretsen, Minister of Municipal Affairs and Housing, Mario G. Racco, MPP, Mr. Dan Cowin, Executive Director of the MFOA and to all municipalities within Ontario with a population greater than 50,000.

**2                    PREVENTION OF STORM WATER BACKUP INTO RESIDENTIAL PREMISES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 19, 2006:**

**Recommendation**

Councillor Carella recommends:

That staff review any products, currently available on the market, which effectively prevent the backup of storm water into residential basements, and assuming such products are available, as part of the studies related to the August 19, 2005 rainstorm to report on their various costs, functionality, relative merit in preventing basement flooding, and the City's legal authority regarding this issue.

**3                    SYNTHETIC SURFACING OF BOCCE COURTS AT WOODBRIDGE HIGHLANDS PARK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 19, 2006:**

**Recommendation**

Councillor Tony Carella recommends that the petition of local residents requesting that two of the bocce courts at Woodbridge Highlands Park be converted to synthetic surfaces be received and forwarded to the Parks Department for costing, and thence to the Budget Committee, for consideration as part of the 2007 budgetary cycle.

**4**

**CLOTHING DONATION BOXES POLICY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Di Vona, dated June 19, 2006:**

**Recommendation**

Councillor Bernie Di Vona recommends:

1. THAT staff be requested to review the provision of clothing boxes throughout the City of Vaughan including licensing provisions.
2. THAT the review include a differentiation between those clothing boxes located on City owned property and commercial properties, and also a differentiation be made for those that are for charitable organizations and for profit organizations.

**5**

**RUTHERFORD ROAD NOISE REVIEW**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Di Vona, dated June 19, 2006:**

**Recommendation**

Councillor Bernie Di Vona recommends:

- 1) That the Regional Municipality of York, in consultation with the City of Vaughan, conducts a review of the noise levels on Rutherford Road between Weston Road and Babak Boulevard with a view of understanding the actual noise levels being experienced to the anticipated or planned noise levels achieved by the residents;
- 2) That the Regional Municipality of York conduct such review during the peak morning and afternoon period;
- 3) That should the actual noise levels be higher than the expected or anticipated noise levels, or higher than other arterial roads that the Regional Municipality of York consider reducing the speed limit from the existing 70 KM level; and
- 4) That the Regional Municipality of York also provide recommended solutions to the noise concerns raised by residents including landscape buffers and/or any other recommendation that they may feel is appropriate and report back in the next 30 days.

**6**

**KILDRUMMY GATE – TRAFFIC CALMING MEASURES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated June 19, 2006:**

**Recommendation**

Councillor Meffe recommends:

That staff be requested to investigate and provide a report on traffic calming options for Kildrummy Gate between St. Joan of Arc and Solway Avenue;

That staff be requested to report back at the first Committee of the Whole in September; and

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That York Regional Police be requested to increase their monitoring and enforcement of the speed limit along Kildrummy Gate.

**7** **STATUS UPDATE – NEW CITY HALL**

**The Committee of the Whole recommends:**

- 1) That the Award of Tender for the new City Hall be forwarded to the September 5, 2006, Committee of the Whole meeting;**
- 2) That the report of the City Manager and the Commissioner of Community Services, dated June 19, 2006, be received; and**
- 3) That the written submission of Mr. Paul De Buono, President, Vaughan Watch Inc., 9983 Keele Street, Suite 105, Vaughan, L6A 3Y5, dated June 19, 2006, be received.**

**Recommendation**

The City Manager and the Commissioner of Community Services, in consultation with the Commissioner of Finance & Corporate Services and the Commissioner of Legal & Administrative Services & City Solicitor, recommend:

- 1) That the following report be received;
- 2) That a Special Council Meeting be held at 1:00 p.m. on August 17, 2006 to award the Tender of the new City Hall.

**8** **LEASH FREE AREA**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 19, 2006:**

**Recommendation**

The Commissioner of Community Services in consultation with the Director of Reserves and Investments and the Director of Parks Development recommends:

1. That this report be received for information; and,
2. That staff be authorized to enter into discussions with Ontario Hydro regarding developing a leash free area within the hydro corridor in the vicinity of Highway #7 in Ward 2 of the City of Vaughan; and,
3. That this project be considered for capital funding in the 2007 budget.

**9** **OUTDOOR SKATEBOARD PARK IN THE CITY OF VAUGHAN**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated June 19, 2006, be approved; and**
- 2) That the deputation of Mr. Michael Brooke, Concrete Wave, 1054 Centre Street, Suite 293,**

Thornhill, L4J 8E5, be received.

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Parks Development, the Director of Recreation and Culture and the Director of Reserves and Investments recommend:

1. That this report be received for information; and,
2. That this project be considered for capital funding in the 2007 budget.

**10                    PROGRAMME AGREEMENT – HORSEBACK RIDING CAMP “CAMP CORRAL”  
                             BETWEEN COUNTRY MILE STABLES AND THE CITY OF VAUGHAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 19, 2006:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Directors of Recreation and Culture and Legal Services, recommends:

1. That the City of Vaughan enters into an agreement with Penny Murray operating as Country Mile Stables for the provision of instructional horseback riding lessons for children aged 7 – 12 years in the City of Vaughan; and,
2. That staff be authorized to enter into this program agreement in a standard form for future programs; and,
3. That a by-law be enacted authorizing the Mayor and the City Clerk to execute said agreement.

**11                    AWARD OF REQUEST FOR PROPOSAL RFP06-075  
                             CONSULTING SERVICES FOR MASTER PLAN FOR THE PROVISION OF  
                             RECREATION & CULTURE, PARKS, BUILDINGS, FACILITIES & LIBRARIES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 19, 2006:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Directors of Purchasing Services, Recreation and Culture, Building and Facilities, Parks Development and the CEO of Vaughan Library Services recommends:

1. That RFP06-075, Consulting Services for Master Plan for the Provision of Recreation, Culture, Parks, Buildings, Facilities & Libraries be awarded to Monteith Brown Planning Consultants for the amount of \$119,945.00 (excluding G.S.T.); and,
2. That a contingency allowance of \$12,000 be approved, within which the Commissioner of Community Services is authorized to approve amendments to the contract; and,
3. That the Mayor and Clerk be authorized to sign the necessary documents; and,

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4. That the approved capital budget of \$75,000 be increased to include the approved Ministry of Health grant in the amount of \$75,000 for a total capital budget of \$150,000; and,
5. That the inclusion of the matter on a public Committee or Council agenda with respect to increasing the capital budget identified as Award of Request for Proposal RFP06-075 is deemed sufficient notice pursuant to Section 2 (1) (c) of Bylaw 394-2002.

**12      RECREATION AND CULTURE'S COMMERCIAL PHOTOGRAPHY PERMIT SYSTEM**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services and the Director of Recreation and Culture, dated June 19, 2006:**

**Recommendation**

The Commissioner of Community Services and the Director of Recreation and Culture recommend:

1. That the Recreation and Culture's Commercial Photography Permit System be revised to remove the Kleinburg Scout House and Railway Station as a city-owned property available for commercial photography and the corresponding references to restricted sites and exclusive use which no longer apply; and,
2. That a By-Law be enacted to amend the Photography Permits By-Law Number 82-2006, to delete all references to the Kleinburg Scout House and Railway Station as a city-owned property available for commercial photography.

**13      CASE TRACKING SYSTEM (CTS) IMPLEMENTATION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, and the Chief Information Officer (CIO), dated June 19, 2006:**

**Recommendation**

The Commissioner of Economic/Technology Development and Communications, and the Chief Information Officer (CIO), in consultation with the City Manager and the Senior Management Team, recommend that:

1. This report be received for information.

**14      ACCESS VAUGHAN OPERATIONAL UPDATE AND FUTURE PHASES**

**The Committee of the Whole recommends:**

- 1) That staff proceed with the expansion and integration of Access Vaughan as it relates to the provision of services corporate wide, and that the proposed programs be prioritized and the source of funding be identified; and
- 2) That the report of the Commissioner of Economic/Technology Development and Communications, dated June 19, 2006, be received.

**Recommendation**

The Commissioner of Economic/Technology Development and Communications, in consultation with the City Manager, Senior Management Team, the CIO, the Access Vaughan Steering Committee as well as the recommends:

1. That Council receive this report and provide direction for future phases of Access Vaughan as listed in the body of this report.

**15                      ECONOMIC/TECHNOLOGY DEVELOPMENT DEPARTMENT ACTIVITIES –  
                                 SEMI ANNUAL UPDATE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated June 19, 2006:**

**Recommendation**

The Commissioner of Economic/Technology Development and Communications, in conjunction with the Senior Manager of Business Development, recommends:

That Council receive this report for information purposes only.

**16                                      ASSUMPTION – BLOCK 17 PROPERTIES  
   19T-97V04 / 65M-3448**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3448, and that the municipal services letter of credit be released.

**17                                      ASSUMPTION – MAPLEWOOD RAVINES – PHASE 1  
   19T-94023 / 65M-3201**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3201, and that the municipal services letter of credit be reduced to \$175,000 for security towards the necessary modifications to the sanitary sewage system and the water booster station and final repair of deficiencies.

**18                                      ASSUMPTION – INTERCHANGE**

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**19T-84004 / 65R-20291**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Development Agreement described by Plan 65R-20291, and that the municipal services letter of credit be reduced to \$35,000 for the minor repairs of paving material and pedestrian crossings as per the request of the Development Planning Department.

**19      ASSUMPTION – COMDEL PHASE 1 (EXCLUDING VELLORE WOODS BOULEVARD &  
COMDEL BOULEVARD)  
19T-97V26 / 65M-3348**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3348, and that the municipal services letter of credit be reduced to \$14,000 for the guarantee of boulevard trees and completion of “as -built drawings” as per the Parks Operations and Forestry Department. Once these works are completed to the satisfaction of the City, the letter of credit will be released.

**20                      ASSUMPTION – KERROWOOD NORTH SUBDIVISION  
19T-84075 / 65M-2928**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3348, and that the securities be reduced to \$245,000 pending the Region’s clearance regarding the construction of the sanitary outfall on Highway 27 between Islington Avenue and Cedar Glen Court and payment to the City in lieu of sidewalks along Highway 27, Cedar Glen Court and Forest Heights Boulevard.
2. When the clearance letter has been received and the payment in lieu of sidewalks has been made, the securities will be released.



**21**

**ASSUMPTION – KEELANG TUDOR - PHASE 1 & 2  
19T-86053 / 65R-15957, 65R-16605, 65R-17647 & 65R-17431**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Municipal Services Agreement described by Plan 65R-15957, 65R-16605, 65R-17647 and 65R-17431 and that the municipal services letter of credit be released.

**22**

**AWARD OF TENDER T06-107  
ROAD RESURFACING 2006 - VARIOUS LOCATIONS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

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

1. That Tender T06-107 for the Road Resurfacing 2006 – Various Locations be awarded to Furfari Paving Co. Ltd. in the amount of \$1,796,392.00;
2. That a contingency allowance in the amount of \$180,000.00, plus G.S.T. be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract;
3. That a Geotechnical and Material Testing amount of \$18,000.00, plus G.S.T. be approved to ensure compliance with all applicable standards; and
4. That the additional funds required to complete this project in the approximate amount of \$160,000.00 be approved, and reallocated from Road Resurfacing 2005, Capital Project 1576-0-05 to Road Resurfacing 2006, Capital Project 1577-2-06.

**23**

**AWARD OF TENDER T06-118  
CURB & SIDEWALK REPAIR & REPLACEMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Director of Purchasing Services, and the Director of Reserves and Investments, recommends that this report be received for information.

**24**

**AWARD OF TENDER T06-067  
HAULAGE & DISPOSAL OF VARIOUS WASTE MATERIAL**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Director of Purchasing Services, recommends that this report be received for information.

**25**

**AWARD OF TENDER T06-028  
MAJOR MACKENZIE DRIVE SIDEWALK AND ILLUMINATION  
WESTON ROAD TO JANE STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

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

1. That Tender T06-028 for the Major Mackenzie Drive Sidewalk and Illumination, Weston Road to Jane Street be awarded to Maple-Crete Inc. in the amount of \$332,387.00, plus G.S.T.;
2. That a contingency allowance in the amount of \$33,000.00 be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the Contract; and
3. That the Mayor and Clerk be authorized to sign the appropriate documents.

**26**

**SCHOOL CROSSING GUARD  
ANNUAL LOCATION REVIEW**

**The Committee of the Whole recommends that this matter be referred to the Council/School Board Liaison Committee.**

**Recommendation**

The Commissioner of Engineering and Public Works, the Commissioner of Legal and Administrative Services, the Director of Human Resources and the Director of Engineering Services recommend:

1. That a school crossing guard be approved on the south side of the intersection of Fossil Hill Road and Maria Antonia Road (St. Veronica Catholic Elementary School);
2. That the school crossing guard to be removed from the intersection of Melville Avenue and Cunningham Drive be relocated to the intersection of Fossil Hill Road and Maria Antonia Road;
3. That the following three school crossing guards be removed: New Westminster Drive/Conley Street, Melville Avenue/Avro Road and Martin Grove Road/Forest Drive; and
4. That the 82 guard complement be retained and the above three guard removals in recommendation #3 be utilized at a future school or an additional approved request.

**27**

**THORNHILL WOODS DRIVE  
PEDESTRIAN SIGNAL AND SCHOOL CROSSING GUARD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Directors of Reserves & Investments and Human Resources recommends:

1. That the existing School Crossing Guard position at the intersection of Melville Avenue and Roseheath Drive be eliminated as it is no longer required due to a consolidation of school crossing guards in the area of the School;
2. That a School Crossing Guard be established, at a New crossing location on Thornhill Woods Drive south of Coltrane Drive, in front of the planned District Park for the 2006/07 school year;
3. Since a Pedestrian Signal is warranted on Thornhill Woods Drive, in the vicinity of the planned District Park, that the matter be referred to the 2007 Capital Budget deliberations for consideration; and
4. That the York Region District School Board, Thornhill Woods Public Elementary School Principal, and School Community Council be notified of Council's direction in this matter.

**28**

**KIPLING AVENUE SOUTH OF HIGHWAY 7  
VARIOUS TRAFFIC CONCERNS**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006, be approved, subject to replacing "May 1<sup>st</sup> to September 30<sup>th</sup>" with "April 1<sup>st</sup> to October 31<sup>st</sup> in Clause 1; and
- 2) That the residents on both sides of Kipling Avenue between Highway 7 and the southerly leg of Veneto Drive, be polled to determine if they are in support of a pilot project to run in 2006 only, entailing the prohibition of all parking on the east side of Kipling Avenue only between 6:00 p.m. and 11:59 p.m. on Saturdays and Sundays from June 1<sup>st</sup> to September 30<sup>th</sup>, and that if 66.6% of respondents are in agreement with this proposal, this pilot project will be implemented with all deliberate speed.

**Recommendation**

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

1. That all day parking prohibitions be implemented on the west side of Kipling Avenue from the north to south limits of the Kipling Parkette from May 1<sup>st</sup> to September 30<sup>th</sup>;
2. That the information from the Region of York, Transportation and Works Department, regarding additional weekend traffic signal timing plans at Highway 7 and Kipling Avenue to coincide with community centre/club activities be received for information; and

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3. That those issues/concerns raised by area residents, and related directly to the addition of any future recreational/club facilities be addressed through the Development Approvals process as conditions of Site Plan Approval and remain the responsibility of the Applicant(s).

**29 VILLAGE GREEN DRIVE AND VELMAR DRIVE (EAST INTERSECTION)  
PROPOSED CENTRE MEDIAN**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006, be approved; and
- 2) That the funding for the installation of a centre median at the subject location be referred to the Budget Committee for consideration during the 2007 Capital Budget deliberations.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That this report be received for information purposes regarding the installation of a centre median on the south leg of the intersection of Village Green Drive and Velmar Drive (east intersection).

**30 MISTY MEADOW DRIVE  
PARKING REVIEW**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006, be approved;
- 2) That staff review the feasibility of installing a four-way stop at Misty Meadow Drive and Twinberry Crescent; and
- 3) That the deputation of Ms. Jenny Fiorini, 62 Misty Meadow Drive, Woodbridge, L4L 3V7, be received.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That parking prohibitions not be implemented on Misty Meadow Drive;
2. That the City of Vaughan Bylaw and Enforcement Department provide increased enforcement of the maximum three hour parking limit on Misty Meadow Drive; and
3. That the letters and petitions be received from area residents.

**31 JACOB KEFFER PARKWAY  
PROPOSED PARKING PROHIBITIONS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That By-law 1-96, the Consolidated Parking By-law, be amended to add 'No Parking' Anytime prohibition on the east side of Jacob Keffer Parkway, from a point 38 meters south of Rutherford Road to a point 60 meters south of Rutherford Road; and
2. That By-law 1-96, the Consolidated Parking By-law, be amended to add 'No Parking' Anytime prohibition on the west side of Jacob Keffer Parkway, from a point 33 meters south of Rutherford Road to a point 95 meters south of Rutherford Road.

**32      NAPA VALLEY AVENUE AND CRISCIONE DRIVE/ST. PADRE PIO'S SCHOOL ACCESS  
            ALL-WAY STOP CONTROL REVIEW**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control be installed at the intersection of Napa Valley Avenue and Criscione Drive/St. Padre Pio's school access.

**33                      COLLISIONS AT SIGNALIZED AND UNSIGNALIZED INTERSECTIONS**

**The Committee of the Whole recommends:**

- 1)      **That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006, be approved; and**
- 2)      **That staff review the top three locations with the highest collision rates and provide a report addressing the safety issues.**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1.      That the following report be received for information;
2.      That York Region Police Services be requested to provide more frequent surveillance and enforcement of the speed limit and ensure better compliance with the existing traffic signal controls at the following intersections:
  - Ansley Grove Road/Embassy Drive/Blue Willow Drive
  - Clark Avenue/New Westminster Drive
  - Ansley Grove Road/Windflower Gate/Pinedale Gate
3.      That a copy of this report be forwarded to Transportation & Works Department at the Regional Municipality of York for their information.

**34**

**SHERWOOD PARKETTE  
BARRIER OPTIONS**

**The Committee of the Whole recommends:**

- 1) That decorative bollards be installed on Sherwood Park Drive on the north side of the Sherwood Parkette;**
- 2) That the matter with respect to funding be referred to the Budget Committee; and**
- 3) That the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006, be received.**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the report be received for information regarding a protective barrier to be installed on Sherwood Park Drive on the north side of the Sherwood Parkette.

**35**

**SHERWOOD PARK DRIVE  
PARKING PROHIBITION REVIEW**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

- 1. That By-law 1-96, the Consolidated Parking By-law, be amended to add a 'No Parking' prohibition on the south side of Sherwood Park Drive between Keele Street and Alberta Drive; and**
- 2. That By-law 1-96, the Consolidated Parking By-law, be amended to delete the existing 'No Parking' prohibition on the north side of Sherwood Park Drive between the west limit of Keele Street and the east limit of Alberta Drive.**

**36**

**FREDRICK STREET  
NEIGHBOURHOOD TRAFFIC COMMITTEE PLAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the Fredrick Street Neighbourhood Traffic Committee plan proposal not be approved in accordance to the Neighbourhood Traffic Committee Policy and Procedure as the resident support of 66.6% was not achieved and also the warrant criteria is not met.

## Recommendation

1. That aeration devices be installed in stormwater management ponds where water conditions are positively identified as breeding grounds for mosquitoes, as determined by the Region of York's Health Unit or where water quality concerns have been identified by Staff, and then only if a more economical solution can not be found;
2. That water fountains be installed in stormwater management ponds to visually enhance and promote the City of Vaughan in highly visible areas adjacent to arterial roads and/or within key district centre areas of the City, provided that the pond is deemed to be a suitable candidate for a water fountain as assessed by Staff on a site specific basis;
3. That a Stormwater Management Pond Water Fountain Pilot Project be implemented at the Sugarbush Pond located just north of Highway 7 between Bathurst Street and Thornhill Woods Drive to fully assess the installation, operation and maintenance requirements of electrically driven water fountains; and,
4. That the Five Year Implementation Strategy for the installation, operation and maintenance of fountains and aeration devices in stormwater management ponds and all associated financial implications be deferred for consideration to a future Budget Committee meeting, following the completion of the Stormwater Management Pond Water Fountain Pilot Project.

**38 FENCING LANGSTAFF ROAD**

## Recommendation

That this report BE RECEIVED for information purposes.

## 39 CONLEY STREET TRAFFIC CALMING MEASURES

## Recommendation

1. That a By-law be enacted to implement a westbound through prohibition at the intersection of Conley Street and New Westminster Drive from 7:00am – 9:00am, Monday – Friday;
2. That the City of Toronto be requested to review the feasibility of an eastbound left turn prohibition at the intersection of Steeles Avenue and Conley Street from 4:00pm – 6:00pm, Monday – Friday;

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3. That speed humps not be installed on Conley Street;
4. That York Regional Police be requested to provide increased enforcement of the existing southbound right turn prohibition at the intersection of Conley Street and New Westminster Drive.

40

**CREDITSTONE ROAD  
PROPOSED PARKING/STOPPING PROHIBITION**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006, be approved;
- 2) That staff provide a report addressing the off-loading activities of large trucks on Creditstone Road, including the feasibility of implementing a parking prohibition at all times for such activity; and
- 3) That the memorandum from the Director of Engineering Services, dated June 15, 2006, be received.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That a "No Parking" prohibition from 4:00 – 6:00 pm, Monday to Friday, be implemented on the east side of Creditstone Road (northbound direction) between the Canadian National Rail crossing and MacIntosh Boulevard.

41

**TEMPORARY BORROWING BY-LAW 2006**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & Corporate Services, dated June 19, 2006:**

**Recommendation**

The Commissioner of Finance & Corporate Services recommends:

That Council enact a Temporary Borrowing By-law for an amount up to \$50,000,000 from the City's corporate bank of record.

42

**PROPERTY ASSESSMENT APPEALS - 2006**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & Corporate Services and the Director of Finance, dated June 19, 2006:**

**Recommendation**

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



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That Council approve the attached list of properties for appeal to the Assessment Review Board.

43

**REPORTING SYSTEM FOR MAJOR CONTRACTS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & Corporate Services and the Director of Purchasing Services, dated June 19, 2006:

**Recommendation**

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

That the following report with respect to the implementation of a reporting system for major contracts and Attachments 1 and 2 be received.

44

**VAUGHAN YOUTH CITY COUNCILLOR PILOT PROJECT REVIEW**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services, dated June 19, 2006, be approved, subject to replacing Section 2.5 in the May 2006 revised Vaughan Youth City Councillor Roles and Responsibilities with the following:

**Section 2.5** Applications will be reviewed by the City Clerk/Deputy City Clerk. The City Clerk/Deputy City Clerk and the Chair of the Youth Cabinet will interview potential candidates as part of the work experience; and

- 2) That the following be approved in accordance with the memorandum from the Commissioner of Legal and Administrative Services, dated June 16, 2006:

“1) That section 6.1 (May 2006 revised Roles and Responsibilities) be replaced with the following:

**6.1** The Youth City Councillor position affords the successful candidate the opportunity to acquire a 1-credit (110 hours) or 2-credit (220 hours) afternoon co-op placement linked to an appropriate course.

- 2) That the following sections be added to the May 2006 revised Roles and Responsibilities:

**10.0 CO-OP TEACHER ROLE AND RESPONSIBILITIES**

**10.1** Distribute program package to appropriate candidates based on criteria outlined in sections 2.0 and 5.0.

**10.2** Screen and prepare potential candidates selected for the interview process.

**10.3** Outline clearly to the candidates the time requirements and how the position would fit into the school calendar, credits designated and student timetable. (It is recognized that schools must be flexible to fit the requirements outlined by the City).

**10.4** Meet with designated Supervisor and review Ministry of Education

- requirements: Work Education Agreement, WSIB coverage, semester calendar, evaluations and personal training plan.
- 10.5 Review and provide designated City Supervisor copies of all necessary documentation prior to the student commencing his/her placement at the worksite.
  - 10.6 Discuss possible job shadowing of Councillor (Chair of the month). (It is recognized that this facet of the program would depend on the time constraints of the Councillor(s) in question and confidentiality issues that may arise.
  - 10.7 Complete all necessary paperwork if an injury were to occur while the student was fulfilling the designated duties.
  - 10.8 Monitor regularly the student's progress and meet with designated City Supervisor.
  - 10.9 Outline to the selected candidate the proper procedures/protocols for the position with respect to initiatives, attending functions, meetings, media protocols, etc.
  - 10.10 Review, in consultation with designated City Supervisor all initiatives, presentations, reports and events.
  - 10.11 Review the proper conduct with respect to handling all potential issues surrounding the position since the selected candidate is a representative of the City of Vaughan at all times. Maintaining the integrity of the position at all times must be stressed.
  - 10.12 Stress to the student, if for any reason he/she is removed from the position due to poor work performance, attendance or other specific issues, the student will forfeit all designated co-op credits and be removed from the program/position of Vaughan Youth City Councillor.

**11.0 WSIB COVERAGE**

- 11.1 WSIB coverage will be provided by the Ministry of Education for hours delineated on the Work Education Agreement as hours a student will be gaining high school credits.
- 11.2 The placement hours must be outlined on the Work Education Agreement and must coincide with the length of the school semester."

**Recommendation**

The Commissioner of Legal and Administrative Services recommends:

- 1) That the Vaughan Youth City Councillor Pilot Project initiative continue as a co-op program offered to Grade 12 high school students in Vaughan;
- 2) That the revised Roles and Responsibilities (Attachment 1) be approved; and
- 3) That a copy of this report be forwarded to the Directors of Education and Program Consultants at the York Region District Catholic and Public Boards.

**45**

**REQUEST FOR FENCE HEIGHT EXEMPTION  
26 MACARTHUR DRIVE, THORNHILL, ONTARIO - WARD 4**

The Committee of the Whole recommends:

- 1) That the fence height exemption for 26 MacArthur Drive, be granted;

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- 2) That the deputation of Mr. Michael Kleinhandler, 26 MacArthur Drive, Thornhill, L4J 7T5, be received;
- 3) That the written submission of Mr. Howard J. Feldman, 27 Redford Place, Thornhill, L4J 7S8, dated June 19, 2006, be received; and
- 4) That the following report of the Senior Manager of Enforcement Services, dated June 19, 2006, be received.

**Recommendation**

The Senior Manager of Enforcement Services requests direction on this matter.

**46                                      REQUEST FOR FENCE HEIGHT EXEMPTION  
    17 ROBINS NEST, WOODBRIDGE, ONTARIO - WARD 1**

**The Committee of the Whole recommends:**

- 1) That the fence height exemption for 17 Robins Nest, be granted; and
- 2) That the following report of the Senior Manager of Enforcement Services, dated June 19, 2006, be received.

**Recommendation**

The Senior Manager of Enforcement Services requests direction on this matter.

**47                                      REQUEST FOR FENCE HEIGHT EXEMPTION  
    2 EVITA COURT, THORNHILL, ONTARIO - WARD 5**

**The Committee of the Whole recommends**

- 1) That the fence height exemption for 2 Evita Court, be granted; and
- 2) That the following report of the Senior Manager of Enforcement Services, dated June 19, 2006, be received.

**Recommendation**

The Senior Manager of Enforcement Services requests direction on this matter.

**48                                      REQUEST FOR FENCE HEIGHT EXEMPTION  
    20 OAKBANK ROAD  
    THORNHILL, ONTARIO IN WARD 5**

**The Committee of the Whole recommends:**

- 1) That the fence height exemption for 20 Oakbank Road, be granted;
- 2) That the deputation of Mr. Rocco LoFranco, on behalf of Ms. Adrianna LoFranco, 20 Oakbank Road, Thornhill, L4J 2B9, be received; and

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- 3) That the following report of the Senior Manager of Enforcement Services, dated June 19, 2006, be received.

**Recommendation**

The Senior Manager of Enforcement Services requests direction on this matter.

49

**SIGN VARIANCE APPLICATION  
FILE NO: SV.06-06  
OWNER: THE CADILLAC FAIRVIEW CORPORATION LIMITED  
LOCATION: 1 PROMENADE CIRCLE, BLOCK 1-4,  
REGISTERED PLAN 65M-2325**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 19, 2006:

**Recommendation**

That Sign Variance Application SV.06-06, The Cadillac Fairview Corporation Limited, be APPROVED in principal, and subject to the following conditions:

- 1) That a total of six (6) signs be permitted on the subject lands and that the proposed signs be located in close proximity of the entrances to the mall and away from the service road that services the mall (Promenade Circle.)
- 2) That the signs be restricted to advertise products/services available in the mall.
- 3) Be conditional upon an agreement to the satisfaction of the City respecting various matters that may include, but not limited to, content, location, size, duration and space available for City use and, that upon finalization of the final terms and conditions that the agreement be brought back to Council for consideration.

50

**SIGN VARIANCE APPLICATION  
FILE NO: SV.06-012  
OWNER: CANADIAN TIRE CORPORATION LTD.  
LOCATION: 3850 HIGHWAY 7, (HIGHWAY 7 & WESTON ROAD  
PART LOT 6, CONCESSION 6, REGISTERED PLAN 65R-18505**

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 26, 2006.

**Recommendation**

That Sign Variance Application SV.06-012, Canadian Tire Corporation Ltd., be REFUSED. Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his daughter is employed by the Canadian Tire Corporation Ltd., and did not take part in the discussion or vote on the matter.

51

**APPOINTMENT OF BUILDING OFFICIALS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Building Standards, dated June 19, 2006:

**Recommendation**

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The Commissioner of Planning and the Director of Building Standards recommend:

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

**52**

**AWARD OF TENDER T06-070  
LANDSCAPE MEDIAN CONSTRUCTION ON MAJOR MACKENZIE DRIVE (Y.R.25)  
MELVILLE AVENUE TO MCNAUGHTON ROAD/AVRO ROAD MAPLE ONTARIO**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning, in consultation with the Directors of Purchasing Services, Reserves and Investments and Policy Planning/Urban Design recommends:

- 1) THAT Council endorse the November 30, 2005 resolution of the Maple Streetscape Community Advisory Committee that request the Region of York to provide the necessary funds (tendered amount \$35,200.61) to undertake the landscaping (trees and ground cover) in the Major Mackenzie Drive Landscape Median;
- 2) THAT Council endorse the May 2, 2006 resolution of the Maple Streetscape Community Advisory Committee to proceed with the project, as the tendered cost overrun is considered reasonable and legitimate in providing a positive addition to the streetscape of the Village of Maple;
- 3) THAT T06-070, LANDSCAPE MEDIAN CONSTRUCTION ON MAJOR MACKENZIE DRIVE (Y.R. 25) MELVILLE AVENUE TO MCNAUGHTON ROAD/AVRO ROAD MAPLE, ONTARIO be awarded to Vaughan Paving Ltd. in the amount \$224,851.10;
- 4) THAT a contingency allowance of 10% be approved, within which the Commissioner of Planning or his designate is authorized to approve amendments to the contract; and
- 5) THAT a Bylaw be enacted authorizing the Mayor and City Clerk to sign the necessary documents.

**53**

**SITE DEVELOPMENT FILE DA.06.041  
ARBAND INVESTMENTS LIMITED & IVY GLEN DEVELOPMENTS INC.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.041 (Arband Investments Limited & Ivy Glen Developments Inc.) BE APPROVED, for a two-storey public elementary school, as shown on Attachment #2, subject to the following conditions:
  - a) that prior to the issuance of a building permit:

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- i) the final site plan, building elevations and landscape plan, shall be approved by the Development Planning Department;
  - ii) the final site grading and servicing plan, stormwater management report, environmental site assessment report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department; and,
  - iii) all hydro requirements of PowerStream Inc. shall be satisfied.
2. The School Board is hereby advised that no unauthorized alterations shall be made to the approved site plan, including changes to the physical design as it relates to traffic circulation in and around the school, without first obtaining approval from the City.

**54**

**SITE DEVELOPMENT FILE DA.06.026  
YORK REGION DISTRICT SCHOOL BOARD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Site Development File DA.06.026 (York Region District School Board) BE APPROVED, to permit the construction of a 2-storey public elementary school, as shown on Attachment #2, subject to the following conditions:
  - a) that prior to the issuance of a building permit:
    - i) the final site plan, landscape plan, and building elevations, shall be approved to the satisfaction of the Development Planning Department;
    - ii) the final site grading and servicing plan and storm water management report, environmental site assessment report, access, parking and on-site circulation, shall be approved to the satisfaction of the Engineering Department; and,
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied.
- 2. The School Board is hereby advised that no unauthorized alterations shall be made to the approved site plan, including changes to the physical design as it relates to the traffic circulation in and around the school, without first obtaining approval from the City.

**55**

**SITE DEVELOPMENT FILE DA.06.030  
BLOCK 33 EAST – PUBLIC ELEMENTARY SCHOOL  
YORK REGION DISTRICT SCHOOL BOARD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning,**

**dated June 19, 2006, be approved; and**

- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.030 (York Region District School Board) BE APPROVED, subject to the following conditions:
  - a) that prior to the issuance of a building permit:
    - i) the final site plan, building elevations and landscape plan, shall be approved by the Development Planning Department;
    - ii) the final site grading and servicing plan, stormwater management report, soils/geotechnical report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied.
2. The School Board is hereby advised that no unauthorized alterations shall be made to the approved site plan, including changes to the physical design as it relates to traffic circulation in and around the school, without first obtaining approval from the City.

**56**

**SITE DEVELOPMENT FILE DA.05.066  
GANZ REALTY LTD.**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development File DA.05.066 (Ganz Realty Ltd.) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
  - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
  - ii) the final site servicing and grading plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
  - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
  - iv) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;

- v) the required variances to implement the final site plan shall be approved by the Committee of Adjustment and such variances shall be final and binding; and,
- b) That the site plan agreement include the following provision:
  - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

**57**

**SITE DEVELOPMENT FILE DA.06.003  
YORK MAJOR HOLDINGS INC. (BELL MOBILITY INC.)**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.003 (York Major Holdings Inc. (Bell Mobility Inc.)) BE APPROVED, to permit the construction of a Bell Mobility flagpole type telecommunications tower and associated equipment cabinet as shown on Attachment #2, subject to the following conditions:
  - a) That prior to construction and/or the issuance of a Building Permit:
    - i) the final site plan, landscaping plan and elevation plan shall be approved to the satisfaction of the Development Planning Department;
    - ii) all requirements of the Building Standards Department shall be satisfied;
    - iii) all hydro requirements of Power Stream Inc. shall be satisfied;
    - iv) all requirements of the Toronto and Region Conservation Authority shall be satisfied;
    - v) all Region of York requirements shall be satisfied; and
    - vi) all the requirements of the Ministry of the Environment shall be satisfied.

**58**

**SITE DEVELOPMENT FILE DA.06.013  
AUTO COMPLEX LTD.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.013 (Auto Complex Ltd.) BE APPROVED, to permit the construction of a 2-storey, 702m<sup>2</sup> addition to the existing 4,980m<sup>2</sup> automobile dealership building on Parcel B as shown on the Attachment #2, to expand the automobile sales, automotive repair and service uses on Parcel B, subject to the following conditions:



- a) That prior to the execution of the site plan agreement:
  - i) the final site plan, landscape plan, building elevation plan, and tree inventory and assessment study shall be approved to the satisfaction of the Development Planning Department;
  - ii) the final site grading and servicing plans, and storm water management report shall be approved to the satisfaction of the Engineering Department;
  - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
  - iv) that the Owner obtain the necessary Committee of Adjustment approvals for variances required as a result of the Yonge Street road widening;
  - v) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department, with respect to the conveyance of the Yonge Street road allowance, reserves and the registration of same; location of the future YRT passenger standing area along the frontage of the site; permit approvals; and, final drawing approvals; and,
- b) That prior to the issuance of a Building Permit:
  - i) The Owner shall pay all Development Charges in accordance with the applicable Development Charge By-laws in effect at the time of Building Permit issuance.

59

**SITE DEVELOPMENT FILE DA.06.025  
PINE VIEW PONTIAC BUICK SALES LTD.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the building elevations for Site Development File DA.06.025 (Pine View Pontiac Buick Sales Ltd.) BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the amending site plan agreement:
    - i) the final site plan and building elevations shall be approved by the Development Planning Department; and,
    - ii) the required variance shall be approved by the Committee of Adjustment, and shall be final and binding.

60

**SITE DEVELOPMENT FILE DA.05.057  
BRUNO LISI**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

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The Commissioner of Planning recommends:

1. THAT the Ontario Municipal Board BE ADVISED THAT COUNCIL ENDORSES Site Development File DA.05.057 (Bruno Lisi) to permit the development of the subject lands shown on Attachment #1 with a condominium complex consisting of a 5 storey, 102 unit residential apartment building, 14 semi-detached units and 1 detached unit, as shown on Attachment #2, subject to the following conditions:
  - a) That prior to the registration of the site development agreement:
    - i) the final site plan, elevation plan, landscape plan, and landscape cost estimate shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plans, stormwater management report, and required road widenings shall be approved by the Engineering Department;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied; and,
    - iv) the Owner shall submit a Noise Study to the satisfaction of the Engineering Department;
  - b) That the site development agreement contain the following provisions:
    - i) snow removal and garbage pick-up shall be privately administered and shall be the responsibility of the Condominium Corporation;
    - ii) the Owner shall agree to provide the necessary easements (vehicular, pedestrian, maintenance, etc.) for the adjacent westerly lands to the satisfaction of the City;
    - iii) the appropriate warning clauses shall be inserted into all offers of purchase or agreements of sale and lease for each dwelling unit warning the prospective purchasers or tenants of the existing westerly industrial uses, industrial and railway noise, and that garbage pick-up and snow removal will be privately administered; and,
    - iv) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate prior to issuance of a Building Permit in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, to the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
2. THAT Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated November 14, 2005:

“IT IS HEREBY RESOLVED THAT Site Development File DA.05.057 (Bruno Lisi) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 31 residential units.”

**61**

**SITE DEVELOPMENT FILE DA.05.068  
EMANUELE DOMENICO AND CARMELA SALA**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.05.068 (Emanuele Domenico and Carmela Sala) BE APPROVED, to permit a 70m<sup>2</sup>, one-storey addition to the rear of the existing 1½-storey building, on the subject lands shown on Attachment #1, subject to the following conditions:
  - a) that prior to the execution of the site development agreement:
    - i) the final building elevations shall be approved by Heritage Vaughan and the Development Planning Department;
    - ii) the final site plan and landscape plan shall be approved by the Development Planning Department;
    - iii) on-site vehicular circulation shall be approved by the Engineering Department;
    - iv) all hydro requirements of PowerStream Inc. shall be satisfied;
    - v) a minor variance application to implement the development shall be approved by the Committee of Adjustment, and shall be final and binding; and
    - vi) the Kleinburg Area Interim Control By-law shall have lapsed.

**62**

**SITE DEVELOPMENT FILE DA.06.045  
1688643 ONTARIO LTD.  
SITE DEVELOPMENT FILE DA.06.048  
12688653 ONTARIO LTD.**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

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1. THAT Site Development Files DA.06.045 (1688643 Ontario Ltd.) and DA.06.048 (12688653 Ontario Ltd.) BE APPROVED, to permit the development of the subject lands as shown on Attachment #1 with a multi-unit/commercial plaza consisting of five one-storey buildings, and an automobile gas bar, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:
    - i) the final site plan, building elevations, landscaping plan and signage package shall be approved by the Development Planning Department;
    - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
    - iv) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department; and
    - v) the applicant shall satisfy all requirements of CN Railway Properties.
  - b) that the site plan agreement contain the following provision:
    - i) the Owners shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act, to the satisfaction of the Vaughan Legal Department, Real Estate Division.

63

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-06V04  
TONLU HOLDINGS LIMITED**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-06V04 (Tonlu Holdings Limited) as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1.

64

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-06V05  
2056247 ONTARIO INC.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

That Draft Plan of Condominium 19CDM-06V06 (2056247 Ontario Inc.) BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.



- 3) **That the written submission of Rhonda and Gerald Dennis, 572 Spring Gate Boulevard, Thornhill, L4J 5B8, dated June 19, 2006, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.04.014 (1598223 Ontario Inc.) BE APPROVED, to amend OPA #210 (Thornhill-Vaughan Community Plan), specifically to redesignate the subject lands shown on Attachment #1 from "Low Density Residential Area" to "General Commercial", to permit a medical and dental office building including laboratory and pharmacy, as shown on Attachment #2.
2. THAT Zoning By-law Amendment File Z.04.039 (1598223 Ontario Inc.) BE APPROVED, to amend By-law 1-88, specifically to rezone the subject lands shown on Attachment #1 from R1V Old Village Residential Zone and R2 Residential Zone to C1 Restricted Commercial Zone, to permit a medical and dental office building including a laboratory and pharmacy uses; and, that the implementing zoning by-law include the following exceptions:
  - i) permit ground floor retail store uses (i.e. pharmacy) to be located in a 3-storey office building, whereas the by-law currently requires the office building to exceed 3-storeys in order to permit ground floor retail commercial uses;
  - ii) permit a minimum front yard of 3.06m, whereas the by-law currently requires 9.0m;
  - iii) permit a maximum roof overhang of 1m, whereas the by-law only allows a maximum 0.5m encroachment into the required yard;
  - iv) permit a minimum lot depth of 52m, whereas the by-law currently requires 60m;
  - v) permit a maximum building height of 15m, whereas the by-law currently permits 11m;
  - vi) permit a minimum setback of 1.66m (north) to an "R" Residential Zone, whereas the by-law currently requires 9m;
  - vii) permit a minimum 1.5m wide landscape buffer strip abutting an "R" Residential Zone along the southerly property line, whereas the by-law currently requires 2.4m;
  - viii) permit a minimum 1.66m wide, landscape buffer strip abutting an "R" Residential Zone along the northerly property line, whereas the by-law currently requires 2.4m;
  - ix) to permit exterior stairs exceeding one-half storey to be located in the interior side yard, whereas the by-law currently permits exterior stairs exceeding one-half storeys to be located in the rear yard only;
  - x) permit a minimum 0.6m interior side yard to the southerly exterior stairs, whereas the by-law currently requires 1.2m;
  - xi) permit a minimum 0.16m interior side yard abutting a Residential Zone and a 1.8m rear yard abutting a Residential Zone to the easterly exterior stairs, whereas the by-law currently requires 9.0m;
  - xii) to permit exterior stairs exceeding one-half storeys to be located within the required 2.4m wide landscape buffer abutting residential uses, whereas only landscaping is currently permitted;
  - xiii) permit a minimum 3.06m wide landscape strip abutting a street, whereas the by-law currently requires 6.0m;
  - xiv) permit a minimum 0.38m setback from the front lot line to the nearest part of the building below finished grade (underground parking garage), whereas the by-law currently does not permit an encroachment greater than 1.8m; and
  - xv) permit a minimum of 118 parking spaces, whereas the by-law currently requires 130 spaces.
3. THAT Site Development File DA.05.043 (1598223 Ontario Inc.) BE APPROVED subject to the following conditions:

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- a) That prior to the execution of the site plan agreement:
  - i) the final site plan, building elevations, and landscape plan shall be approved by the Development Planning Department;
  - ii) the final site servicing, grading, stormwater management, noise report, and above and below grade parking plans shall be approved by the Engineering Department;
  - iii) the Owner shall satisfy all hydro requirements of Power Stream Inc.;
  - iv) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department; and
  - v) the implementing Official Plan and Zoning By-law Amendments shall be in full force and effect.
- b) That the site plan agreement contain the following provision:
  - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.024  
ZONING BY-LAW AMENDMENT FILE Z.05.054  
SITE DEVELOPMENT APPLICATION FILE DA.06.001  
CITY OF VAUGHAN (DONGARA PELLET FACTORY)**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved, subject to the following, in accordance with the memorandum from the Director of Development Planning, dated June 15, 2006:

**“That Item 68, Committee of the Whole June 19, 2006, be amended by adding the following condition to Recommendation 3. a) that prior to the execution of the site plan agreement:**

- x. That the concerns of Queen of Heaven Cemetery as defined in the correspondence of their consultants dated March 16<sup>th</sup> and 29<sup>th</sup>, 2006, be resolved by the applicant’s engineers to the satisfaction of the City.”; and
- 2) That the applicant be requested to meet with the Ward Councillor to address the visual concerns expressed.

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Official Plan Amendment File OP.05.024 (City of Vaughan - Dongara Pellet Factory) BE APPROVED, subject to the following:

- a) That the implementing Official Plan Amendment shall:
    - i) redesignate the subject lands from “Public Open Space and Buffer Area” and “Road” within the “Public Use Area” under the Parkway Belt West Plan to “Prestige Area” with site-specific provisions under OPA #450 (Employment Area Plan) to implement the proposed development; and,
    - ii) include policies that notwithstanding the development policies of the “Prestige Area” designation, the subject lands may be developed with a waste recycling and processing facility that also manufactures fuel pellets, and that there shall be no outside storage on site.
  - b) That the subject lands shall have been deleted from the Parkway Belt West Plan by the Ministry of Municipal Affairs and Housing, prior to the Official Plan Amendment coming into effect.
2. THAT Zoning By-law Amendment File Z.05.054 (City of Vaughan - Dongara Pellet Factory) BE APPROVED, to rezone the subject lands from PB1S Parkway Belt Linear Facilities Zone to EM1 Prestige Employment Area Zone, to permit a waste recycling and processing facility that also manufactures fuel pellets, subject to the following:
- a) That the implementing Zoning By-law shall include the following exceptions:
    - i) permit the subject lands to be developed with a waste recycling and processing facility which also produces fuel pellets in the EM1 Prestige Employment Area Zone, with no outside storage;
    - ii) permit a minimum lot frontage of 0.0m, whereas the required lot frontage is currently 36m;
    - iii) permit all lot lines on the subject property to be considered as interior lot lines;
    - iv) permit a minimum of 35 parking spaces to be provided on the subject lands in accordance with the approved parking study, whereas the required parking is currently 123 spaces;
    - v) permit the maximum driveway width to exceed the currently permitted 13.5m width at both the lot line and the driveway access located off-site on Regional Road 27;
    - vi) permit a minimum 0.0 m landscape strip where the site abuts an Open Space Zone, which includes the adjacent PB1S Parkway Belt Linear Facilities Zone, whereas 7.5m is currently required;
    - vii) require relief from Section 3.8 to facilitate the off-site access on lands owned by Hydro One;
    - viii) permit a maximum building height of 24m for the storage dome, whereas 15m is currently permitted.
3. THAT Site Development File DA.06.001 (City of Vaughan – Dongara Pellet Factory) BE APPROVED, to permit the development of a waste recycling and processing facility and fuel pellet manufacturing factory, as shown on Attachment #2, subject to the following conditions:



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- a) That prior to the execution of the site development agreement:
  - i. the final site plan, elevation plan, and landscaping plan, shall be approved by the Development Planning Department;
  - ii. the final site servicing and grading plans, stormwater management report, access, on site vehicular circulation, and traffic and parking studies shall be approved by the Engineering Department;
  - iii. all required off-site road widenings, access improvements and signalization for Regional Road #27 shall be approved to the satisfaction of the Region of York Transportation and Works Department;
  - iv. all requirements of the Ministry of Transportation Ontario (MTO) including stormwater management, and site servicing and grading, shall be satisfied;
  - v. all requirements of the Toronto and Region Conservation Authority (TRCA) shall be satisfied;
  - vi. all hydro requirements of PowerStream Inc. shall be satisfied;
  - vii. all requirements of Hydro One Networks Inc. shall be satisfied;
  - viii. the Lessee (Dongara Pellet Factory) shall have obtained written permission from Hydro One for all required easements and legal access onto Regional Road 27 and a driveway connection across Hydro One lands to service the subject lands; and,
  - ix. the Lessee (Dongara Pellet Factory) shall have obtained the required Certificate of Approval from the Ministry of the Environment.
- b) That the site development agreement contain the following clause:
  - i) If required, the Lessee (Dongara Pellet Factory) shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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**ZONING BY-LAW AMENDMENT FILE Z.06.030  
589915 ONTARIO LIMITED**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment File Z.06.030 (589915 Ontario Limited) BE APPROVED, to amend By-law 1-88, specifically to:

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- a) rezone the lands shown on Attachment #2 from RV2 (WS) Residential Urban Village Zone Two (Wide and Shallow Lot) to RVM1 (WS-B) Residential Urban Multiple Zone One (Wide and Shallow Lot) to facilitate the development of 16 semi-detached lots;
- b) adjust the existing zone boundaries on the lands shown on Attachment #3 to reflect an approved revision to the lotting pattern;
- c) adjust the existing zone boundaries on the lands shown on Attachment #4 to reflect proposed revisions to the lotting pattern;
- d) permit a maximum building height of 11m on the lands shown on Attachments #3 and #4, whereas By-law 1-88 currently permits a maximum building height of 9.5m; and
- e) permit a garage to project more than 4.5m from the front wall of the main building, yet within the minimum setback requirements of the respective zone categories to facilitate a garage in the front yard, on the lands shown on Attachments #3 and #4, whereas By-law 1-88 currently permits a maximum garage projection of 4.5m.

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**ZONING BY-LAW AMENDMENT FILE Z.06.044  
SITE DEVELOPMENT FILE DA.06.010  
BAIF DEVELOPMENTS LIMITED**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved, subject to deleting, in its entirety, Clause 1 and replacing it with the following, in accordance with the memorandum from the Director of Development Planning, dated June 12, 2006:**

**“THAT Zoning By-law amendment File Z.06.044 (Baif Developments Limited) BE APPROVED, to remove the Holding Symbol “H” on the subject lands shown on Attachment #1, to permit a multi-building commercial development, as shown on Attachment # 2.”; and**

- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment File Z.06.044 (Baif Developments Limited) BE APPROVED, to remove the Holding Symbol “H” on the subject lands shown on Attachment #1, to permit a multi-building commercial development, as shown on Attachment #2.
  - a) that the subject lands shown on Attachment #1 be rezoned from RA2 Apartment Residential Zone to RA2(H) Apartment Residential Zone with the Holding Symbol “H”; with Residential Zone
- 2. THAT Site Development File DA.06.010 (Baif Developments Limited) BE APPROVED, to permit a multi-building commercial development shown on Attachment #2, subject to the following conditions:
  - a) that prior to the execution of a site plan agreement:

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- i) the final site plan, landscape plan and building elevations, shall be approved to the satisfaction of the Development Planning Department;
  - ii) the final site grading and servicing plan, storm water management report, access and on site circulation, shall be approved to the satisfaction of the Engineering Department;
  - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
  - iv) the Owner shall satisfy all requirements of the Region of York, Transportation and Works Department;
  - v) the Owner shall satisfy the requirements of the Toronto Region Conservation Authority;
  - vi) the Engineering Department shall have reviewed and approved a noise study, prepared by a qualified acoustical engineer;
  - vii) the required variances shall be approved by the Committee of Adjustment, and shall be final and binding; and
- b) that the site plan agreement contain the following provision;
- i) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division and the approved appraisal shall form the basis of cash-in-lieu payment.

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**OFFICIAL PLAN AMENDMENT FILE OP.04.017  
BOCA EAST INVESTMENTS LTD.  
REPORT P.2005.32**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application, File OP.04.017 (Boca East Investments Ltd.), BE APPROVED as follows:
  - a) That the implementing Official Plan Amendment:
    - i) amend Schedules "A", "E", "F", "G1", "G2", "G3" and "H", in OPA No. 600 to remove the subject lands from the "Rural Use Area" designation and related policies of OPA No. 600, and; add and redesignate the subject lands as "Prestige Area", "Employment Area General" and "Valley Lands" to OPA No. 450 by amending Schedules "1", "2", "2A", "3" and "7" contained therein;
    - ii) include Heritage Conservation policies that recognize the importance of natural heritage features and the existing heritage buildings (8700 and 8934

Huntington Road) ensuring their preservation and use in the context of an employment area;

- iii) include Transportation policies that:
  - recognize planned road widenings of the arterial boundary roads (eg. Regional Road 50) that may require conveyance of land for such purposes in accordance with the Planning Act;
  - require the provision for a mid-block collector road connecting Langstaff Road and Rutherford Road;
  - require additional traffic analysis / justification studies upon any request to delete or modify the planned secondary road network (local roads) within Block 64 at the plan of subdivision and/or site development stage;
- iv) include a policy requiring Council's approval of Urban Design Guidelines and a Streetscape/Landscape Master Plan;
- v) include a policy requiring the middle east-west collector road and associated services within the subject lands to be located in a manner that provides an equal opportunity for all landowners that are adjacent to the collector road to proceed with development.
- vi) include policies related to the future Highway 427 North Extension that:
  - require development applications be circulated in a timely manner to the Ministry of Transportation and the City of Brampton for comment until such time as the Environmental Assessment (E.A.) process is complete or the E.A. determines that lands subject to development applications within Block 64 will not be required for the Highway 427 North Extension corridor and/or associated interchanges and accesses;
  - require the use of a "Holding" provision for the zoning of any lands within Block 64 for development applications that the City of Vaughan supports, whereby the Ministry of Transportation and the City of Brampton have determined the need to protect the future highway corridor and/or associated interchanges and accesses;
  - stipulate that the removal of such "Holding" provisions will not occur until such time as the E.A. for the Highway 427 extension is complete or has determined that lands subject to the "Holding" provision are not required for the highway and/or associated interchanges and accesses;
  - stipulate that where there is no request from the Ministry of Transportation and the City of Brampton to protect a given parcel of land within Block 64 for a future highway extension and any associated interchange, a "Holding" provision on the zoning of lands within Block 64 will not be required for such purpose;
  - stipulate that the City of Vaughan shall consult with the Ministry of Transportation and may consult the City of Brampton, regarding the status and/or findings of the E.A. for the Highway 427 Extension."

**BLOCK PLAN FILE BL.64.2005  
BOCA EAST INVESTMENTS LIMITED**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends that the Block Plan for Block 64 dated December 23, 2005 and shown on Attachment 2 BE APPROVED subject to the following:

**A) Conditions of Block Plan Approval**

The following items are required to be submitted and approved prior to the approval of any draft plans of subdivision/site development application to the satisfaction of the City of Vaughan and other relevant agencies:

**General Implementation**

- 1) The related Official Plan Amendment (OPA 631) shall be in full force and effect.

**Transportation**

- 2) The location and preliminary design of all proposed valley crossings be finalized to determine the final internal road pattern and any required structures (i.e. bridges or culverts) and the determination of the Environmental Assessment for the valley crossings to the satisfaction of the TRCA and the Engineering Department.
- 3) A revised Traffic Study shall be provided to the satisfaction of the City of Vaughan Engineering Department.
- 4) Preliminary grading information shall be provided for the Block that demonstrates acceptable lot and road grading to the satisfaction of the City of Vaughan Engineering Department. Final grading plans will be required as a condition of draft plan of subdivision / site plan approval.
- 5) A Transportation Management Plan shall be prepared to the satisfaction of the City of Vaughan Engineering Department.

**Environment**

- 6) A plan to obtain an environmental net gain must be prepared to the satisfaction of the TRCA.
- 7) The appropriate permits for the relocation or piping of a watercourse shall be issued by the regulating authorities and provided to the City of Vaughan Engineering Department.

**Master Environmental Servicing Plan**

- 8) A Water Supply Analysis shall be provided to the satisfaction of the City of Vaughan Engineering Department demonstrating that adequacy of supply and proper looping is available and provided for both at the Regional and local level, to satisfy all City design criteria.
- 9) All outstanding issues with respect to the proposed servicing of the development of Block 64 including but not limited to water supply, sanitary sewers, stormwater management, transportation and grading be addressed through revisions and finalization of the MESP to the satisfaction of the City of Vaughan Engineering Department.

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- 10) The Block Plan Report, together with supporting reports must be revised and updated to reflect modifications arising from the resolution of all conditions identified in a memorandum dated December 19, 2005 from the TRCA.

Hydrogeology

- 11) A Hydrogeological Report and Water Balance Analysis are required to be submitted for review to the satisfaction of the City of Vaughan Engineering Department and the TRCA.
- 12) A groundwater monitoring program shall be prepared and implemented immediately to provide baseline conditions to the satisfaction of the TRCA. A Geohydrology Study is required to ensure the existing wells in the vicinity of the proposed development will not be adversely affected by the subsurface construction activities. Monitoring of the existing wells before, during and after construction shall be required.
- 13) Details for the maintenance of surface and subsurface flows of the watercourse on the east side of Block 64 must be provided to the satisfaction of the TRCA.

Soil Analysis

- 14) A Geotechnical Report shall be submitted for review to the satisfaction of the City of Vaughan Engineering Department.

Urban Design Guidelines / Landscape Master Plan

- 15) A detailed Streetscape and Landscape Master Plan shall be approved by the City of Vaughan Development Planning Department. The Streetscape and Landscape Master Plan shall address the following items:
- a) Adaptive reuse and integration of identified heritage structures and properties into the proposed development scheme;
  - b) Gateway Developments;
  - c) Integration with Brampton's Streetscape and Landscape Master Plan for Regional Road 50;
  - d) Development abutting identified valleylands with specific concerns related to slope preservation, construction impact mitigation and the quality of the interface including views, landscaping, materials and activities; and
  - e) Conflict Mitigation and general enhancements abutting Regional Road 50 and adjacent proposed and existing residential developments.

Development Phasing

- 16) A Development and Infrastructure Phasing Plan shall be provided to identify the infrastructure required to adequately service all phases of the Block development including sanitary, water, storm water management facilities, and Regional infrastructure such as road widening and water and wastewater system improvements to the satisfaction of the City of Vaughan. The phasing plan shall address the impact of the non-participating landowners on the overall servicing of the Block, and what interim servicing measures will be required. Details of each phase are to be outlined on the Phasing Plan to the satisfaction of the City of Vaughan.
- 17) The timing for infrastructure/transportation improvements required for development in Block

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64 including the reconstruction and widening of Huntington Road and Langstaff Road must be established to the satisfaction of the City of Vaughan.

- 18) All Regional infrastructure work including road widening, water and wastewater system improvements necessary to support development in Block 64 must be identified in the MESP to the satisfaction of the City of Vaughan.

**B) Conditions of Draft Plan of Subdivision/ Site Plan Approval**

THAT the following conditions be satisfied prior to the approval of the first draft plan of subdivision/site development application, or as part of the individual subdivision/site development application approval to the satisfaction of the City of Vaughan and other relevant agencies:

Transportation

- 1) No final approval of plans of subdivision / site plans may occur until such time as the conditions of the "Holding" provisions are met and the "Holding" provision is removed.
- 2) No access to Rutherford Road east of the proposed north-south collector road shall be permitted until such time as the location of the potential Highway 427 North extension interchange with Rutherford Road, if required, is identified by the Ministry of Transportation. Upon identification of the location of the interchange any access point or road from Block 64 to Rutherford Road or Huntington Road will require a traffic impact study to determine the suitability of the type and location of the access and the impact it may have on the functionality of the proposed interchange and the other road networks within the subject lands and adjacent to the subject lands.
- 3) The final location of all access points and roads as identified on Attachment 3 Transportation, shall be determined and approved during the development process. Those accesses and roads that access Regional Road 50 will require the approval of the Region of Peel.
- 4) A detailed traffic impact analysis based upon the proposed use and expected impact on the existing road network within the subject lands and adjacent lands shall be completed to the satisfaction of the City of Vaughan Engineering Department and the findings of this report shall be incorporated into the design of the proposed road network and / or access points.
- 5) The removal of any road shown on Attachment 3 Transportation shall be accompanied by a detailed report addressing potential impact on traffic levels and routing within the subject lands, adjacent Blocks and neighbourhoods. This report shall be prepared to the satisfaction of the City of Vaughan Engineering Department.
- 6) The location of transit stops shall be to the satisfaction of York Region Transit.

Environment

- 7) Measures to promote infiltration over the site shall be undertaken to the satisfaction of the TRCA.

Master Environmental Servicing Plan

- 8) Details shall be provided, to the satisfaction of the TRCA, for the maintenance of surface and subsurface flows to the watercourses on the east side of the Block, regardless of whether it is preserved within the Block or downstream from Huntington Road.

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- 9) Final design details for servicing shall be approved by the appropriate agencies with consideration given to ensuring that the design includes suitable capacity for the extension of services to other Blocks.

Stormwater Management

- 10) The design and location of all stormwater management ponds shall be finalized and approved by the TRCA and any other regulatory agency and approved by the City. The applicant is responsible for providing copies of all required permits and documentation to the City of Vaughan Engineering Department.

Analysis of Erosion Characteristics

- 11) A stable slope study shall be submitted and the development limit approved by the TRCA and City of Vaughan Engineering Department.
- 12) The final valley limits shall be determined to be the greater of the long term stable slope, the physical top of bank, floodplain or the dripline of vegetation plus one metre, plus a 10 metre buffer, to the satisfaction of the TRCA and the City of Vaughan Engineering Department.

Heritage /Archaeological Resources

- 13) A Stage 2 Archaeological Assessment shall be completed with all recommendations and findings being addressed to the satisfaction of the City of Vaughan Engineering Department OR a determination to the satisfaction of the City that a Stage 2 Archaeological Assessment is not required.

Land Uses

- 14) The lands shall be zoned in accordance with OPA 450 as amended by OPA No. 631 to permit the uses proposed as identified within the Block Plan Report. The use of the a "Holding" provision to protect a reasonable corridor, including interchanges / accesses, for the Highway 427 Extension will be used by the City of Vaughan where appropriate.

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**DRAFT OFFICIAL PLAN AMENDMENT NO. 620  
STEELES CORRIDOR - JANE TO KEELE- SECONDARY PLAN  
FILE NO. 15.90**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved;
- 2) That the applicant meet with staff prior to the Council meeting of June 26, 2006, to address any outstanding issues;
- 3) That the memorandum of the Director of Policy Planning/Urban Design, dated June 16, 2006, and attached Draft Official Plan Amendment No. 620, be received;
- 4) That the deputation of Mr. Ted Cymbaly, Weston Consulting Group Inc., 201 Millway, Suite 219, Vaughan, L4K 5K8, on behalf of Serenity Park Cemetery Corporation, be received; and
- 5) That the written submission of Mr. Robert H. R. Labonte, Diamond and Schmitt Architects Incorporated, 384 Adelaide Street West, Suite 300, Toronto, M5V 1R7, dated June 9, 2006, be received.



**Recommendation**

The Commissioner of Planning recommends:

THAT OPA 620 for the Steeles Corridor Secondary Plan BE ADOPTED.

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**THORNHILL YONGE STREET STUDY (2002)  
DRAFT OPA AMENDMENT 669  
FILE: 19.26**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved, subject to inserting the phrase “and with extensive consultation with the Society for the Preservation of Historic Thornhill (SPOHT)” after the word “consultants,” in Clause 2 (ii);**
- 2) That Arnold Avenue be designated as a local street within the context of the Official Plan;**
- 3) That the partners in this project, as identified, establish and maintain an ongoing process of communication and consultation with the members of the community and representatives of SPOHT;**
- 4) That the deputation of Mrs. Marion Matthias, 33 Colborne Street, Thornhill, L3T 1Z4, be received; and**
- 5) That the written submission of Mr. John A. R. Dawson, McCarthy Tétrault LLP, Box 48, Suite 4700, Toronto Dominion Bank Tower, Toronto, M5K 1E6, dated June 19, 2006, be received.**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT OPA 669, based on the land use and urban design recommendations of the Thornhill Yonge Street Study (2005), BE APPROVED.**
- 2. THAT the following initiatives be undertaken by City Staff:**
  - (i) Prepare a City by-law amendment to designate the Study Area as a Community Improvement Area under Section 28 of the Planning Act.**
  - (ii) With the support of appropriate consultants, review and revise the Thornhill Heritage Conservation District Plan (including signage and lighting policies) in co-ordination with the Town of Markham, and in accordance with the new OPA policies.**
  - (iii) Establish a joint Yonge Street Streetscape and Transitway Project Management Team among City of Vaughan, Town of Markham, and the Region of York staff to work collaboratively to implement the Base Case Streetscape and Transitway, and other interim and permanent improvements to accommodate the Transitway and streetscape concept.**
  - (iv) Explore the potential for a joint City of Vaughan/Town of Markham Architectural and Development Peer Review Committee for all public sector projects, major private sector projects over 929 sq.m (10,000 sq. ft), and all infrastructure projects.**

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FILE 15.73.8  
DRAFT OFFICIAL PLAN AMENDMENT NO. 637  
HIGHWAY 400 NORTH EMPLOYMENT AREA SECONDARY PLAN STUDY

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved, subject to:
  - a) Referring the issue with respect to retail warehousing to a Committee of the Whole meeting in September 2006, to provide an opportunity for the applicant to meet with staff and the developers to address the concerns expressed regarding the nature of the business and the size; and
  - b) Referring the matter with respect to the north/west corner of Jane Street and Teston Road to staff to provide a report to a Committee of the Whole meeting in September 2006, addressing the concerns expressed; and
- 2) That the following deputations and written submission be received;
  - a) Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Suite 1B, Concord, L4K 3P3, on behalf of Block 39 Landowners; and
  - b) Ms. Rosemarie Humphries, Humphries Planning Group Inc., 216 Chrislea Road, Suite 103, Woodbridge, L4L 8S5, on behalf of the Vaughan 400 North Landowners Group (Block 34W, 35E/W), and written submission dated June 19, 2006.

Recommendation

The Commissioner of Planning recommends:

THAT draft Official Plan Amendment 637, the Secondary Plan for the Highway 400 North Employment lands, BE ADOPTED; and

THAT the Region of York be requested to initiate the process to amend the Region of York Official Plan, to expand the City of Vaughan Urban Area Boundary consistent with draft OPA 637, to permit employment uses to proceed.

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ZONING BY-LAW AMENDMENT FILE Z.05.052  
CITY OF VAUGHAN (DUFFERIN STREET PROPERTIES)  
REPORT #P.2006.36

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:

Recommendation

The Commissioner of Planning recommends:

THAT Zoning Amendment File Z.05.052 (City of Vaughan - Dufferin Street Properties) BE APPROVED, to amend Zoning By-law 1-88, specifically Exception 9(1186), to prohibit a Waste Transfer Station use on the subject lands shown on Attachment #1.

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**ZONING BY-LAW AMENDMENT FILE Z.06.043  
SITE DEVELOPMENT FILE DA.05.047  
GLEN-KEELE DEVELOPMENTS THREE LIMITED**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.043 (Glen-Keele Developments Three Limited) BE APPROVED, to remove the Holding (H) Symbol on the subject lands currently zoned EM3(H) Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exception 9(895), as shown on Attachment #1.
2. THAT the building elevations shown on Attachment #3 for Site Development File DA.05.047 (Glen-Keele Developments Three Limited) BE APPROVED.

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**ZONING BY-LAW AMENDMENT FILE Z.05.022  
SITE DEVELOPMENT FILE DA.05.046  
MAPLE ORCHARD INVESTMENTS INC.  
REPORT #P.2005.37**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.022 (Maple Orchard Investments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically Exception 9(1194), to permit a three-storey, mixed-use building with 335m<sup>2</sup> of ground floor commercial uses and 23 residential units above, as shown on Attachment #2, in the following manner:
  - a) that the subject lands shown on Attachment #1 be rezoned from RA2 Apartment Residential Zone to RA2(H) Apartment Residential Zone with the Holding Symbol "H";
  - b) that the implementing Zoning By-law shall include the site-specific exceptions identified in the staff report; and,
  - c) that the implementing Zoning By-law not be enacted until a parking study has been submitted and reviewed to the satisfaction of the Engineering Department.

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2. THAT Site Development File DA.05.046 (Maple Orchard Investments Inc.) BE APPROVED, subject to the following conditions:
- a) That prior to the execution of the site plan agreement:
    - i) the Development Planning Department shall approve the final site plan, landscaping plan, and building elevations;
    - ii) the Engineering Department shall approve the final site servicing and grading plan and stormwater management report;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
    - iv) a functional servicing report shall be submitted and reviewed to the satisfaction of the Engineering Department;
    - v) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department; and,
  - b) That the site plan agreement include the following provisions:
    - i) a clause requiring the Owner to implement the final recommendations of the approved Noise Study; and,
    - ii) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate for the residential component, prior to the issuance of a Building Permit in accordance with the Planning Act and the City's cash-in-lieu policy; and 2% shall be paid for the commercial component in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands for the commercial component prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
    - iii) a clause identifying that snow removal and garbage pick-up shall be privately administered and the responsibility of the Condominium Corporation, which shall also be included in all offers of sale, purchase and/or lease; and,
    - iv) a maintenance clause respecting that any enhanced landscaping or features other than tree planting on the Regional Road right-of-way will require the Owner to be subject to an one time dollar amount determined by the Development Planning Department in consultation with the Parks and Forestry Operations Department.
3. THAT Council pass the following resolution with respect to the allocation of sewage and water capacity:
- "IT IS HEREBY RESOLVED THAT the proposed Site Development Application DA.05.046 is allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 7 of the York Water Supply System, for a total of 13 residential units following the execution of a site plan agreement to the satisfaction of the City."

**ASPEN RIDGE PROPERTIES INC.**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.015 (Aspen Ridge Properties Inc.) BE APPROVED, to permit a one-storey, 1,053m<sup>2</sup> office building, as shown on Attachment #2, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the final site plan, landscape plan, building elevations, and Woodlot Edge Management Preservation Plan shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plan, stormwater management report, parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
    - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
    - iv) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.; and,
    - v) the required variance shall be approved by the Committee of Adjustment, and shall be final and binding.
  - b) That the site plan agreement contain the following provision:
    - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

**80**

**STREET NAME APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V19  
VAUGHAN WEST II LIMITED**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

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The Commissioner of Planning recommends:

THAT the following street names for Draft Plan of Subdivision File 19T-03V19 (Vaughan West II Limited), as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street '1'	Zenway Boulevard (existing)
Street '2'	New Huntington Road
Street '3'	Conair Parkway
Street '4'	New Enterprise Way

**81**

**ZONING BY-LAW AMENDMENT FILE Z.06.028  
SITE DEVELOPMENT FILE DA.06.012  
MARBON HOLDINGS INC. AND 606578 ONTARIO LIMITED**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
  - 2) That the coloured elevation drawings submitted by the applicant, be received.**
- Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.028 (Marbon Holdings Inc. and 606578 Ontario Limited) BE APPROVED, to amend Exception (1110) of By-law 1-88, specifically to:
  - a) permit a maximum gross floor area of 1,301m<sup>2</sup> for a free-standing eating establishment (Building "B"), whereas 300m<sup>2</sup> is currently permitted;
  - b) exempt the requirement to provide a loading space for a free-standing eating establishment (Building "B"), whereas 1 space is currently required;
  - c) permit a minimum 4m wide landscape strip at the northwest corner of the property, abutting the future daylighting triangle along Weston Road, whereas 9m is currently required;
  - d) require a minimum of 310 parking spaces, whereas 311 spaces are currently required.
2. THAT Site Development File DA.06.012 (Marbon Holdings Inc. and 606578 Ontario Limited) BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i. the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
    - ii. the final site servicing and grading plan, lighting plan, stormwater management report, parking, on-site vehicular circulation and traffic impact assessment shall be approved by the Engineering Department;

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- iii. all requirements of the Region of York Transportation and Works Department shall be satisfied, including the proposed access from Weston Road;
  - iv. all hydro requirements of PowerStream Inc. shall be satisfied; and
  - v. the Owner shall submit a conceptual landscape plan to be approved by the Development Planning Department, detailing the entrance features, grading and landscaping for a portion of the lands that are currently external to the subject lands to the north, but may become a future landscape strip should a future road be constructed to the northerly the subject lands as planned.
- b) The site plan agreement shall contain the following provision:
- i. If required, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

**82**

**SITE DEVELOPMENT FILE DA.06.023  
CON-DRAIN COMPANY LIMITED**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.06.023 (Con-Drain Company Limited) as shown on Attachment #3, BE APPROVED.

**83**

**OFFICIAL PLAN AMENDMENT FILE OP.06.001  
ZONING BY-LAW AMENDMENT FILE Z.05.058  
WOODSTREAM PLAZA INC.  
REPORT #P.2006.23**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Official Plan Amendment File OP.06.001 (Woodstream Plaza Inc.) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Plan), specifically to redesignate the subject lands shown on Attachment #1 from

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"Highway 7 Commercial Corridor" to "General Commercial", and to include policies into the implementing Official Plan Amendment to recognize the existing uses currently on the property, and to permit the use of the subject lands for a motor vehicle sales establishment with the outside display and storage of vehicles, and a car brokerage (car rental and leasing).

2. THAT Zoning By-law Amendment File Z.05.058 (Woodstream Plaza Inc.) BE APPROVED, to amend By-law 1-88, specifically Exception 9(463), as follows:
- a) rezone the subject lands as shown on Attachment #1 from C7 Service Commercial Zone to C2 General Commercial Zone;
  - b) that the implementing zoning by-law include the following provisions:
    - i) restrict the permitted uses on the subject lands to the following:
      - motor vehicle sales establishment, including the outdoor display and storage of vehicles
      - car brokerage (car rental service and car leasing agency)
      - eating establishment
      - personal service shop, including a hair salon
      - business or professional office
      - convenience retail store
      - service or repair shop, including a dry cleaners
    - ii) permit a minimum westerly interior side yard of 2m, whereas 6 is required;
    - iii) recognize an existing loading space to face Woodstream Boulevard.

84

**REQUEST TO DEFER ALL CHARGES REQUIRED AT THE TIME  
OF SIGNING THE SUBDIVISION AGREEMENT/REGISTRATION  
TO THE ISSUANCE OF THE BUILDING PERMIT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager and the Commissioner of Finance & Corporate Services, dated June 19, 2006:

**Recommendation**

The City Manager and the Commissioner of Finance & Corporate Services recommend:

That given Council's direction with respect to deferrals, the request to defer the payment of all City charges required at the time of registering the subdivision agreement to the time of building permit issuance not be granted.

85

**MAPLE MANOR REDEVELOPMENT: BUILDING ON THE BENNY FARM MODEL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 19, 2006:

**Recommendation**

Councillor Tony Carella recommends:



That Council request the Region of York to appoint a task force composed of appropriate staff to consider ways in which the Green Building Strategy employed in the redevelopment of the Benny Farm site may be employed in the project for the eventual replacement of Maple Manor.

**86**

**BLUE DIAMOND TERRACE FENCE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated June 19, 2006:**

**Recommendation**

Councillor Councillor Peter Meffe recommends:

1. That the fence opening located on the east side of Islington Avenue, south of Major Mackenzie Drive on Blue Diamond Terrace be closed;
2. That staff be requested to investigate and report back at the first Committee of the Whole in September with respect to the closure of this fence opening; and
3. That York Regional Police be requested to increase their monitoring and enforcement of the illegally parking occurring along Blue Diamond Terrace.

**87**

**REQUEST FOR REGION OF YORK TO ALLEVIATE RUTHERFORD GO TRAIN  
INFILTRATION THROUGH RESIDENTIAL AREA ON THE NORTH**

**The Committee of the Whole recommends that this matter be referred to the Committee of the Whole meeting of September 5, 2006, to provide an opportunity for the Ward Councillor to meet with the community and the Maple Village Ratepayers' Association and staff to determine the agreed upon solutions.**

**Recommendation**

Councillor Peter Meffe recommends:

1. That City of Vaughan requests York Region to implement the following changes at the area around Rutherford Go Train Station to alleviate the traffic infiltration through the residential area to the north along Barrhill Road;
2. That the Region arrange to lengthen the left turn signal timing southbound on Keele Street to eastbound onto Rutherford Road to allow a longer turning period;
3. That the Region install a second left turn lane northbound on Westburne Drive going westbound onto Keele Street and add a left turn signal;
4. That the Region restrict traffic northbound from Westburne Drive to proceed only left or right onto Rutherford Road and not be permitted through the intersection northbound onto Barrhill Road;
5. That the Region and Go Transit install a right in and right out access on Rutherford Road for the Go Train Station.

**88                                      MARTIN GROVE ROAD - PROPOSED 40 KM/HR SPEED LIMIT**

**The Committee of the Whole recommends that this matter be referred to the Council meeting of June 26, 2006, for staff to report on the matter with respect to reducing the speed limit to 40 kilometers on Martin Grove Road between Woodbridge Avenue and Highway No. 27.**

**Recommendation**

Local and Regional Councillor Linda D. Jackson recommends:

THAT the speed limit on Martin Grove Road be reduced to 40 kilometers per hour along the entire length of the street, between Woodbridge Avenue and Highway No. 27 and that lane width reduction markings be employed along the same length of the street on both sides.

**89                                      DRAFT PLAN OF CONDOMINIUM FILE 19CDM- 05V12  
1593527 ONTARIO INC.**

**The Committee of the Whole recommends:**

- 1)        That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
- 2)        That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-05V12 (1593527 Ontario Inc.) BE APPROVED, subject to the conditions of approval set out in Attachment #1.

**90                                      ZONING BY-LAW AMENDMENT FILE Z.03.071(s)  
DRAFT PLAN OF SUBDIVISION FILE 19T-05VO5(S)  
YORK MAJOR HOLDINGS INC. & YORK CIRCLE HOLDINGS INC.  
REPORT #P.2003.75**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

- 1.        THAT Zoning By-law Amendment File Z.03.071(S) (York Major Holdings Inc. and York Circle Holdings Inc.) BE APPROVED, to amend the existing zoning on the subject lands shown on Attachment #2, as follows:**
  - a)        Blocks 4 and 7 that are subject to the existing M1(H) Restricted Industrial Zone with the Holding Symbol (H) be amended to permit a Retail Warehouse as an additional permitted use;**
  - b)        Blocks 4 and 7 that are subject to the existing M1(H) Restricted Industrial Zone with the Holding Symbol (H) be amended to permit a Retail Store, which may include a pharmacy as a permitted use, provided such pharmacy is included within a Retail**

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- Store, with the Retail Store having a minimum gross floor area of 14,000m<sup>2</sup> subject to a market study;
- c) Block 7 that is subject to the existing M1(H) Restricted Industrial Zone with the Holding Symbol (H) be amended to permit an Automobile Gas Station, an Automobile Service Station and a Car Wash as permitted uses; however, such uses to be prohibited in "Areas of High Aquifer Vulnerability" by OPA #604;
  - d) Block 1 that is subject to the existing M1(H) Restricted Industrial Zone with the Holding Symbol (H) be amended to permit the GO Transit operations should the lands be acquired by GO Transit;
  - e) Prohibit on Blocks 4 and 7 within the "Areas of High Aquifer Vulnerability" as indicated by OPA #604, the following uses:
    - i) Generation and storage of hazardous waste or liquid industrial waste;
    - ii) Waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;
    - iii) Underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,
    - iv) Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990;
  - f) Prior to amending the By-law and removal of the existing Holding Symbol (H):
    - i) the Ministry of the Environment shall amend Certificate of Approval No. A230610 to permit the uses and buildings/structures proposed and/or remove the lands from the Secondary Buffer Area of the closed Keele Valley Landfill Area;
    - ii) the Ministry of Natural Resources shall approve the surrendered Aggregate Resources Act License 6513;
    - iii) the Holding Symbol (H) shall not be removed from any lands where the lands or development applications such as a Site Development, Variance or Consent applications for the subject lands require further approval by the Ministry of the Environment and require Certificate of Approval No. A230610 to be amended to permit the uses and buildings/structures proposed;
    - iv) the sewage capacity and water supply capacity shall be demonstrated/identified by the City, and the allocation of sewage capacity and water supply capacity for the Plan approved by Council, subject to the execution of a development agreement to the satisfaction of the City; and,
  - g) Include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
2. THAT Draft Plan of Subdivision 19T-05V05(S) (York Major Holdings Inc. and York Circle Holdings Inc.), as red-lined on June 19, 2006, and shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-05V05(S) (York Major Holdings Inc. and York Circle Holdings Inc.), shall contain a provision that parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands be paid, prior to the issuance of a

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Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an approved appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

91

**OFFICIAL PLAN AMENDMENT FILE OP.05.025  
ZONING BY-LAW AMENDMENT FILE Z.05.051  
SITE DEVELOPMENT FILE DA.05.060  
LEOPARD LANE DEVELOPMENT INC. AND SHAREWELL INVESTMENTS INC.  
REPORT #P.2006.4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.025 (Leopard Lane Development Inc. and Sharewell Investments Inc.) BE APPROVED, to exempt the subject lands shown on Attachment #1, from the policy of the "Maple Commercial Core Area" designation in OPA #350 (Maple Community Plan) which requires a minimum of 70% of the frontage at grade level to be used for street-related retail, office and service uses, in order to facilitate a 30 unit residential condominium apartment building.
2. THAT Zoning By-law Amendment File Z.05.051 (Leopard Lane Development Inc. and Sharewell Investments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically Exception 9(157) to rezone the subject lands as shown on Attachment #1 from C6 Highway Commercial Zone and C1 Restricted Commercial Zone, subject to Exception 9(157) (Sharewell lands) to RA3 (H) Apartment Residential Zone with the Holding Symbol "(H)". The site-specific Zoning By-law will also have site-specific zoning exceptions to implement the final approved site plan to permit a 30 unit residential condominium apartment building (Building "C") and to maintain the existing commercial development (Buildings "A" and "B") on the balance of the reconfigured Sharewell lands, as shown on Attachment #2. The site-specific zoning standards will implement the proposed development and maintain the existing commercial plaza.
3. THAT Site Development File DA.05.060 (Leopard Lane Development Inc. and Sharewell Investments Inc.) BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the Development Planning Department shall approve the final site plan, landscaping plan and cost estimate, and building elevations;
    - ii) the Engineering Department shall approve the final site servicing and grading plan, stormwater management report, access, parking and on-site vehicular circulation;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
    - iv) a functional servicing, external lighting plan, and noise report shall be submitted and approved to the satisfaction of the Engineering Department;

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- v) an external lighting plan shall be submitted and approved to the satisfaction of the Engineering Department;
  - vi) an archaeological report shall be approved to the satisfaction of the Cultural Services Division;
  - vii) prior to the execution of the site plan agreement, the Holding Zone applicable to the subject lands shall be lifted;
  - viii) a Consent application be approved by the Committee of Adjustment and shall be final and binding;
  - ix) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council; and
  - x) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department;
- b) That the site plan agreement shall include the following provisions:
- i) a clause requiring that the residential development shall proceed by way of plan of condominium;
  - ii) "For residential development, the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate, whichever is higher, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approval appraisal shall form the basis of the cash-in-lieu payment";
  - iii) a maintenance clause respecting that any enhanced landscaping or features other than tree planting on the Regional Road right-of-way will require the Owner to be subject to a one time dollar amount payment to be determined by the Development Planning Department in consultation with the Parks and Forestry Operations Department; and
  - iv) a clause identifying that snow removal and garbage pick-up shall be privately administered and the responsibility of the condominium corporation, which shall also be included in all offers of sale, purchase and/or lease;
- c) That the necessary amendment to the existing site plan agreement and zoning by-law for the commercial plaza (Sharewell Investments Inc.) be undertaken to implement the proposed residential development.

92

**ZONING BY-LAW AMENDMENT FILE Z.06.029  
NINE-TEN INVESTMENTS LIMITED  
REPORT #P.2006.40**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

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The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.029 (Nine-Ten Investments Limited) BE APPROVED to:
  - i) rezone Parcel "A" as shown on Attachment #3, from OS5 Open Space Environmental Protection Zone to RD3 (H) Residential Detached Zone Three with the Holding Symbol "H";
  - ii) rezone Parcels "B" and "C" as shown on Attachment #3, from OS5 Open Space Environmental Protection Zone to RD4 (H) Residential Detached Zone Four with the Holding Symbol "H";
  - iii) rezone Lot 6 as shown on Attachment #3, from a split RS1 Residential Semi-Detached Zone One/RD4 (H) Residential Detached Zone Four to a straight RD4 Zone; and,
  - iv) remove the Holding Symbol "(H)" from Lots 60-62, currently zoned RD3 (H) Residential Detached Zone Three, as shown on Attachment #3.
2. THAT the Owner submit a revised Block 18 Community Design Plan to provide an amended subdivision streetscape drawing reflecting the minor revisions to the approved Plan of Subdivision 19T-00V17, to the satisfaction of the Development Planning Department.

**93        VAUGHAN SOCCER CLUB OFFICE AND FACILITY AT 11151 KEELE STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated June 19, 2006:**

**Recommendation**

Councillor Peter Meffe recommends:

1. That staff negotiate a lease with the Vaughan Soccer Club for use of 11151 Keele Street as a soccer office and facility.

**94        OUTREACH TO IMMIGRANT COMMUNITIES: MUNICIPAL ELECTION NOTICES**

**The Committee of the Whole recommends:**

- 1) That options 1 to 4 be approved; and
- 2) That the following report of the City Clerk and Returning Officer, dated June 19, 2006, be received.

**Recommendation**

The City Clerk and Returning Officer recommends that Council give direction by selecting one of the following options:

- 1) Receive the report.
- 2) Place an ad in the City Page and on the election website in various languages reminding recent immigrants to Vaughan to vote and explain how (languages should be specified).

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- 3) Insert a subtitle in all election ads indicating they are available upon request in various languages (languages should be specified).
- 4) Publish "Is Your Name on the Voters' List?" and "Notice of Election" in the City Page and on the election website in various languages (languages to be specified).

**95**

**CITY OF VAUGHAN INSURANCE 2006-2007**

**The Committee of the Whole recommends that this matter be referred to the Council meeting of June 26, 2006, for additional information, in accordance with the memorandum from the City Clerk, dated June 19, 2006.**

**Recommendation**

The City Clerk, in consultation with the Manager of Special Projects Licensing & Permits- Insurance Risk Management, recommends:

That the City Clerk be authorized to renew the City's insurance coverage with Frank Cowan Company Limited for the period of July 1, 2006 to June 30, 2007.

**96**

**MAINTAINING PUBLIC OWNERSHIP OF OUR WATER**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 19, 2006:**

**Recommendation**

Councillor Tony Carella recommends the adoption of the following resolution:

**That the attached correspondence sent to the City of Vaughan from the Ontario Municipal Water Association (OMWA) be received; and**

**That the City of Vaughan supports the position of the OMWA, that water must remain under public ownership and control; and**

**That the Government of Ontario must make a commitment to the people of Ontario to keep water under public ownership and control by enshrining it in legislation; and further**

**That a copy of this motion be sent to Premier Dalton McGuinty; the Minister of Public Infrastructure Renewal, the Honourable David Caplan; the Minister of the Environment, the Honourable Laura Broten; the Minister of Municipal Affairs and Housing, the Honourable John Gerretsen; the Association of Municipalities of Ontario; and the Ontario Municipal Water Association.**

**97**

**REVIEW OF PROPOSED AMENDMENTS TO THE MUNICIPAL ACT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 19, 2006:**

**Recommendation**

Councillor Tony Carella, Chair of the Intergovernmental Relations Committee, recommends:

That appropriate staff be directed to review proposed amendments to the Municipal Act, and provide written comments on how such amendments shall impact the City of Vaughan, for presentation to and discussion by the Intergovernmental Relations Committee, at its September meeting.

**98**

**MAYOR'S TASK FORCE ON WOMEN'S SHELTER NEEDS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Di Biase, dated June 19, 2006:**

**Recommendation**

Mayor Michael Di Biase recommends:

The appointment of a task force to be known as the *Mayor's Task Force on Women's Shelter Needs* to investigate whether the need for shelter on the part of the women of Vaughan is currently being met, and if not, to outline a strategy for developing such a facility, either independently or in conjunction with current shelter providers in York Region, such strategy to include but not be limited to issues such as capital and operational costs, sources of funding, size, location, related resources, etc.

*The Mayor's Task Force on Women's Shelter Needs* will be composed of the following individuals, all residents of Vaughan:

Raj Bharwah, Member, South Asian Seniors' Club  
Janet Cesena, Public Health Nurse, Regional Municipality of York  
Nicole Damiano, Member, Vaughan Youth Cabinet  
Arlene Margolese, Manager of Volunteers, Reena  
Shernett Martin, President, Vaughan African Canadian Association

*The Mayor's Task Force on Women's Shelter Needs* will convene no later than September 30, 2006, and report to Council no later than January 31, 2007 (with the option of requesting an additional ninety days to complete any outstanding work).

*The Mayor's Task Force on Women's Shelter Needs* will be supported by staff of the Clerks Department.

**99**

**PROMISSORY NOTE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & Corporate Services, dated June 19, 2006:**

**Recommendation**

The Commissioner of Finance & Corporate Services in consultation with the City Manager and the Commissioner of Legal & Administrative Services & City Solicitor recommends:

- 1) That the City of Vaughan agree to defer eight quarterly interest payments on the existing promissory note for an initial period of 5 years, subject to the Board of PowerStream being satisfied with respect to any regulatory or other concerns; and
- 2) That the Mayor and City Clerk be authorized to execute the necessary documents; and
- 3) That PowerStream Inc., the Town of Markham and Vaughan Holdings Inc. be advised.



100

**ZONING BY-LAW AMENDMENT FILE Z.05.044  
SITE DEVELOPMENT FILE DA.05.051  
HEATHER HAND  
REPORT #P.2005.59**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.044 (Heather Hand) BE APPROVED, to rezone the subject lands as shown on Attachment #1 from R2 Residential Zone to C1 Restricted Commercial Zone, to permit a real estate office use at 2162 Major Mackenzie Drive, as shown on Attachment #2, and a business or professional office use at 2174 Major Mackenzie Drive, as shown on Attachment #3, subject to the following conditions:
  - a) that the implementing Zoning By-law shall include the site-specific exceptions identified in this report.
2. THAT Site Development File DA.05.051 (Heather Hand) BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the Development Planning Department shall approve the final site plan, landscaping plan, and building elevations;
    - ii) the Engineering Department shall approve the final site servicing and grading plan and stormwater management report;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
    - iv) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department.
  - b) That the site plan agreement include the following provisions:
    - i) the Owner shall provide the City with a certified cheque payable to the City in the amount of (to be determined at a future date) for the future installation of the streetscape enhancements by Vaughan located in the Region of York right-of-way along Major Mackenzie Drive as shown on Attachments #4 and #5 as this section of Major Mackenzie Drive is undergoing a Streetscape Master Plan Study;
    - ii) a maintenance clause respecting that any enhanced landscaping or features other than tree planting on the Regional Road right-of-way will require the Owner to be subject to a one time dollar amount determined by the Development Planning Department in consultation with the Parks and Forestry Operations Department;

- iii) the Owner shall agree to provide cross easements with the adjacent property owners for the purpose of vehicle access through the subject lands upon redevelopment of the adjacent properties, if necessary; and,
- iv) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to issuance of a Building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

101

**SITE DEVELOPMENT FILE DA.05.062  
AMICA (THORNHILL) INC.**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved;**
- 2) That the applicant be granted access directly off Steeles Avenue for emergency purposes until such time the issue of permanent access off Steeles Avenue is resolved with the City of Toronto; and**
- 3) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Site Development File DA.05.062 (Amica (Thornhill) Inc.) BE APPROVED, to permit the construction of an 8-storey, 162 unit seniors apartment building, and a 3-storey, 61 unit townhouse complex, as shown on Attachment #2, subject to the following conditions:
  - a) That Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated November 14, 2005:

“IT IS HEREBY RESOLVED THAT Site Development Application DA.05.062 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 162 seniors apartment units, 61 townhouse units, and 6 single detached units associated with Part Lot Control Application PLC.06.011.”
  - b) That prior to the execution of the site plan agreement:
    - i) the final site plan, landscape plan, building elevation plan, and tree inventory and assessment study shall be approved to the satisfaction of the Development Planning Department;
    - ii) the final site grading and servicing plan, storm water management report, environmental site assessment report, access and on-site circulation shall be approved to the satisfaction of the Engineering Department;

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- iii) all hydro requirements of PowerStream Inc. shall be satisfied;
  - iv) the Owner shall enter into an external servicing agreement with the City, or any other agreement deemed necessary, to the satisfaction of the Engineering Department;
  - v) the Owner shall satisfy the requirements of the City regarding the conveyance of road allowances and reserves, to the satisfaction of the Engineering Department;
  - vi) the Owner shall satisfy all requirements of the City of Toronto and the Region of York, with respect to the conveyance of road widenings, reserves and the registration of same; location of future sidewalks; closure and restoration of existing redundant curb cuts; permit approvals; and final drawing approvals, respecting the Steeles Avenue West frontage;
  - vii) the Engineering Department shall have reviewed and approved a noise study, prepared by a qualified acoustical engineer;
  - viii) the Owner shall satisfy the requirements of Canada Post regarding the supply, installation and maintenance of all mail equipment on the site;
  - ix) the Owner shall ensure that all access requirements for the proposed development are addressed to the satisfaction of the Fire Services Department and the Engineering Department, and/or any other authority having jurisdiction over roads, or other suitable arrangements are made to proceed with the site plan approval;
- c) That the site plan agreement contain the following clauses:
- i) The Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland in accordance with the Planning Act, and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division and the approved appraisal shall form the basis of the cash-in-lieu payment;
  - ii) Development Charges are applicable and are to be paid in accordance with the Development Charge by-laws at the time of building permit issuance;
  - iii) A structural engineer shall provide certification at the time of building permit application that the underground garage roof slab has been designed to support all structures and plant material;
  - iv) Garbage collection and snow plowing for the seniors apartment and townhouse complex shall be the responsibility of the seniors building and Condominium Corporation, respectively.
- d) That upon resolution of the access issue to the satisfaction of the City, the Ontario Municipal Board be requested to:
- i) amend and approve the revised implementing zoning by-law as it applies to the subject lands; and

- ii) lift the Holding Symbol (H) as it applies to the subject lands, including the seniors apartment and townhouses, and the 6 single detached lots associated with Part Lot Control Application PLC.06.011.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.021  
ZONING BY-LAW AMENDMENT FILE Z.05.043  
DRAFT PLAN OF SUBDIVISION FILE 19T-05V08  
PIANORA HOLDINGS CORP., C/O SOLMAR DEVELOPMENT CORPORATION  
REPORT #P.2005.57**

**The Committee of the Whole recommends:**

- 1) That this matter be referred to the Council meeting of June 26, 2006, for a report addressing servicing allocations; and
- 2) That the following deputations be received:
  - a) Mr. Deryck Bagg, 2993 Teston Road, Maple, L6A 1S1; and
  - b) Mr. Karim Tahir, Ahmadiyya Movement in Islam, 10610 Jane Street, Vaughan, L6A 3A5.

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Official Plan Amendment File OP.05.021 (Pianora Holdings Corp., c/o Solmar Development Corporation) BE APPROVED, to redesignate the subject lands, as shown on Attachment #3 from "Planned Road Re-Alignment" and "Low Density Residential" to "Medium Density Residential/Commercial" with site-specific policies to permit a maximum residential density of 29.5 units per hectare and the following commercial uses: an automobile gas bar/service station, an eating establishment, a convenience eating establishment with or without a drive-through facility, and a take-out eating establishment, provided such uses are operated in conjunction with an automobile gas bar/service station;
- 2. THAT Zoning By-law Amendment File Z.05.043 (Pianora Holdings Corp., c/o Solmar Development Corporation) BE APPROVED, to rezone the subject lands shown on Attachment #4, as follows:
  - i) rezone Block 1 from A Agricultural Zone to RVM1(B)(H) Residential Urban Village Multiple Dwelling Zone One with the Holding Symbol "(H)", to permit 1 semi-detached dwelling, and require that prior to the removal of the Holding Symbol "(H)";
    - a) that water and sewage servicing capacity shall be allocated by the City; and
    - b) non-participating land owners in the Bathurst/Langstaff Servicing Area are subject to a future report to Council regarding a cost sharing agreement for contribution towards the construction of the Bathurst/Langstaff Trunk Sewer Works.
  - ii) rezone Blocks 2-11 from A Agricultural Zone to RVM1(A)(H) Residential Urban Village Multiple Dwelling Zone One with the Holding Symbol "(H)", with site-specific zoning exceptions to permit 50 street townhouse dwelling units, and require that prior to the removal of the Holding Symbol "(H)";
    - a) that water and sewage servicing capacity shall be allocated by the City; and

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- b) non-participating land owners in the Bathurst/Langstaff Servicing Area are subject to a future report to Council regarding a cost sharing agreement for contribution towards the construction of the Bathurst/Langstaff Trunk Sewer Works.
  - iii) rezone Block 12 from A Agricultural Zone to OS1 Open Space Conservation Zone for buffer purposes;
  - iv) rezone Block 13 from A Agricultural Zone to C3(H) Local Commercial Zone with the Holding Symbol "(H)" with a site-specific exception to permit the following commercial uses: an automobile gas bar/service station and eating establishment, convenience eating establishment with or without a drive-through facility, and a take-out eating establishment, provided such uses are operated in conjunction with an automobile gas bar/service station. The Holding Symbol "(H)" shall be lifted when a site plan is approved by Council;
  - v) rezone Block 43 on Plan 65M-3333 from RVM1(B) Residential Urban Village Multiple Zone One to RVM1(A) Residential Urban Village Multiple Zone One to be combined with part of Block 2 of the proposed draft plan of subdivision to facilitate the development of a townhouse block.
3. THAT Draft Plan of Subdivision File 19T-05V08 (Pianora Holdings Corp., c/o Solmar Development Corporation) as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
4. For the purposes of notice, the Subdivision Agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and conform to the approved "Cash-In-Lieu of Parkland Policy".

103

**ZONING BY-LAW AMENDMENT FILE Z.05.041  
DRAFT PLAN OF SUBDIVISION FILE 19T-05V06  
RUTHERFORD CONTWO INVESTMENTS LTD.  
REPORT #P.2005.52**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and
- 2) That the deputation of Mr. Lance Dutchak, 36 Marathon Avenue, Concord, L4K 5G9, be received, and the matter regarding traffic control signals be referred to staff for a report to the Council meeting of June 26, 2006.

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment File Z.05.041 (Rutherford Contwo Investments Ltd.) BE APPROVED, to rezone the subject lands shown on Attachment #5, from A Agricultural Zone to the following zone categories in order to implement the draft plan of subdivision 19T-05V06:

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- a) Lots 1-3 inclusive; 5-43 inclusive; 52-55 inclusive; 60-170 inclusive and 204-220 inclusive; 236 and 237 will be zoned RVM1 (B) Residential Urban Village Multiple Zone One, with the addition of the Holding Symbol (H);
    - i) Blocks 228-239 inclusive will be zoned to RVM1 (A) Residential Urban Village Multiple Zone One, with the addition of the Holding Symbol (H);
    - ii) Lot 4; Lots 44-51 inclusive; Lots 56-59 inclusive; Lots 27-32 inclusive; 171-203 inclusive will be zoned to RVM1(WS-B) Residential Urban Village Multiple Zone One (Wide/Shallow Lots), with the addition of the Holding Symbol (H);
    - iii) Blocks 243-252 inclusive; and Block 255 will be zoned to RV4 Residential Urban Village Zone Four, with the addition of the Holding Symbol (H);
    - iv) Lots 221-227 inclusive will be zoned to RV4(WS) Residential Urban Village Zone Four (Wide/Shallow Lots), with the addition of the Holding Symbol (H);
    - v) Blocks 256 and 257 will be zoned OS2 Open Space Park Zone;
    - vi) Block 258 will be zoned OS1 Open Space Conservation Zone; and
    - vii) Part of Block 259 will be zoned OS5 Open Space Environmental Protection Zone.
  - b) Prior to the removal of the Holding Symbol "(H)", the non-participating land owners in the Bathurst/Langstaff Servicing Area are subject to a future report to Council regarding a cost sharing agreement for contribution towards the construction of the Bathurst/Langstaff Trunk Sewer Works.
- 2. THAT the Owner enter into an agreement (to be registered on title) with the City of Vaughan indicating that the lots and blocks to be developed with residential uses will not be offered for sale to an end user by the Owner or purchasers until servicing capacity has been allocated to the satisfaction of the City.
  - 3. THAT Draft Plan of Subdivision File 19T-05V04 (Rutherford Contwo Investments Ltd.) as shown on Attachment #4, BE APPROVED, as red-lined, subject to the conditions set out in Attachment #1 to this report.
  - 4. THAT for the purpose of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-05V06 (Rutherford Contwo Investments Ltd.) shall contain a provision that the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-In-Lieu of Parkland Policy". The Owner shall submit an approved appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
  - 5. THAT the following street names for Draft Plan of Subdivision File 19T-05V06 (Rutherford Contwo Investments Limited), as shown on Attachment #4, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street '1'	Apple Blossom Drive (existing)
Street '2'	Pleasant Ridge Avenue (existing)
Street '3'	Mary Ellen Baker Court

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Street '4'	Mintwood Road (existing)
Street '5'	Foxwood Road (existing)
Street '6'	Balsamwood Road (existing)
Street '7'	Santa Amato Crescent
Street '8'	D'Eva Drive
Street '9'	Borjana Boulevard
Street '10'	Spring Harbour Road (previously approved, 19T-90008)
Street '11'	Redmond Drive (previously approved, 19T-90008)

**104**

**PROPOSED ANNEXATION OF LANDS  
BY CITY OF VAUGHAN FROM CITY OF BRAMPTON**

**The Committee of the Whole recommends:**

- 1) That Clauses 1, 2, 4, and 5 of the recommendation contained in the following report of the Director of Legal Services, dated June 19, 2006, be approved; and**
- 2) That Regional Councillor Ferri, Regional Councillor Frustaglio and Ward Councillor Carella be appointed to sit on the ad hoc Committee.**

**Recommendation**

The Director of Legal Services recommends:

1. That staff be directed to draft a restructuring proposal for circulation and that Brampton, York and Peel be requested to co-operate with the annexation and authorize of a joint public meeting.
2. That an ad hoc Committee be established by Vaughan Council that has the authority to hold a public meeting and to report back to Council on the proposed annexation on behalf of The Corporation of the City of Vaughan pursuant to Sections 173 and 252 of the Municipal Act, 2001;
3. That the member to sit on this Committee be appointed by Vaughan Council;
4. That a public meeting be held, jointly if possible with the City of Brampton, Region of Peel and Region of York, at a location close mutually agreeable to all parties;
5. That notice be given of the public meeting to consider the proposed annexation.

**105**

**REPORT ON THE COMMUNITY MEETING WITH THE WARD SUB-COMMITTEE  
REGARDING THE INVESTIGATION OF THE FEASIBILITY OF  
CONSTRUCTING A SIDEWALK ON THE SOUTH SIDE OF  
WOODBIDGE AVENUE AT THE CP OVERHEAD RAIL LINE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006:**

**Recommendation**

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

1. That this report be received for information.

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- 106 REBATES FOR MUNICIPAL ELECTION CAMPAIGN CONTRIBUTIONS

## Recommendation

- 1) That staff be requested to research and report back on rebate programs for municipal election campaign contributions that are currently being offered by other Ontario municipalities, identifying all the legal aspects of offering a program, how rebates are determined, what contributors are eligible for rebates, the relative impact on voter turn-out, the cost and how the rebate programs are paid for; and
- 2) That staff report on the merits of cost sharing a rebate program with the Region for Regional representatives.

**107** **FILE: DA.06.017**  
**SITE DEVELOPMENT APPLICATION**  
**AGAU DEVELOPMENTS LTD.**  
**(WALMART PROPOSAL AT BATHURST STREET AND CENTRE STREET)**

The foregoing matter was brought to the attention of the Committee by Mayor Di Biase.

108 PETITION REGARDING INSTALLATION OF CURBS ALONG RIVERSIDE DRIVE

## Recommendation

That the attached petition signed by representatives of twenty-six (26) households in the vicinity of Riverside Drive, and presented on their behalf by Mr. Luigi Colosimo of 155 Riverside Drive, Woodbridge requesting the installation of curbs, but not sidewalks, along Riverside Drive, be RECEIVED and referred to the Budget Committee, for its review, in the preparation of the 2007 capital budget.

**109 NEW BUSINESS – SITE PLAN RELATED TO ST. MARGARET MARY CHURCH**

The foregoing matter was brought to the attention of the Committee by Mayor Di Biase.



**110                      DEPUTATION – MR. PETER BERTON WITH RESPECT TO  
                             THE PRESERVATION OF THE PIERRE BERTON ARTIFACTS AND MEMORABILIA**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Peter Berton, Chair, Preservation of the Berton Artifacts and Memorabilia Steering Committee, 52 Glendonwyne Road, Toronto, M6P 3E4, be received; and
- 2) That to demonstrate that the City of Vaughan is committed to the preservation of the Pierre Berton artifacts and memorabilia within the Kleinburg community and to encourage the involvement and support of potential partners/stakeholders, staff be directed to prepare a report for the Council meeting of June 26, 2006, with respect to identifying a funding source for \$1.5m that could be used for this important community project.

**111                      DEPUTATION – MR. STEVEN DEL DUCA  
                             WITH RESPECT TO “GO VOTE VAUGHAN” INITIATIVE**

The Committee of the Whole recommends that the deputation of Mr. Steven Del Duca, 9 Rosewood Court, Vaughan, L4L 3Z9, written submissions dated June 12, 2006 and June 16, 2006, and information package titled “Go Vote Vaughan – Backgrounder”, be received and referred to staff for a report.

**112                      DEPUTATION – MR. DIRK DRIEBERG, VAUGHAN BASEBALL ASSOCIATION  
                             WITH RESPECT TO THE 2008 CANADIAN NATIONAL  
                             PEE WEE CHAMPIONSHIPS IN VAUGHAN**

The Committee of the Whole recommends that the deputation of Mr. Dirk Driebert, Vice President Rep/Select, and Mr. Tom Pileggi, City of Vaughan Baseball Association, 8 Merino Road, Maple, L6A 1E7, written submission dated June 13, 2006, and information package, be received and that the funding request be referred to staff for a report to the Council meeting of June 26, 2006.

**113                      DEPUTATION – MS. ELVIRA CARIA WITH RESPECT TO  
                             “SAVOURVAUGHAN – A CELEBRATION OF FINE FLAVOURS”**

The Committee of the Whole recommends that the deputation of Ms. Elvira Caria and Ms. Jennifer Montessano, SavourVaughan, 15 Bunting Drive, Woodbridge, L4H 2E7, written submission dated June 19, 2006, and information package titled “SavourVaughan – A Celebration of Fine Flavours”, be received and referred to staff for a report to the Council meeting of June 26, 2006.

**114                      PRESENTATION OF KEYS WITH RESPECT TO NEW FIRE TRUCKS FOR  
                             VAUGHAN FIRE AND RESCUE SERVICES**

Mayor Di Biase informed Committee that he has been presented with the keys for 5 new fire trucks for the Vaughan Fire and Rescue Services from Mr. Brian Dunn, a representative of the manufacturer. The fire trucks will be used to provide fire services for the City of Vaughan.

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The Committee of the Whole passed the following resolution:

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

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

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The meeting adjourned at 6:14 p.m.

Respectfully submitted,

Regional Councillor Joyce Frustaglio, Chair