

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

*For consideration by the Council  
of the City of Vaughan  
on September 25, 2006*

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The Committee of the Whole met at 1:28 p.m., on September 18, 2006.

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

The Committee of the Whole recessed at 7:02 p.m. and reconvened at 10:18 p.m., with the following members present:

Councillor Peter Meffe, Chair  
Mayor Michael Di Biase  
Regional Councillor Joyce Frustaglio  
Regional Councillor Linda D. Jackson  
Councillor Tony Carella  
Councillor Bernie Di Vona  
Councillor Alan Shefman  
Councillor Sandra Yeung Racco

CEREMONIAL PRESENTATION

The Mayor and Members of Council presented a congratulatory certificate to Mr. Sharone Levit and Ms. Julia Vokhmina, in recognition of their achievement as 2006 Champions of the Canadian Closed Amateur Dancesport.

GREETINGS

The Mayor and Members of Council welcomed Mr. Danilo Campanari, Minister of Tourism, Sport and Entertainment. Mr. Campanari delivered greetings on behalf of Mr. Francesco Scalia, President of the Province of Frosinone, Italy, and the Lazio delegation.



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either between properties #71 & #73, or between #77 & #81;

2. That staff follow through with the proper reviews and Ministry of Environment requirements in investigating the feasibility of the raised crosswalk; and
3. That staff report to a future Committee of the Whole meeting with respect to their findings as soon as possible.

**5 GLEN SHIELDS AVENUE – NO PARKING PROHIBITION**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of Councillor Yeung Racco, dated September 18, 2006, be approved; and**
- 2) **That the written submission of Mrs. J. DiMaria, Principal, Our Lady of The Rosary Catholic Elementary School, 206 Glen Shields Avenue, Concord, L4K 1T8, dated September 8, 2006, be received.**

**Recommendation**

Councillor Sandra Yeung Racco recommends:

1. That a No Parking prohibition be installed from 8:00 am to 9:30 am and 3:00 pm to 4:30 pm, Monday to Friday from September 1 to June 30, between the north and south property lines of Our Lady of the Rosary Catholic Elementary School on the east side of Glen Shields Avenue; and
2. That a No Parking prohibition be installed from 8:00 am to 9:30 am and 3:00 pm to 4:30 pm, Monday to Friday from September 1 to June 30, between the north and south property lines of Glen Shields Public School on the east side of Glen Shields Avenue.

**6 PLEASANT RIDGE AVENUE –TRAFFIC CALMING**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated September 18, 2006:**

**Recommendation**

Councillor Sandra Yeung Racco recommends:

1. That staff be directed to investigate the need for and feasibility of installing traffic calming measures along Pleasant Ridge Drive; and
2. That staff report their findings to a future Committee of the Whole meeting in December 2006.

**7 TRAFFIC CONTROL SIGNAL REQUEST AT WESTON RD. & VALERIA BLVD.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Di Vona, dated September 18, 2006:**

**Recommendation**

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Councillor Bernie Di Vona, in consultation with Mayor Michael Di Biase recommends:

- 1) That the report dated July 27, 2006 from the Region of York be received and referred to the Commissioner of Engineering for his review and consideration to determine the option of signalizing the intersection at our own cost with full reimbursement by the Region of York within 5 years if and when the traffic warrant signal becomes warranted;
- 2) That the review be conducted in such a manner that it will be included for consideration within the 2007 Capital Budget; and
- 3) That the 2007 Capital Budget project for signalized intersection detail the locations for all proposed traffic signalization and warrant components or criteria used in selection of any installation.

**8**

**JULES AVENUE TRAFFIC STUDY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated September 18, 2006:**

**Recommendation**

Councillor Tony Carella recommends that appropriate staff be directed to conduct a traffic study of Jules Avenue between Jeanne Drive and Riverview Avenue, in response to the petition of area residents; and to make recommendations to address their concerns.

**9**

**MERINO ROAD FACILITY IMPROVEMENTS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 18, 2006:**

**Recommendation**

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

1. That this report be received for information; and
2. That funding for this project be considered in the 2007 Capital Budget.

**10**

**REQUEST TO ENACT A BY-LAW TO DESIGNATE UNDER PART IV OF THE  
ONTARIO HERITAGE ACT, THE NATHANIEL WALLACE HOUSE,  
137 WOODBRIDGE AVENUE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 18, 2006:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Recreation & Culture recommends approval of the following Heritage Vaughan Committee recommendation:

1. That a by-law be enacted to designate the Nathaniel Wallace House, 137 Woodbridge Avenue under Part IV of the Ontario Heritage Act.

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**AWARD OF TENDER T06-199  
SUPPLY AND DELIVERY OF ONE TANK FLUSHER UNIT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 18, 2006:

**Recommendation**

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

1. That Tender T06- 199, for the supply and delivery of one tandem axle chassis and cab, complete with a flusher unit is awarded to Dependable Truck and Tank Limited for a total price of \$207,888.12; and
2. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

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**NO PARKING – MAST ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 18, 2006:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That 'No Parking' prohibitions be implemented on the west side of Mast Road in front of St. James Catholic Elementary School between 8:00 – 9:00 am and 3:00 – 4:00 pm., Monday to Friday.

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**EDGELEY BOULEVARD AND ROMINA DRIVE/FOUR VALLEY DRIVE  
PROPOSED ALL-WAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 18, 2006:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That an all-way stop control be installed at the intersection of Edgeley Boulevard and Romina Drive/Four Valley Drive; and
2. That an advance warning sign – 'Stop Ahead' - be installed south of the subject intersection, in the northbound direction.

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**CASTLE PARK BOULEVARD AND COLLE MELITO WAY  
REQUEST FOR ALL-WAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 18, 2006:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That an all-way stop control not be installed at the intersection of Castle Park Boulevard and Colle Melito Way;
2. That the existing stop signs located on Castle Park Boulevard be relocated to Colle Melito Way; and
3. That additional stop signs be installed on Colle Melito Way eastbound at Castle Park Boulevard and westbound at Castle Park Boulevard.

**15 ENSURING THE SAFETY OF ELDERLY PEDESTRIANS AT VILLA AMICA / VILLA GIARDINO**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 18, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That an additional speed hump not be installed on the access road to the Vaughan Grove Sports Park.

**16 VICEROY ROAD – DUAL LEFT TURN LANES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 18, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information purposes; and
2. That the Region of York, be requested to consider incorporating intersection improvements to accommodate dual left turn lanes from Viceroiy Road to Dufferin Street north into the project planned in the Region's Class EA Study for the Widening of Dufferin Street.

**17 WOODBIDGE AVENUE AND FOREST DRIVE/LEWIS DRIVE  
TRAFFIC SIGNAL TIMING AND TRAFFIC INFILTRATION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 18, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That no changes to the existing traffic signal timing be made at the intersection of Woodbridge Avenue and Forest Drive/Lewis Drive;









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The City Clerk and Returning Officer recommends:

That a by-law be enacted to establish the following advance vote dates and times of voting for the 2006 municipal election:

Saturday, November 4, 2006	-	10:00 am to 6:00 pm
Sunday, November 5, 2006	-	10:00 am to 6:00 pm
Monday, November 6, 2006	-	10:00 am to 8:00 pm
Tuesday, November 7, 2006	-	10:00 am to 8:00 pm
Wednesday, November 8, 2006	-	10:00 am to 8:00 pm
Thursday, November 9, 2006	-	10:00 am to 8:00 pm

**28** **PROCLAMATION REQUEST –  
CHILD CARE WORKER & EARLY CHILDHOOD EDUCATOR APPRECIATION DAY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 18, 2006:**

**Recommendation**

The City Clerk recommends:

- 1) That October 25, 2006 be proclaimed as “Child Care Worker & Early Childhood Educator Appreciation Day”; and
- 2) That the proclamation be posted on the City’s website, published on the City Page, space permitting, and that staff issue a news release.

**29** **ZONING BY-LAW AMENDMENT FILE Z.03.054  
CANADIAN NATIONAL RAILWAY COMPANY  
(Referred from the Council meeting of April 10, 2006)**

**The Committee of the Whole recommends that this matter be referred to the Committee of the Whole meeting of April 16, 2007, in accordance with the request contained in the written submission of Mr. Andrew E. Salem, Fraser Milner Casgrain LLP, 1 First Canadian Place, 100 King Street West, Toronto, M5X 1B2, dated August 30, 2006.**

**Recommendation**

Council, at its meeting of April 10, 2006, adopted the following:

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole meeting of September 18, 2006, in accordance with the request contained in the written submission of Mr. Andrew E. Salem, Fraser Milner Casgrain LLP, 1 First Canadian Place, 100 King Street West, Toronto, M5X 1B2, dated March 1, 2006.

Council, at its meeting of October 17, 2005, adopted the following:

That this matter be referred to the Committee of the Whole meeting of April 3, 2006, in accordance with the request contained in the written submission of Mr. Andrew E. Salem, Fraser Milner Casgrain LLP, 1 First Canadian Place, 100 King Street West, Toronto, M5X 1B2, dated September 16, 2005, and the memorandum from the Commissioner of Planning, dated September 21, 2005.

Council, at its meeting of June 15, 2005, adopted the following:

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That this matter be referred to the Committee of the Whole meeting of October 11, 2005, in accordance with the written submission of Mr. Andrew E. Salem, Fraser Milner Casgrain LLP, 1 First Canadian Place, 100 King Street West, Toronto, M5X 1B2, dated June 7, 2005.

Report of the Commissioner of Planning dated June 8, 2005

**Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-Law Amendment File Z.03.054 (Canadian National Railway Company) BE APPROVED, subject to the following conditions:

- a) That the implementing zoning by-law shall:
  - i) rezone the subject lands adjacent to Regional Road #7 (3.79ha) and Highway #407 (0.99ha) from EM4 Employment Area Transportation Zone to EM1 Prestige Employment Area Zone in the manner shown on Attachment #2; and
  - ii) rezone the remaining interior lands (8.08ha) from EM4 Employment Area Transportation Zone to EM2 General Employment Area Zone in the manner shown on Attachment #2.

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**SIGN VARIANCE APPLICATION**

**FILE NO: SV.06-019**

**OWNER: 1633805 ONTARIO INC./VINNIE GAMBINIS/HASSAM MONIAH**

**LOCATION: 3255 RUTHERFORD ROAD, BUILDING 'F'**

**BLOCK 1, REGISTERED PLAN 65M-3696**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 18, 2006:

**Recommendation**

That Sign Variance Application SV.06-019, 1633805 Ontario Inc./Vinnie Gambinis/Hassam Moniah, be APPROVED, subject to removal of the banner sign.

31

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.06-020**

**OWNER: SHIPLAKE INVESTMENTS RUTHERFORD LTD.**

**LOCATION: 9200 BATHURST STREET, LOT NO. 15, CONCESSION 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated September 18, 2006, be approved; and
- 2) That the written submission of Mr. Jim Paul, Burlington Signs National, dated September 18, 2006, be received.

**Recommendation**

That Sign Variance Application SV.06-020, Shiplake Investments Rutherford Ltd., be REFUSED, as the proposal constitutes visual clutter and a negative precedence and the applicant has sufficient

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exposure on the pylon sign at the location.

**32** **SITE DEVELOPMENT FILE DA.06.046**  
**1493130 ONTARIO LIMITED**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 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.06.046 (1493130 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, 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) all requirements of the Ministry of Transportation Ontario shall be satisfied.

**33** **SITE DEVELOPMENT FILE DA.06.070**  
**MAJORWEST DEVELOPMENT CORPORATION**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 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.06.070 (Majorwest Development Corporation) BE APPROVED.

**34** **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V08**

**9000 KEELE STREET INC.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-05V08 (9000 Keele Street Inc.) BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.

**35**

**SITE DEVELOPMENT FILE DA.05.063  
2748355 CANADA INC.**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 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.05.063 (2748355 Canada Inc.) BE APPROVED, subject to the following conditions:

- a) that the building elevations for the front elevation (south) be revised to provide additional articulation to the main entrance area, to the satisfaction of the Development Planning Department.
- b) 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) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
  - iii) the Owner shall demonstrate, to the satisfaction of the Development Planning Department and the York Region Rapid Transit Corporation, that the public transit alignment (subway/subsurface alignment) shown on the site plan (Attachment #2), reflects the alignment recommended in the "Highway 7 Corridor and Vaughan North-South Link Public Transit Improvements Environmental Assessment" and provides for the northward extension of the alignment from the lands to the south; and,
  - iv) the Owner shall dedicate to the City, the lands necessary for the Higher Order Transitway Corridor as shown on Schedule "B2" of OPA #529, free of all costs and encumbrances; or, the Owner shall enter into the Option Agreement outlined in Schedule "B" of the Minutes of Settlement dated July 10, 2000 between 2748355 Canada Inc. and the City, which will grant the City the option to purchase in fee simple, a sub-surface stratum of a portion of the subject lands for the purposes of a subway line.

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**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 September 18, 2006:

**Recommendation**

The Commissioner of Planning recommends:

THAT the conditions of approval for proposed Draft Plan of Condominium 19CDM-06V04 (Tonlu Holdings Limited), dated June 19, 2006 be revised as detailed in the revised Schedule of Conditions attached to and forming part of this report.

37

**PROPOSED SIGNAGE FOR CNR BRIDGES  
RCC MEDIA INC. AND THE CANADIAN NATIONAL RAILWAY COMPANY**

(Referred from the Council Meeting of September 11, 2006)

The Committee of the Whole recommends:

- 1) That this matter be referred to the Council meeting of September 25, 2006 for staff to renegotiate Canadian National Railway Company's proposal and to review and identify additional potential locations; and
- 2) That the deputation of Mr. Ernie Longo, Canadian National Railway Company, be received.

**Recommendation**

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

That this matter be referred to the Committee of the Whole meeting of September 18, 2006, to provide an opportunity for staff to address the concerns raised by Members of Council.

Report of the Commissioner of Economic/Technology Development and Communications dated September 5, 2006

**Recommendation**

The Commissioner of Economic/Technology Development and Communications in consultation with the Commissioner of Planning, and Legal Services Department recommends:

- 1) That the proposal by the Canadian National Railway Company ("CN") to erect, install and maintain signage on the CN overpasses be approved, subject to CN obtaining all necessary approvals from the Region of York, and CN's execution of a Licence Agreement with RCC Media Inc., which includes the terms and conditions set out in the Agreement to be entered between CN with the City of Vaughan; and
- 2) That a By-law be enacted to authorize the Mayor and the Clerk to execute an Agreement between the Canadian National Railway Company and The Corporation of the City of Vaughan, satisfactory to the Commissioner of Economic/Technology Development and Communications and the Commissioner of Legal and Administrative Services & City Solicitor.

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**THE DEFACING OF PUBLIC SIGNS**

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(Referred from the Council meeting of September 11, 2006)

**The Committee of the Whole recommends:**

- 1) **That the following recommendation contained in the additional report of Councillor Shefman, dated September 18, 2006, be approved:**
  1. **That the City of Vaughan enact a bylaw that would make it illegal to deface either the front or back faces of public traffic, directional and any other sign, standard, pole, structure or street furniture placed by a municipal authority;**
  2. **That defacing would be interpreted to include any form of defacing, marking, placing stickers, signs or any other object or mark. No sign, marking, etc., owned or placed by a municipal authority shall be interpreted as defacing;**
  3. **That any sign placed by a resident for the purposes of a non-commercial weekend garage sale shall not be considering as defacing if it is placed no earlier than 12:00 noon of the Friday prior to the weekend and removed by 12:00 noon of the Monday following the weekend;**
  4. **Any sign, sticker or object that defaces a public sign, standard, pole, structure or street furniture shall be declared abandoned trash and may be removed and discarded without notice;**
  5. **Any citizen removing any sign, sticker or object that defaces a public sign, standard, pole, structure or street furniture as defined in this recommendation, shall do so at his or her own risk, and neither the City of Vaughan nor any other municipal authority or public utility shall be liable for damage, loss or injury due to such independent acts;**
  6. **That any person seen defacing a public sign, etc. shall be issued a notice of infraction;**
  7. **That the minimum fine for each infraction would be established at \$50;**
  8. **That each incident of a defaced public traffic, directional and any other sign, standard, pole or structure placed by a municipal authority shall be considered an infraction;**
  9. **That any information that may appear on the defaced public traffic, directional and any other sign, standard, pole or structure placed by a municipal authority, may be used as a means to identify the perpetrator and once identified, the perpetrator shall be served a notice of violation;**
  10. **That upon being served a notice of infraction, if the perpetrator agrees to remove all incidents of City of Vaughan public signs, etc., being defaced and restoring those signs to a state acceptable to the City within a time period specified by the City, any notices of violation being imposed would be put in abeyance. If the perpetrator is then found to have violated the bylaw once again, the violation notices that had been put in abeyance shall be reimposed, along with any further fines resulting from the current violation; and**
  11. **That a notice be affixed to all signs, stating that defacing of such signs is illegal and violators will be prosecuted; and**
- 2) **That the report of Councillor Shefman, dated September 5, 2006, be received.**

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

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That this matter be referred to the Committee of the Whole meeting of September 18, 2006.

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

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Shefman, dated September 5, 2006, be approved; and
- 2) That a notice be affixed to all signs, stating that defacing of such signs is illegal and violators will be prosecuted.

Report of Councillor Shefman dated September 5, 2006

**Recommendation**

Councillor Shefman recommends:

1. That the City of Vaughan enact a bylaw that would make it illegal to deface either the front or back faces of public traffic, directional and any other sign, standard, pole or structure placed by a municipal authority;
2. That defacing would be interpreted to include any form of defacing, marking, placing stickers or any other object or mark;
3. That any person seen defacing a public sign, etc. shall be issued a notice of infraction;
4. That the minimum fine for each infraction would be set at \$50;
5. That any information that may appear on the defaced public traffic, directional and any other sign, standard, pole or structure placed by a municipal authority, may be used as a means to identify the perpetrator and once identified, the perpetrator shall be served a notice of violation;
6. That each incident of a defaced public traffic, directional and any other sign, standard, pole or structure placed by a municipal authority shall be considered an infraction; and
7. That upon being served a notice of infraction, if the perpetrator agrees to remove all incidents of City of Vaughan public signs, etc., being defaced, restoring those signs to a state acceptable to the City, any notices of violation being imposed would be put in abeyance. If the perpetrator is then found to have violated the bylaw once again, the violation notices that had been put in abeyance shall be reimposed, along with any further fines resulting from the current violation.

**39**

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

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Mayor's Task Force on Women's Shelter Needs, dated September 18, 2006, be approved; and**
- 2) That the deputation of Ms. Arlene Margolese, Chair, the Mayor's Task Force on Women's**



**Shelter Needs, be received.**

**Recommendation**

The Mayor's Task Force on Women's Shelter Needs recommends that the following report be received for information.

**40                    WALKWAY FROM MAJOR MACKENZIE DRIVE TO STATION STREET IN MAPLE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the following report BE RECEIVED for information purposes.

**41                    AMALFI COURT - CONDOMINIUM CORPORATION**

**The Committee of the Whole recommends:**

- 1)        That this matter be referred to the Council meeting of September 25, 2006, for a report on the particulars of the Letter of Credit; and**
- 2)        That staff provide a comparative with other residential properties in the area as it relates to assessment and the taxes charged on those properties.**

**Recommendation**

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

That the following report be received for information.

**42                    WADE GATE – TRAFFIC CALMING MEASURES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated September 18, 2006:**

**Recommendation**

Councillor Sandra Yeung Racco recommends:

- 1.        That staff be directed to investigate the necessity and feasibility of installing speed humps along Wade Gate between the northern intersection of Brownridge Drive and the southern intersection of Brownridge Drive; and**
- 2.        That staff report their findings to a future Committee of the Whole meeting in December 2006.**





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The Commissioner of Planning recommends:

THAT the following street name for Site Development File DA.05.062 (Amica (Thornhill) Inc.), as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Brighton Place

**50                    ISLINGTON AVENUE STREETScape STUDY – VILLAGE OF KLEINBURG**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006:**

**Recommendation**

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

1. THAT the proposed Terms of Reference appended to this report as Attachment No. 2, BE APPROVED; and
2. THAT the \$110,000.00 required to complete the study be referred to the 2007 Capital Budget deliberations.

**51                    2006 SUMMER HIATUS REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated September 18, 2006:**

**Recommendation**

The City Manager recommends:  
That the following report, under the Authority of the City of Vaughan By-law 332-98, as amended (Hiatus By-law), be received.

**52                    AWARD OF TENDER T06-181  
AHMADIYYA PARK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 18, 2006:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Directors of Purchasing Services Department, Reserves and Investments and Parks Development recommends:

1. That T06-181, AHMADIYYA PARK – PARK DEVELOPMENT be awarded to Pine Valley Enterprises Inc. for the amount of \$425,760.00 (excluding G.S.T.);
2. That a contingency allowance of 10% be approved, within which the Commissioner of Community Services is authorized to approve amendments to the contract; and

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3. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

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**ZONING BY-LAW AMENDMENT FILE Z.06.031  
SITE DEVELOPMENT FILE DA.06.061  
2056239 ONTARIO INC.  
REPORT #P.2006.51**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

1. That Zoning By-law Amendment File Z.06.031 (2056239 Ontario Inc.) BE APPROVED, to rezone the subject lands shown on Attachment #1 from C8 Office Commercial Zone to EM3 Retail Warehouse Employment Area Zone; excluding the following EM3 uses; Building Supply Outlet, and Swimming Pool and Recreational Vehicle Leasing/Rental/Sales; and to permit Business and Professional Offices including for a Regulated Health Professional; and to permit the following exceptions to the EM3 Zone, to facilitate the development of the proposed site plan shown on Attachment #2.
  - a) a rear yard setback of 4.9m, whereas 12 is required;
  - b) a minimum of 649 parking spaces, whereas 663 spaces are required;
  - d) a maximum driveway width of 9m, whereas 7.5m is permitted; and
  - e) deem the north property line as the front lot line; and
2. THAT Site Development File DA.06.061 (2056239 Ontario Inc.) BE APPROVED, subject to the following:
  - a) That prior to the execution of the site plan agreement:
    - i) the final site plan, building elevations, landscaping plan and signage plan shall be approved by the Development Planning Department;
    - i) 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; and
    - iv) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.

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

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;
- 2) That staff report back on the feasibility of passing a by-law with a holding provision; and
- 3) That the deputation of Mr. Joran Weiner, 8700 Dufferin Street, Concord, L4K 1S1, on behalf of the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.017 (Honeyvale Glade Estates Inc.) BE APPROVED, to amend OPA #600, to permit an automobile gas bar and car wash as additional uses in the "Medium Density Residential/Commercial" designation, on the subject lands shown on Attachment #1;
2. THAT Zoning By-law Amendment File Z.06.038 (Honeyvale Glade Estates Inc.) BE APPROVED, to amend By-law 1-88, to permit an automobile gas bar and car wash as additional uses in the C3 Local Commercial Zone, on the subject lands shown on Attachment #1; and
3. THAT the implementing Zoning By-law:
  - a) not be enacted until a Site Development Application is approved by Council; and,
  - b) prohibit the following uses:
    - i) generation and storage of hazardous waste or liquid industrial waste;
    - ii) underground and above ground storage tanks that are not equipped with an approved secondary contaminant device; and
    - iii) storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

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**ZONING BY-LAW AMENDMENT FILE Z.95.032  
DRAFT PLAN OF SUBDIVISION FILE 19T-95098  
KLEINBURG RESIDENTIAL ESTATES LTD.  
REPORT #P.2005.34**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006:

**Recommendation**

The Commissioner of Planning recommends:

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1. THAT Zoning By-law Amendment File Z.95.032 (Kleinburg Residential Estates Ltd.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
  - a) rezone Lots 1 to 21 inclusive from A Agricultural Zone to RR(H) Rural Residential Zone with the Holding Symbol "(H)" to provide for 21 lots for detached dwelling units with minimum lot frontages of 30m for Lots 1 to 5 inclusive and 8 to 21 inclusive and minimum lot frontages of 25m for Lots 6 and 7, and minimum lot areas of 0.38h for Lots 1 to 21 inclusive and require that prior to the removal of the Holding Symbol "(H)", the Owner submit an application and receive approval for an amendment to the Official Plan to allow development on individual private wells on an interim basis, until municipal water supply can be provided;
  - b) rezone Block 22 from A Agricultural Zone to RR(H) Rural Residential Zone with the Holding Symbol "(H)" and require that prior to the removal of the Holding Symbol "(H)", that Block 22 be developed with the adjacent lands to the north and east and that water supply capacity shall be identified and allocated by the City;
  - c) rezone Block 23 from A Agricultural Zone to OS1 Open Space Conservation Zone to provide for a minimum 5m wide ecological buffer adjacent to the open space/valleyland;
  - d) rezone Block 24 from A Agricultural Zone to OS2 Open Space Park Zone to provide for a 9m wide walkway; and
  - e) include any necessary zoning exceptions that may be required to implement the approved Draft Plan of Subdivision.
2. THAT Draft Plan of Subdivision File 19T-95098 (Kleinburg Residential Estates Ltd.), as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report. The conditions of approval include specific conditions requiring the Owner to pre-construct the water distribution system and the individual internal lot connections and the requirement to decommission the private wells once the additional water supply capacity becomes available from the Kleinburg-Nashville Community Water System;
3. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-95098 (Kleinburg Residential Estates Ltd.), shall contain a provision that parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, 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;
4. THAT the following resolution with respect to the allocation of water supply capacity shall apply:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision 19T-95098 (Kleinburg Residential Estates Ltd.) be allocated water supply capacity from the Kleinburg-Nashville Community Water System of the York Water Supply System, for a total of 21 residential units following the execution of a subdivision agreement to the satisfaction of the City, and subject to additional water supply capacity becoming available from the Kleinburg-Nashville Community Water System as confirmed by the Region of York."; and

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5. THAT the Owner enter into an agreement with the City to be registered on title, indicating that Lots 1 to 21 inclusive and Block 22 in Draft Plan of Subdivision 19T-95098 (Kleinburg Residential Estates Ltd.), will not be offered for sale by the Owner or purchasers until the Holding "H" provision has been removed which is subject to an available potable water supply source being identified and approved.

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

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Staff report for Official Plan and Zoning By-law Amendment Files OP.06.011 and Z.06.032 (Israel Landa, Trustee and Beth Chabad Israeli Community Centre) BE RECEIVED as information; and that the issues identified be resolved and addressed prior to the Development Planning Department proceeding to a future Committee of the Whole meeting with a comprehensive technical report.

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**SANTAFEST PARADE IN MAPLE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Ferri, dated September 18, 2006:**

**Recommendation**

Regional Councillor Mario F. Ferri recommends:

That Vaughan Council request the Region of York to permit the following temporary road closure for the Santafest Parade on Sunday November 12, 2006 between the hours of 1:30 p.m. and 3:30 p.m. along Major Mackenzie Drive between Hwy 400 to the Vaughan Civic Center; and

That City staff be authorized to provide various services for this event, as well as any appropriate measures, such as temporary event related parking restrictions and similar actions subsequent to detailed event planning.

58

**JOINT WASTE DIVERSION STRATEGY – FINAL REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 18, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends that:

1. The Joint Waste Municipal Waste Diversion Strategy be endorsed; and





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1. THAT Council defer consideration of Official Plan Amendment File OP.05.020 (Tesmar Holdings Inc.) until such time that the Planning Department has had the opportunity to complete a Land Use Review for the Jane Street Corridor Area; and
2. THAT Council direct the Planning Department, with input from the Engineering Department with respect to issues such as traffic impact and servicing as well as any other City department or external agency as may be required; to conduct a Land Use Review for the Jane Street Corridor area, south of Rutherford Road, with respect to the potential for residential development.

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**WESTON ROAD SPEED LIMIT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Frustaglio, dated September 18, 2006:**

**Recommendation**

Regional Councillor Joyce Frustaglio recommends:

That the Region of York be requested to reduce the speed limit on Weston Road from 70 to 60 km/hr from Rutherford Road to Highway 7 to create a consistent speed limit along this section of Weston Road.

62

**GREEN FLEET PROGRAM – IMPLEMENTING NEW TECHNOLOGY TO REDUCE  
VEHICLE EMISSIONS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chair of the Vaughan Environmental Task Force, dated September 18, 2006:**

**Recommendation**

The Chair of the Vaughan Environmental Task Force recommends:

1. That as the first step towards a Green Fleet Program, ten vehicles, as chosen by the Fleet Department, be retrofitted with advanced catalytic converter technology by March 2007; and
2. That staff report back on the full implications of the following:
  - i. tenders for new fleet leases or purchases require proponents to install vehicle emissions technologies, which eliminate up to 100% of engine emissions, on the new vehicles;
  - ii. existing motorized equipment (e.g. lawnmowers, tractors, etc.) be reviewed and selected for retrofits; and
  - iii. tenders for functions performed by external contractors, involving the use of motorized equipment, require successful proponents to demonstrate that vehicle emissions technologies have been installed or used in their motorized equipment.

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**ENVIRONMENTAL MASTER PLAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chair of the Vaughan Environmental Task Force, dated September 18, 2006:**

**Recommendation**

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The Chair of the Vaughan Environmental Task Force recommends:

1. That Council pass a resolution to develop a corporate-wide Environmental Master Plan (EMP) as part of the Consolidated Growth Management Strategy – 2031;
2. That Staff be directed to develop Terms of Reference for the Environmental Master Plan;
3. That Staff report back to Senior Management Team, the Environmental Task Force and Council with the draft Terms of Reference developed on timelines to be in concert with the Consolidated Growth Management Strategy; and
4. That following Council direction, a Request for Proposal be prepared based on the approved Terms of Reference.

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

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;
- 2) That the Region of York Transportation and Works Department be requested to include the installation of traffic signalizations at all arterial roads that exit onto regional roads at the cost to the Landowners' Group;
- 3) That staff provide a report to the Council meeting of September 25, 2006, addressing the question raised with respect to the traffic signal lights on Major Mackenzie Drive between Weston Road and Hwy 400;
- 4) That the applicant work with the City of Vaughan and the Region of York to prioritize and fast track the construction of the road extensions for Fossil Hill Road, Vellore Avenue and Via Campanile to connect with Major Mackenzie Drive to provide better accessibility and connectivity for existing traffic in the community;
- 5) That the written submission of Mr. Tim Sorochinsky, President, Millwood Woodend Ratepayers Association, 275 Millwood Parkway, Woodbridge, L4L 1A6, dated September 1, 2006, be received; and
- 6) That the coloured elevation drawings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the Revised Block Plan for Block 39 (File BL.39.96), dated September 5, 2006, as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;

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2. THAT Zoning By-law Amendment File Z.97.075 (830595 Ontario Inc.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
  - a) rezone Lot 1, Lots 5 to 20 inclusive, Lot 27, Lots 36 to 53 inclusive, Lots 57 to 67 inclusive, Lots 93, 94 and 106 and Blocks 126, and Blocks 129 to 138 inclusive, from A Agricultural Zone to RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol "H" to facilitate 50 lots and 11 blocks to be combined with adjacent blocks to create 11 full lots for single detached residential units;
  - b) rezone Lots 2 to 4 inclusive, Lots 21 to 26 inclusive, Lots 28 to 35, Lots 54 to 56 inclusive, Lots 68 to 92 inclusive, Lots 95 to 105 inclusive, and Lots 107 to 117 inclusive, and Blocks 119 to 125, and Blocks 127 and 128 from A Agricultural Zone to RD3(H) Residential Detached Zone Three with the additions of the Holding Symbol "H", to facilitate 67 lots and 9 blocks to be combined with adjacent blocks to create 9 full lots for single detached dwelling units;
  - c) rezone Block 118 from A Agricultural Zone to RD2(H) Residential Detached Zone Two with the addition of the Holding Symbol "H" to provide for 1 residential block to be combined with a block in an adjacent subdivision to create 1 full lot for a single detached dwelling unit;
  - d) require that prior to the removal of the Holding Symbol "H" from Lots 1 to 117 inclusive and Blocks 118 to 138 inclusive, water supply and sewage servicing capacity shall be identified and allocated by the City;
  - e) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law for Blocks 118 to 138 inclusive with the Holding Symbol "H", where the Holding Symbol "H" will only be lifted when these Blocks are developed with blocks on the adjacent lands; and
  - f) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision;
3. THAT prior to the enactment of the implementing by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment;
4. THAT Draft Plan of Subdivision 19T-97V23 (830595 Ontario Inc.), as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
5. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-97V23 (830595 Ontario Inc.) shall contain a provision that the parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, 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; and
6. THAT the Owner enter into an agreement with the City to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the Owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the City.

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**DRAFT PLAN OF SUBDIVISION FILE 19T-97V19  
SUGARBERRY HOLDINGS INC.  
REPORT #P.2004.107**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;
- 2) That the Region of York Transportation and Works Department be requested to include the installation of traffic signalizations at all arterial roads that exit onto regional roads at the cost to the Landowners' Group;
- 3) That the applicant work with the City of Vaughan and the Region of York to prioritize and fast track the construction of the road extensions for Fossil Hill Road, Vellore Avenue and Via Campanile to connect with Major Mackenzie Drive to provide better accessibility and connectivity for existing traffic in the community; and
- 4) That the coloured elevation drawings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the Revised Block 39 Block Plan File BL.39.96, dated, September 5, 2006, as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
2. THAT Zoning By-law Amendment File Z.97.072 (Sugarberry Holdings Inc.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
  - a) rezone Lots 1 to 36 inclusive, Lot 86, Lot 101, Lot 102, Lots 107 to 114 inclusive, Lots 120 to 122 inclusive, Lots 135 to 145 inclusive and Blocks 233 to 241 inclusive, from A Agricultural Zone and OS4 Open Space Woodlot Zone to RD4(H) Residential Detached Zone Four with the Holding Symbol "H" to facilitate 61 lots with a minimum lot frontage of 9m, a minimum lot area of 243m<sup>2</sup>, and a minimum lot depth of 27m for detached dwelling units;
  - b) rezone Lots 37 to 39 inclusive, Lots 51 to 56 inclusive, Lots 67 to 72 inclusive, Lots 83 to 85 inclusive, Lots 87 to 100 inclusive, Lots 103 to 106 inclusive, Lots 115 to 119 inclusive, Lots 123 to 134 inclusive, Lots 146 to 163 inclusive, Block 232 and Block 242 from A Agricultural Zone and OS4 Open Space Woodlot Zone to RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol "H" to facilitate 73 lots with a minimum lot frontage of 12m, a minimum lot area of 324m<sup>2</sup>, and a minimum lot depth of 27m for detached dwelling units;
  - c) rezone Lots 40 to 50 inclusive, Lots 57 to 66 inclusive, Lots 73 to 82 inclusive, Lot 165, Lot 176, Lot 177, Lot 192, Lot 193, Block 228, Block 229 and Blocks 243 to 247 inclusive from A Agricultural Zone and OS4 Open Space Woodlot Zone to RD2(H) Residential Detached Zone Two with the Holding Symbol "H" to facilitate 39.5 lots with a minimum lot frontage of 15m, a minimum lot area of 450m<sup>2</sup> and a minimum lot depth of 30m, except for Lots 165, 176, 177, 192 and 193 and Blocks 228 and 229 which require exceptions to provide a minimum lot area of 365m<sup>2</sup>, and minimum lot depth of 27m, for detached dwelling units;

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- d) rezone Lot 164, Lots 166 to 175 inclusive and Block 227 from A Agricultural Zone and OS4 Open Space Woodlot Zone to RS1(H) Residential Semi-Detached Zone Four with the Holding Symbol "H" to facilitate 37 semi-detached dwelling units with minimum lot frontages of 7.5m per unit, minimum lot areas of 202m<sup>2</sup> per unit and minimum lot depths of 27m for;
  - e) rezone Lots 178 to 191 inclusive, Block 230 and Block 231 from A Agricultural Zone and OS4 Open Space Woodlot Zone to RV4(H) Residential Urban Village Zone Four with the Holding Symbol "H" to facilitate lots with a minimum lot frontage of 7.5m, which all require exceptions to provide a minimum lot area of 219m<sup>2</sup> and a minimum lot depth of 27m for 16 semi-detached dwelling units;
  - f) rezone Lots 194 to 202 inclusive and Blocks 213 to 225 inclusive from A Agricultural Zone and OS4 Open Space Woodlot Zone to RV3(H) Residential Urban Village Zone Three with the "H" Holding Symbol to provide for 17.5 lots for detached dwelling units with minimum lot frontages of 12 m, minimum lot areas of 360 m<sup>2</sup> and minimum lot depths of 30m;
  - g) rezone Lots 203 to 210 inclusive, Blocks 211, Block 212 and Block 226 from A Agricultural Zone and OS4 Open Space Woodlot Zone to RV4(H) Residential Urban Village Zone Four with the Holding Symbol "H" to facilitate 11 lots with minimum lot frontages of 9.75m, minimum lot area of 292m<sup>2</sup> and minimum lot depths of 30m for detached dwelling units;
  - h) require that prior to the removal of the Holding Symbol "H" from any Zone for Lots 1 to 210 inclusive and Blocks 211 to 247 inclusive, that water supply and sewage servicing capacity shall be identified and allocated by the City;
  - i) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law for the Blocks 211 to 247 inclusive with the Holding Symbol "H" where the Holding Symbol "H" can only be lifted when the Blocks are developed with the adjacent Part Blocks;
  - j) rezone Block 248 from A Agricultural Zone to OS1 Open Space Conservation Zone to provide for a 1.359ha stormwater management pond facility;
  - k) rezone Block 249 from A Agricultural Zone to OS1 Open Space Conservation Zone to provide for a 0.120ha pumping station;
  - l) rezone Blocks 250 to 253 from A Agricultural Zone and OS4 Open Space Woodlot Zone to OS4 Open Space Woodlot Zone for a 0.501ha woodlot;
  - m) rezone Block 254 from A Agricultural Zone to RD3 Residential Detached Zone Three for a 1.083ha school site; and
  - n) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision;
3. THAT prior to the enactment of the implementing zoning by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment;
4. THAT Draft Plan of Subdivision 19T-97V19 (Sugarberry Holdings Inc.), as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;

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- 5.. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-97V19 (Sugarberry Holdings Inc.) shall contain a provision that parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, 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; and
6. THAT the Owner enter into an agreement with the City to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the Owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the City.

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**BLOCK PLAN FILE BL.39.96  
ZONING BY-LAW AMENDMENT FILE Z.97.073  
DRAFT PLAN OF SUBDIVISION FILE 19T-97V21  
BRALAWN DEVELOPMENTS INC.  
REPORT #P.2004.41**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;**
- 2) **That the Region of York Transportation and Works Department be requested to include the installation of traffic signalizations at all arterial roads that exit onto regional roads at the cost to the Landowners' Group;**
- 3) **That the applicant work with the City of Vaughan and the Region of York to prioritize and fast track the construction of the road extensions for Fossil Hill Road, Vellore Avenue and Via Campanile to connect with Major Mackenzie Drive to provide better accessibility and connectivity for existing traffic in the community; and**
- 4) **That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the Revised Block 39 Block Plan File BL.39.96, dated, September 5, 2006, as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
2. THAT Zoning By-law Amendment File Z.97.073 (Bralawn Developments Inc.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
  - a) rezone Lots 1 to 25 inclusive, Blocks 60 to 67 inclusive and Blocks 71 to 78 inclusive from A Agricultural Zone to RD2(H) Residential Detached Zone Two with the Holding Symbol "H" to facilitate 33 lots with a minimum lot frontage of 15m, a minimum lot area of 450m<sup>2</sup> and a minimum lot depth of 30m for detached dwelling units;
  - b) rezone Lots 26 to 30 inclusive, Lot 46, Lot 47, Blocks 48 to 59 inclusive, Blocks 68 to 70 inclusive and Block 79 from A Agricultural Zone to RD3(H) Residential Detached

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- Zone Three with the Holding Symbol "H" to facilitate 15 lots with a minimum lot frontage of 12m, a minimum lot area of 324m<sup>2</sup> and a minimum lot depth of 27m for detached dwelling units;
- c) rezone Lots 31 to 45 inclusive and Blocks 80 to 82 inclusive from A Agricultural Zone to RD4(H) Residential Detached Zone Four with the Holding Symbol "H" to facilitate 16.5 lots with a minimum lot frontage of 9m, a minimum lot area of 243m<sup>2</sup> and a minimum lot depth of 27m for detached dwelling units;
  - d) require that prior to the removal of the Holding Symbol "H" from Lots 1 to 47 inclusive and Blocks 48 to 82 inclusive, water supply and sewage servicing capacity shall be identified and allocated by the City;
  - e) permit only a use legally existing as of the date of enactment of the implementing by-law for Blocks 48 to 82 inclusive with the Holding Symbol "H" where the Holding Symbol "H", can only be lifted when the Blocks are developed with the adjacent lands;
  - f) rezone Block 83 from A Agricultural Zone to RD3 Residential Detached Zone Three for a 1.347ha school site;
  - g) rezone Block 84 from A Agricultural Zone to OS2 Open Space Park Zone to provide for a 0.789ha park;
  - h) rezone Block 85 from A Agricultural Zone to OS4 Open Space Woodlot Zone for a 3.120ha woodlot;
  - i) rezone Block 86 from A Agricultural Zone to OS1 Open Space Conservation Zone to provide for a 0.947ha stormwater management pond facility; and
  - j) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision;
3. THAT prior to the enactment of the implementing by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment;
4. THAT Draft Plan of Subdivision 19T-97V21 (Bralawn Developments Inc.), as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
5. THAT for the purposes of notice, the implementing subdivision agreement for Plan of Subdivision 19T-97V21 (Bralawn Developments Inc.) shall contain a provision that parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, 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; and
6. THAT the Owner enter into an agreement with the City to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the Owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the City.



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**ZONING BY-LAW AMENDMENT FILE Z.03.014  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V03  
TERWOL DEVELOPMENTS INC.  
REPORT #P.2003.29**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;
- 2) That the Region of York Transportation and Works Department be requested to include the installation of traffic signalizations at all arterial roads that exit onto regional roads at the cost to the Landowners' Group;
- 3) That the applicant work with the City of Vaughan and the Region of York to prioritize and fast track the construction of the road extensions for Fossil Hill Road, Vellore Avenue and Via Campanile to connect with Major Mackenzie Drive to provide better accessibility and connectivity for existing traffic in the community;
- 4) That the written submission of Mr. Tim Sorochinsky, President, Millwood Woodend Ratepayers Association, 275 Millwood Parkway, Woodbridge, L4L 1A6, dated September 1, 2006, be received; and
- 5) That the coloured elevation drawings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the Revised Block Plan for Block File BL.39.96, dated September 5, 2006, as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
2. THAT Zoning By-law Amendment File Z.03.014 (Terwol Developments Inc.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
  - a) rezone Blocks 1 to 36 inclusive, Blocks 39 to 43 inclusive and Block 50 from A Agricultural Zone to RT1(H) Residential Townhouse Zone with the "H" Holding Symbol to provide for 204 street townhouse dwelling units with minimum lot frontages of 6 m per unit, minimum lot areas of 162 m<sup>2</sup>, and minimum lot depths of 27 m;
  - b) rezone Block 38 from A Agricultural Zone to C4 Neighbourhood Commercial Zone for a 1.06 ha neighbourhood commercial site;
  - c) rezone Block 49 from A Agricultural Zone to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two with the "H" Holding Symbol for the 0.088 ha site to be developed with the adjacent lands for a future mixed residential/commercial development;
  - d) require that prior to the removal of the "H" Holding Symbol for Blocks 1 to 36 inclusive, Blocks 39 to 43 inclusive and Block 50, that water supply and sewage servicing capacity shall be identified and allocated by the City;
  - e) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law for Blocks 39 to 43 inclusive with the "H"

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- Holding Symbol, where the Holding Symbol "H" can only be lifted when the Block develops with the adjacent lands;
- f) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law for Block 50 with the "H" Holding Symbol, where the Holding Symbol "H" can only be lifted when the easement issues respecting access are addressed;
  - g) maintain the existing A Agricultural Zone on "Future Residential Use" Block 37; and
  - h) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision;
- 3. THAT prior to the enactment of the implementing zoning by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment;
  - 4. THAT Draft Plan of Subdivision 19T-03V03 (Terwol Developments Inc.), as red-lined (September 18, 2006), and shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
  - 5. THAT for the purposes of notice, the implementing subdivision agreement for Plan of Subdivision 19T-03V03 (Terwol Developments Inc.) shall contain a provision that parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, 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; and
  - 6. THAT the Owner shall enter into an agreement with the City to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the Owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the City.

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**BLOCK PLAN FILE BL.39.96  
ZONING BY-LAW AMENDMENT FILE Z.03.102  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V24  
EURO ESTATES INC.  
REPORT #P.2004.38**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;**
- 2) **That the Region of York Transportation and Works Department be requested to include the installation of traffic signalizations at all arterial roads that exit onto regional roads at the cost to the Landowners' Group;**
- 3) **That the applicant work with the City of Vaughan and the Region of York to prioritize and fast track the construction of the road extensions for Fossil Hill Road, Vellore Avenue and Via Campanile to connect with Major Mackenzie Drive to provide better accessibility and connectivity for existing traffic in the community; and**
- 4) **That the coloured elevation drawings submitted by the applicant, be received.**

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**Recommendation**

The Commissioner of Planning recommends:

1. THAT the Revised Block 39 Block Plan (File BL.39.96), dated, September 5, 2006, as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
2. THAT Zoning By-law Amendment File Z.03.102 (Euro Estates Inc.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
  - a) rezone Lots 1 to 15 inclusive and Lots 37 to 48 inclusive from A Agricultural Zone to RD4(H) Residential Detached Zone Four with the Holding Symbol "H" to facilitate 27 lots with a minimum lot frontage of 9m, a minimum lot area of 243m<sup>2</sup>, and a minimum lot depth of 27m for detached dwelling units;
  - b) rezone Lots 16 to 36 inclusive and Block 51 from A Agricultural Zone to RD3(H) Residential Detached Zone Three with the Holding Symbol "H" to facilitate 21 lots and 1 future lot with a minimum lot frontage of 12m, a minimum lot area of 324m<sup>2</sup>, and a minimum lot depth of 27m for detached dwelling units;
  - c) rezone Block 49 from A Agricultural Zone to C3 Local Commercial Zone for a 0.623ha local commercial site;
  - d) rezone Block 50 from A Agricultural Zone to C4 Neighbourhood Commercial Zone for a 0.470ha site to be developed with the adjacent lands for a future neighbourhood commercial site;
  - e) require that prior to the removal of the "H" Holding Symbol from any Zone for Lots 1 to 48 inclusive and Blocks 50 and 51 inclusive, water supply and sewage servicing capacity shall be identified and allocated by the City;
  - f) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law for Blocks 50 and 51 with the Holding Symbol "H", where the Holding Symbol "H" can only be lifted when the Block develops with the part blocks on the adjacent lands; and
  - g) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision;
3. THAT prior to the enactment of the implementing by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment;
4. THAT Draft Plan of Subdivision 19T-03V24 (Euro Estates Inc.), as red-lined (September 18, 2006), and shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
5. THAT for the purposes of notice, the implementing subdivision agreement for Plan of Subdivision 19T-03V24 (Euro Estates Inc.) shall contain a provision that parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, 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

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Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and

6. THAT the Owner enter into an agreement with the City to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the Owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the City.

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**BLOCK PLAN FILE BL.39.96  
ZONING BY-LAW AMENDMENT FILE Z.04.002  
DRAFT PLAN OF SUBDIVISION FILE 19T-04V01  
1307180 ONTARIO INC.  
REPORT #P.2004.54**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;
- 2) That the Region of York Transportation and Works Department be requested to include the installation of traffic signalizations at all arterial roads that exit onto regional roads at the cost to the Landowners' Group;
- 3) That the applicant work with the City of Vaughan and the Region of York to prioritize and fast track the construction of the road extensions for Fossil Hill Road, Vellore Avenue and Via Campanile to connect with Major Mackenzie Drive to provide better accessibility and connectivity for existing traffic in the community; and
- 4) That the coloured elevation drawings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the Revised Block Plan for Block 39 (File BL.39.96), dated September 5, 2006, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
2. THAT Zoning By-law Amendment File Z.04.002 (1307180 Ontario Inc.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
  - a) rezone Lots 79 to 87 inclusive, Lots 93 and 94, and Blocks 95, 96, 97, Blocks 100 to 108, Blocks 121 to 124 and Block 148, from A Agricultural Zone to RD2(H) Residential Detached Zone Two with the addition of the Holding Symbol "H" to facilitate 11 lots with a minimum frontage of 15m, and 18 blocks to be combined with adjacent blocks to create 18 full lots for single detached residential units;
  - b) rezone Lots 1 to 78 inclusive, Lots 88 to 92 inclusive, Block 98, Blocks 109 to 118 and Block 120 from A Agricultural Zone to RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol "H", to provide for 83 lots with a minimum lot frontage of 12m, and 13 blocks to be combined with adjacent blocks to create 13 full lots for single detached dwelling units;
  - c) require that prior to the removal of the Holding Symbol "H" from Lots 1 to 94 inclusive, Blocks 95 to 124 inclusive, and Block 148, that water supply and sewage servicing capacity shall be identified and allocated by the City;

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- d) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law for the Blocks 95 to 124 inclusive and Block 148 with the Holding Symbol "H", where the Holding Symbol "H" can only be lifted when these Blocks are developed with blocks on adjacent lands;
  - e) rezone Block 125 (Neighbourhood Park), Blocks 130 and 131 (Open Space/Parkette), Block 132 (Walkway) from A Agricultural Zone to OS2 Open Space Park Zone;
  - f) rezone Block 126 (Landscape Buffer) and Block 127 (Storm Water Management) from A Agricultural Zone to OS1 Open Space Conservation Zone; and
  - g) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision;
3. THAT prior to the enactment of the implementing by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment;
4. THAT Draft Plan of Subdivision 19T-04V01 (1307180 Ontario Inc.), as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report
5. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-04V01 (1307180 Ontario Inc.) shall contain a provision that the parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, 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; and
6. THAT the Owner enter into an agreement with the City to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the Owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the City.

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**BLOCK PLAN FILE BL.39.96  
ZONING BY-LAW AMENDMENT FILE Z.03.090  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V20  
2032331 ONTARIO INC.  
REPORT #P.2004.39**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;
- 2) That the Region of York Transportation and Works Department be requested to include the installation of traffic signalizations at all arterial roads that exit onto regional roads at the cost to the Landowners' Group;
- 3) That the written submission of Mr. Tim Sorochinsky, President, Millwood Woodend Ratepayers Association, 275 Millwood Parkway, Woodbridge, L4L 1A6, dated September 1, 2006, be received; and
- 4) That the coloured elevation drawings submitted by the applicant, be received.

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**Recommendation**

The Commissioner of Planning recommends:

1. THAT the Revised Block Plan for Block 39 (File BL.39.96), dated September 5, 2006, as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
2. THAT Zoning By-law Amendment File Z.03.090 (2032331 Ontario Inc.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
  - a) rezone Lots 1 to 5 inclusive, Lots 12 to 16 inclusive, and Blocks 33 and 41, from A Agricultural Zone to RD2(H) Residential Detached Zone Two with the Holding Symbol "H", to facilitate 10 lots for single detached dwelling units, and 2 part blocks to be combined with 2 adjacent residential part blocks to create 2 full lots for detached residential units;
  - b) rezone Lots 6 to 11 inclusive, Lots 17 to 32 inclusive, and Blocks 34 to 40 inclusive, from A Agricultural Zone to RD3(H) Residential Detached Zone Three with the Holding Symbol "H" to facilitate 22 lots for single detached dwelling units, and to provide for 7 part blocks to be combined with adjacent part blocks to create 7 full lots for detached residential units;
  - c) rezone Block 42 from A Agricultural Zone to RD2(H) Residential Detached Zone Two with the Holding Symbol "H" for a future development block;
  - d) require that prior to the removal of the Holding Symbol "H" from Lots 1 to 32 inclusive and Blocks 33 to 41 inclusive, that water supply and sewage servicing capacity shall be identified and allocated by the City;
  - e) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law for the Blocks 33 to 42 inclusive with the "H" Holding Symbol, where the "H" can only be lifted when the Blocks develop with the adjacent lands;
  - f) rezone Block 43 from A Agricultural Zone to OS1 Open Space Conservation Zone for buffer purposes;
  - g) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision;
3. THAT prior to the enactment of the implementing zoning by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment;
4. THAT Draft Plan of Subdivision 19T-03V20 (2032331 Ontario Inc.), as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
5. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-03V20 (2032331 Ontario Inc.) shall contain a provision that parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, 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

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Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and

6. THAT the Owner enter into an agreement with the City to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the Owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the City.

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

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;
- 2) That the Region of York Transportation and Works Department be requested to include the installation of traffic signalizations at all arterial roads that exit onto regional roads at the cost to the Landowners' Group;
- 3) That the applicant work with the City of Vaughan and the Region of York to prioritize and fast track the construction of the road extensions for Fossil Hill Road, Vellore Avenue and Via Campanile to connect with Major Mackenzie Drive to provide better accessibility and connectivity for existing traffic in the community;
- 4) That staff meet with the landowner to address the concerns raised with respect to the side yard setbacks; and
- 5) That the following deputations be received:
  - a) Ms. Rosemary Humphries, Humphries Planning Group Inc., on behalf of the applicant; and
  - b) Mr. James Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Suite 1B, Concord, L4K 3P3.

**Recommendation**

The Commissioner of Planning recommends:

1. The Revised Block Plan for Block 39 (File BL.39.96), dated September 5, 2006, as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
2. THAT Zoning By-law Amendment File Z.97.062 (Artibus Development Corporation) BE APPROVED, Specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
  - a) rezone Lots 326 to 373 inclusive, Lots 376 to 503 inclusive, Blocks 504, 505, and Blocks 539 to 543 inclusive, from A Agricultural Zone, OS1 Open Space Conservation Zone, OS4 Open Space Woodlot Zone, and RV3(H) Residential Urban Village Zone Three to RD2(H) Residential Detached Zone Two with the addition of the Holding Symbol "H" and RD3(H) Residential Detached Zone Three with the

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- addition of the Holding Symbol "H", to facilitate 175 lots, and 7 blocks to be combined with adjacent blocks to create 7 full lots for single detached dwelling units;
- b) require that prior to the removal of the Holding Symbol "H" from Lots 326 to 373 inclusive, Lots 376 to 503 inclusive, Blocks 504 and 505, and Blocks 539 to 543 inclusive, water supply and sewage servicing capacity shall be identified and allocated by the City;
  - c) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law for Blocks 504, 505, and Blocks 539 to 543 with the Holding Symbol "H", where the Holding Symbol "H" can only be lifted when these Blocks are developed together with the blocks on adjacent lands;
  - d) rezone Block 506 Restoration Area Block from A Agricultural Zone to OS4 Open Space Woodlot Zone;
  - e) rezone Block 507 Valleyland Block from A Agricultural Zone to OS1 Open Space Conservation Zone;
  - f) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision;
- 3. THAT prior to the enactment of the implementing zoning by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment;
  - 4. THAT Draft Plan of Subdivision 19T-97V15 (Artibus Development Corporation), as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
  - 5. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-097V15 (Artibus Development Corp.) shall contain a provision that the parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, 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; and
  - 6. THAT the Owner enter into an agreement with the City to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the Owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the City.

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**NEIGHBOURHOOD TRAFFIC COMMITTEE  
REVIEW OF EXISTING TRAFFIC CALMING MEASURES**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 18, 2006, be approved; and**
- 2) **That staff provide a report outlining options to address the concerns raised by Members of Council with respect to Nimbus Place and Weston Downs Phase 2.**

**Recommendation**



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The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information purposes; and
2. That the results of the traffic calming surveys distributed to residents and the Traffic Committee Chair of each completed Neighbourhood Traffic Committee be received for information purposes and considered in any future implementation of traffic calming measures in the City of Vaughan.

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**MUNICIPAL ENGINEERS ASSOCIATION  
2007 WORKSHOP AND ANNUAL GENERAL MEETING**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 18, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That this report be received for information purposes.

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**MAPLE VILLAGE TURNING PROHIBITIONS**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 18, 2006, be approved;
- 2) That staff provide the traffic infiltration study to York Region Transportation and Works Department, on behalf of the Maple Village Ratepayers Association, and request that turning prohibitions be implemented at three access locations; south bound in the AM from Keele Street to Barrhill Road (left turn), Keele Street to Fieldgate Drive (left turn), and Cromwell Road through to Fieldgate Drive, and north bound in the PM across Rutherford Road onto Barrhill Road, on a six (6) month trial basis with a further review to be undertaken at the end of the term; and
- 3) That the following deputations and petition be received:
  - a) Mr. Alan Kay, Maple Village Ratepayers Association, 604 Barrhill Road, Maple, L6A 1N6;
  - b) Mr. Ed Grisolia, Maple Village Ratepayers Association, 231 Butterfield Crescent, Maple, L4A 1L1; and
  - c) Petition submitted by Councillor Meffe.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information purpose; and
2. That the Regional Municipality of York, Transportation and Works Department be advised of the results of the resident survey.

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**ZONING BY-LAW AMENDMENT FILE Z.06.026  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V04  
GREENBROOKE DEVELOPMENTS INC.  
REPORT #P.2006.49**

**- AND -**

**ZONING BY-LAW AMENDMENT FILE Z.03.072  
1260335 ONTARIO LTD.  
REPORT #P.2004.55**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;**
- 2) That the following deputations and written submission be received:**
  - a) Mr. Abdul Bapoo, 131 Greenbrooke Drive, Woodbridge, L4L 8L1, and written submission dated September 18, 2006; and**
  - b) Mr. Roy Mason, on behalf of Greenbrooke Developments Inc.;**
- 3) That the written submission of Mr. Dennis C. Hefferon, Barrister and Solicitor, Royal Bank Plaza, South Tower, 200 Bay Street, Suite 2600, P.O. Box 185, Toronto, M5J 2J4, dated September 15, 2006, be received; and**
- 4) 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.06.026 (Greenbrooke Developments Inc.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
  - i) rezone Lot 1, Lots 18 to 26 inclusive, Lots 30 to 41 inclusive, Lots 45 to 58, Lots 62 to 73 inclusive, Lots 77 to 90 inclusive, Lots 103 to 109 inclusive, Lots 116 to 121 inclusive, Lots 123 to 126 inclusive, Lots 128 to 142 inclusive, Lots 150 to 159 inclusive, Lots 162 to 164 inclusive, Lots 167 to 169 inclusive, Lots 173, 176, and 177, from A Agricultural Zone to RD1(H) Residential Detached Zone with the "H" Holding Symbol to provide for 13 lots for single detached dwelling units with 24.4m frontages, and to provide for 100 single detached dwelling units with 18.3m frontages;
  - ii) rezone Lots 2 to 17 inclusive, Lots 27 to 29, Lots 42 to 44 inclusive, Lots 59 to 61 inclusive, Lots 74 to 76 inclusive, Lots 91 to 102 inclusive, Lots 110 to 115 inclusive, Lots 122 and 127, Lots 143 to 149 inclusive, Lots 160, 161, 165, 166, Lots 170 to 172, Lots 174, 175, Lots 178 to 188 inclusive, Lots 197, 198, Lots 219 to 222, Lots 226 to 229, Lots 349 to 355 inclusive, Lots 369, 371, 372, Lots 395 to 401 inclusive, Lot 424, 425, 450, 451, 456, 457, Lots 478 to 480 inclusive, Lots 492 to 495 inclusive, Lots 500 to 503 inclusive, and Lots 527 to 529 inclusive, and Blocks 535 and 536 from A Agricultural Zone to RD2 (H) Residential Detached Zone with the "H" Holding Symbol, to provide for 122 lots for single detached dwelling units with

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- minimum 15.3m frontages, and 2 blocks to be combined with adjacent blocks to create 2 full single detached lots;
- iii) rezone Lots 189 to 196 inclusive, Lots 199 to 218 inclusive, Lots 223 to 225 inclusive, Lots 230 to 233 inclusive, Lots 250 to 267 inclusive, Lots 304 to 311 inclusive, Lots 339 to 348 inclusive, Lots 356 to 368 inclusive, Lot 370, Lots 373 to 394 inclusive, Lot 402 to 423 inclusive, Lot 426 to Lot 449 inclusive, Lots 452 to 455 inclusive, Lot 458 to 477 inclusive, Lots 481 to 491 inclusive, Lots 496 to 499 inclusive, Lots 504 to 526 inclusive, and Lots 530 to 534 inclusive, and Blocks 537 to 539 inclusive, from A Agricultural Zone to RD3(H) Residential Detached Zone with the "H" Holding Symbol, to provide for 220 lots for single detached dwelling units, and 2 blocks to be combined with adjacent blocks to create 2 lots for single detached dwelling units, all with minimum 12.5 m frontages;
  - iv) rezone Lots 234 to 249 inclusive, Lots 268 to 303 inclusive, Lots 312 to 320 inclusive and Lots 332 to 338 inclusive from A Agricultural Zone to RS1 (H) Residential Semi-Detached Zone with the "H" Holding Symbol, to provide for 136 semi-detached dwelling units with minimum 7.5m/unit frontages;
  - v) rezone Blocks 321 to 331 inclusive from A Agricultural Zone to RT1 (H) Residential Townhouse Zone with the "H" Holding Symbol, to provide for 60 townhouse units with minimum 7.5m/unit frontages;
  - vi) require that prior to the removal of the "H" Holding Symbol from Lots 1 to 320 inclusive, Lots 332 to 534 inclusive, Blocks 321 to 331 inclusive, and Blocks 535 to 539 inclusive, that water supply and sewage servicing capacity shall be identified and allocated by the City;
  - vii) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing zoning by-law for Blocks 535 to 539 inclusive, with the "H" Holding Symbol, where the "H" can only be lifted when the Blocks develop with the adjacent lands;
  - viii) rezone School Block 542 from A Agricultural Zone to RD3 Residential Detached Zone;
  - ix) rezone Neighbourhood Park Block 543, and Link Park Blocks 544 to 546 inclusive, from A Agricultural Zone to OS2 Open Space Park Zone;
  - x) rezone Landscape Buffer Blocks 547 and 548 inclusive, from A Agricultural Zone to RR Rural Residential Zone, consistent with the adjacent lands abutting the buffer area, and to be conveyed to the individual abutting land owners, and not to the City or TRCA;
  - xi) rezone Woodlot Block 541 from A Agricultural Zone to OS4 Open Space Woodlot Zone;
  - xii) rezone Existing House Block 540 from A Agricultural Zone to RD3 Residential Detached Zone; and
  - xiii) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision;
2. THAT Draft Plan of Subdivision File 19T-06V04 (Greenbrooke Developments Inc.), as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;

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3. THAT the conditions of Block Plan approval for Block 40 South as approved by Council on April 24, 2006, and as set out in Attachment #1, be satisfied prior to final approval of Draft Plan of Subdivision 19T-06V04 (Greenbrooke Developments Inc);
4. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision File 19T-06V04 (Greenbrooke Developments Inc.) shall contain a provision that the parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, 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 Owner shall enter into an agreement with the City to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the Owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the City; and
6. THAT Zoning By-law Amendment File Z.03.072 (1260335 Ontario Ltd.) BE APPROVED, to rezone the subject lands shown on Attachment #4 from A Agricultural Zone to RR Rural Residential Zone.

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**SITE DEVELOPMENT FILE DA.97.044  
THE ROYALTON (2001) INC.**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;
- 2) That the written submission of Mr. Sam Marino, Marino Manufacturing Ltd., 59 Talman Court, Concord, L4K 4L5, be received; 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.97.044 (The Royalton (2001) Inc.) BE APPROVED, to permit the development of a 414.32m<sup>2</sup> addition to the existing banquet hall as shown on Attachment #2, and revised building elevations as shown on Attachments #3a and #3b, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i. the final site plan and building elevations including the provision of additional stone cladding along the base of the existing precast wall shall be approved to the satisfaction of the Development Planning Department;
    - ii. the final site grading and servicing plan and stormwater management report, 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;
- iv. all requirements of the Toronto and Region Conservation Authority shall be satisfied; and
- v. the required variance for a reduction in parking spaces shall be approved by the Committee of Adjustment and such variance shall be final and binding.

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**MAMMONE DISPOSAL SYSTEMS LTD.  
APPLICATION FOR AMENDMENT  
CERTIFICATE OF APPROVAL A230624**

The Committee of the Whole recommends:

- 1) That recommendation contained in the following report of the Commissioners of Engineering and Public Works, Planning and Legal and Administrative Services, dated September 18, 2006, be approved;
- 2) That the confidential memorandum from the Director of Legal Services, dated September 14, 2006, be received;
- 3) That the following deputations be received:
  - a) Ms. Catherine Dowling, Gartner Lee Limited, 300 Town Centre Boulevard, Suite 300, Markham, L3R 3Z8, on behalf of the applicant;
  - b) Ms. Mary Flynn-Guglietti, McMillan Binch Mendelsohn, 181 Bay Street, Suite 4400, Toronto, M5J 2T3, on behalf of the applicant;
  - c) Mr. Chris Barnett, Davis & Company LLP, 1 First Canadian Place, 100 King Street West, Suite 5600, Toronto, M5X 1K7, on behalf of Park Trail Estates Inc.;
  - d) Mr. Thor Eklund, Eklund & Associates Ltd., 35 Wynford Heights Crescent, Suite 2504, Don Mills, M3C 1L1, representing Vaughan Mills; and
  - e) Ms. Donna Taggart, President, Vaughan CARES; and
- 4) That the following written submissions be received:
  - a) Mr. Mario G. Racco, MPP, dated August 29, 2006; and
  - b) Mr. G. Vitullo, Century Grove Homes, 30 Moyal Court, Concord, L4K 4R8, dated September 16, 2006.

**Recommendation**

The Commissioners of Engineering and Public Works, Planning and Legal and Administrative Services recommend:

1. That the Ministry of the Environment (MOE) be advised that the City objects to the request from Mammone Disposal Systems Ltd., to allow for an increase in the amount of waste processed at their 8940 Jane Street facility from 250 tonnes per day to 500 tonnes per day;
2. That the request be considered for designation under the Environmental Assessment Act and that the Ministry be requested to hold a public meeting with respect to the application, and require a hearing before the Environmental Review Tribunal;

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3. That in the alternative, should the application for amendment be approved, that the following conditions be imposed:
  - a) That all waste operations on the site shall cease on December 31, 2009, and the Certificate of Approval shall no longer be in effect after that date;
  - b) That any amendment to the Certificate of Approval not come into effect until Bass Pro Mills Drive has been constructed to Jane Street and is dedicated as Public Highway; and
  - c) That an Emergency Plan pertaining to waste transfer and processing operations be submitted to the City and annually thereafter; and
4. Copies of this report and Council's resolution be sent to: Ms. Veronica Pochmursky, Waste Evaluator at the Ministry of Environment, Environmental Assessment and Approvals Branch, Floor 12A, 2 St. Clair Ave. West, Toronto, Ontario, M4V 1L5

Councillor Meffe declared an interest with respect to the foregoing matter as he is part-owner of a property in the vicinity, and did not take part in the discussion or vote on this matter.

**78** **UPLANDS CHAIRLIFT – SERVICE BRAKE REPLACEMENT  
ADDITIONAL FUNDING REQUEST**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 18, 2006:**

**Recommendation**

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

1. That the approved capital budget for Project #8077-0-05, Uplands Chairlift, be increased in the amount of \$60,000.00, and funded from the Uplands Revenue Reserve;
2. That notwithstanding Council's policies that no service category in a pre-financing position (deficit) be increased and that no commitment be more than 50% of anticipated revenues for any service category that is already in a pre-financed position, Council approve the request for additional funds in the amount of \$60,000 funded from the Uplands Revenue Reserve; and
3. That the inclusion of this matter on a public Committee or Council agenda with respect to increasing the capital budget identified as Uplands Chairlift – Service Brake Replacement Additional Funding Request is deemed sufficient notice pursuant to Section 2(1)(c) of by-law 394-2002.

**79** **ENVIRO-FENCE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated September 18, 2006:**

**Recommendation**

Councillor Sandra Yeung Racco recommends:



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2. That prior to the City entering into the professional services agreement with the Ventin Group, the Preservation of the Berton Artifacts and Memorabilia Steering Committee shall have approved a scope of work and work plan for the project; and
3. That the Ventin Group Architects be retained on a single source basis, in accordance with the City's purchasing policies, to undertake the master planning study, in an amount of \$35,000.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.019  
ZONING BY-LAW AMENDMENT FILE Z.05.040  
TONY GUGLIETTI AND GERMANA GUGLIETTI  
REPORT #P.2006.8**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.019 (Tony Guglietti and Germana Guglietti) BE APPROVED, to redesignate the subject tablelands shown on Attachment #4, from "Medium Density Residential/Commercial Area" to "High Density Residential/Commercial Area" to permit a maximum residential density of 150 units/ha with a maximum building height of 10 storeys and ancillary commercial uses;
2. THAT Zoning By-law Amendment File Z.05.040 (Tony Guglietti and Germana Guglietti) BE APPROVED, to rezone the subject lands shown on Attachment #4, from A Agricultural Zone, RR Rural Residential Zone and OS5 Open Space Environmental Protection Zone subject to site-specific Exception 9(779) to RA2(H) Apartment Residential Zone with the addition of an "H" Holding Provision on the tableland portion of the property, and OS5 Open Space Environmental Protection Zone for the valleylands and 10m buffer area; and
3. THAT prior to the enactment of the implementing zoning by-law, Council shall have approved a site development application for the subject lands.

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**DEPUTATION – YORK REGIONAL POLICE  
WITH RESPECT TO IDENTIFYING PRIORITIES FOR THE UPCOMING YEAR**

**The Committee of the Whole recommends that the deputation of York Regional Police Chief Armand P. La Barge, Superintendent Anthony Cusimano and Inspector Les Young, and presentation material, be received.**

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**DEPUTATION – MS. LUCY DI PIETRO, AMICI  
WITH RESPECT TO THE STATUS OF THE AMICI MUSEUM**

**The Committee of the Whole recommends that the deputation of Ms. Lucy Di Pietro, 227 Rosanna Crescent, Vaughan, L6A 2T3, on behalf of the Association for the Memory of Italian-Canadian Immigrants (A.M.I.C.I.), and presentation material titled Museum & Italian Interpretive Centre, dated September 18, 2006, be received.**

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**DEPUTATION – MS. SUNDER SINGH, ELSPETH HEYWORTH CENTRE**







