

**CITY OF VAUGHAN**

**REPORT NO. 21 OF THE**

**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on April 24, 2006*

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

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

Also Present:              Youth Councillor Frisoli

The following items were dealt with:

**1**                                  **PHOTOGRAPHY PERMITS**  
 (Proposed Amendments To Fees And Charges By-Law 396-2002 As Amended)

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

**The Committee of the Whole recommends that the recommendation contained in the following report of the Commissioner of Community Services and Director of Recreation and Culture, dated March 6, 2006 be approved, as amended, at the Council meeting of March 20, 2006:**

Council, at its meeting of March 20, 2006, adopted the following:

That the recommendation contained in the Photography Permits report of the Committee of the Whole meeting of March 6, 2006, be approved subject to the following amendments to the Terms and Conditions:

PROCESS:      Kleinburg Scout House and Railway Station only:

- Multiple, non-exclusive permits will be processed during the peak wedding period (Saturdays from noon-6pm). A permit will grant access to the site within the complete time period (noon – 6pm) and the permit holder will have non-exclusive use on a first-come, first-served basis.
- Staff, scheduled during peak periods, will enforce the order of arrivals and allow access to those without a permit once the personal details are obtained (name and address) to process a permit the following business day.

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FEEES:

- The following fees apply per block at the Kleinburg Scout House and Railway Station and per hour for remaining sites:

Vaughan Residents:     \$ 75.00 + GST  
**Non Residents:         \$100.00 + GST**

Report of the Commissioner of Community Services and the Director of Recreation and Culture dated March 6, 2006

**Recommendation**

The Commissioner of Community Services and the Director of Recreation and Culture, in consultation with the City Clerk and Manager of Licensing, recommend:

1. That the Department of Recreation and Culture be allowed to issue permits for commercial photography on all City of Vaughan owned property specifically at, but not limited to, the Kleinburg Scout House and Railway Station, the Thoreau MacDonald House and the Vellore Hall, School and Heritage Square, effective April 1, 2006 and subject to all associated terms and conditions; and,
2. That a By-Law be enacted authorizing the Departments of Recreation and Culture, Parks, Building and Facilities and the Enforcement Services to administer and enforce the program within the terms and conditions outlined in this report; and,
3. That commercial photography permits be classified as a premium service category, the Department of Recreation and Culture's Three Year Fee Schedule be amended to include the applicable permit fees and that the Clerk's Department be directed to provide public notice of an amendment to the Fees and Services By-Law, 396-2002 for the proposed inclusion as outlined in this report.

**2           CONTRACT AWARD - RFP06-008 CONSULTING SERVICES AND SOFTWARE  
(PROVISIONAL) FOR BUSINESS IMPACT ANALYSIS REPORT FOR  
THE CITY OF VAUGHAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager and Acting Fire Chief, dated April 18, 2006:**

**Recommendation**

The City Manager and Acting Fire Chief, in consultation with the Director of Purchasing Services, and the Director of Reserves recommends:

1. That Contract RFP06-008 Consulting Services and Software (Provisional) for Business Impact Analysis Report for the City of Vaughan be awarded to eBRP Solutions Network Inc for the consulting services portion at an estimated contract value of \$58,208.00 (including applicable taxes), and;
2. That the Manager of Emergency Planning be directed to include the cost of the software at an estimated value of \$74,170 plus \$13,000 contingency for possible price increases for consideration during the 2007 Capital Budget deliberations, and
3. That the Mayor and Clerk be authorized to sign the necessary documents.

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**3**

**AWARD OF TENDER T06-055  
SUPPLY AND DELIVERY OF VARIOUS PICKUP TRUCKS AND CARGO VANS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated April 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 Part "A" of Tender T06- 055 for the supply and delivery of seven midsize pickup trucks is awarded to Menzies Chrysler Dodge Ltd, for a total price of \$151,106.55, Project numbers 5060-0-06 and 5062-0-06, and;
2. That Part "B" of Tender T06-055 for the supply and delivery of two crew cab pickup trucks is awarded to Milton Chrysler Dodge Ltd, for a total price of \$60,835.00, Project number 5063-0-06, and;
3. That Part "C" of Tender T06-055 for the supply and delivery of two ¾ ton cargo vans is awarded to City Buick Pontiac Cadillac GMC Ltd, for a total cost of \$54,698.60. Project numbers 5059-0-06 and 5064-0-06, and;
4. That Part "D" of Tender T06-055 for the supply and delivery of one ½ ton cargo van is awarded to City Buick Pontiac Cadillac GMC Ltd, for a total cost of \$25,488.60. Project number 5061-0-06, and;
5. That Part "E" of Tender T06-055 for the supply and delivery of one 1 ton cargo van is awarded to Donway Ford Sales, for a total price of \$27,805.85. Project number 5059-0-06, and;
6. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

**4**

**VAUGHAN CULTURAL INTERPRETIVE CENTRE**

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

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Recreation & Culture recommends:

1. That Council approve the "Vaughan Cultural Interpretive Centre Collection & Operational Policy"; and,
2. That Council approve the "Terms of Reference" and the development of the Vaughan Cultural Interpretive Centre Steering Committee; and,
3. That staff be directed to commence the recruitment process for the Vaughan Cultural Interpretive Centre Steering Committee.

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**5                    FAMILY DAY CARE SERVICES OPERATION OF DAYCARE SPACE  
                         LOCATED IN THE GARNET A. WILLIAMS COMMUNITY CENTRE**

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

**Recommendation**

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

1.        That a by-law be enacted authorizing the Mayor and Clerk to execute all documents required to terminate the Head Lease dated June 15, 1982 between the City of Vaughan as landlord and The Regional Municipality of York as tenant for the lease of the space located at Garnet A. Williams Community Centre, 501 Clark Avenue West, such termination to be effective on the date of the expiry of the Sublease Agreement, in a form satisfactory to the Commissioner of Community Services and the City Solicitor;
2.        That a by-law be enacted authorizing the Mayor and Clerk to execute all documents required to assign the Sublease Agreement between The Regional Municipality of York as landlord and Family Day Care Services as tenant, for the daycare space located at Garnet A. Williams Community Centre, 501 Clark Avenue West, from The Regional Municipality of York to the City of Vaughan, in a form satisfactory to the Commissioner of Community Services and the City Solicitor, and;
3.        That a reserve entitled "Garnet A. Williams Community Centre Reserve Fund" be approved for future maintenance and repair and that an associated by-law be enacted.

**6                    YORK REGION DISTRICT SCHOOL BOARD SHARED FIELD AGREEMENT**

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

**Recommendation**

The Commissioner of Community Services in consultation with the Director of Parks and Forestry Operations and the Director of Legal Services recommends:

1.        That Council approve the revised Joint Shared Use Agreement between the Corporation of the City of Vaughan and the York Region District School Board, and;
2.        That a by-law be enacted authorizing the Mayor and Clerk to sign the necessary documents.

**7                    ECONOMIC & TECHNOLOGY DEVELOPMENT ANNUAL REPORT 2005**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated April 18, 2006:**

**Recommendation**

The Commissioner of Economic/Technology Development and Communications recommends

That this report be received as information only.

**8**                    **ASSUMPTION – BLOCK 17 EXTERNAL MUNICIPAL SERVICING WORKS**

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

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Municipal Servicing Agreement for Block 17 External, and that the municipal services letter of credit be released.

**9**                    **THISTLE RIDGE DRIVE RAVINE**

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

**Recommendation**

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

That this report BE RECEIVED for information purposes.

**10**                    **LOW MAINTENANCE GROUND COVERS**

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

**Recommendation**

The Commissioner of Engineering and Public Works and the Commissioner of Community Services recommend:

That this report BE RECEIVED for information purposes.

**11**                    **PROCLAMATION - 2006 NATIONAL PUBLIC WORKS WEEK AND KICK-OFF EVENT**

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

**Recommendation**

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

1. Council proclaim the week of May 21-27, 2006, as “Public Works Week” in the City of Vaughan; and
2. Council adopt the following resolution:

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*WHEREAS Public Works services provided in our community are an integral part of our citizen's everyday lives; and*

*WHEREAS the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, street, and solid waste collection; and,*

*WHEREAS the health, safety and comfort of this community greatly depends on these facilities and services; and*

*WHEREAS the quality and effectiveness of these facilities, as well as their planning, design, construction, and maintenance is vitally dependant upon the efforts and skill of Public Works officials and staff; and*

*WHEREAS the efficiency of qualified and dedicated personnel who staff the Public Works Department is influenced by people's attitude and understanding of the importance of the work they perform,*

*NOW THEREFORE BE IT RESOLVED THAT Council proclaim the week of May 21-27, 2006 as "Public Works Week" in the City of Vaughan, and request that all citizens and elected officials recognize the contributions which Public Works make every day to our health, safety, comfort, and quality of life in the community.*

**12** **MEDALLION BOULEVARD AND MORNING STAR DRIVE  
WITH RESPECT TO DEPUTATION FROM THE  
WEST WOODBRIDGE HOMEOWNERS ASSOCIATION**

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

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That additional stop control signs be installed on Medallion Boulevard at Morning Star Drive;
2. That staff monitor the effectiveness of the additional stop signs and report on the findings after a six month period; and
3. That the York Regional Police be requested to provide increased enforcement of the existing stop control signs on Medallion Boulevard at Morning Star Drive.

**13** **AWARD OF TENDER T06-048  
SUPPLY OF MATERIAL AND SERVICES FOR PAVEMENT MARKING APPLICATIONS**

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

**Recommendation**

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

1. That Tender T06-048, for the supply of material and services for pavement marking applications be awarded to Mark-All Services Inc. in the amount of \$126,523.22, including G.S.T.; and

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2. That the Mayor and Clerk be authorized to sign the necessary documents.

**14                    STORMWATER MANAGEMENT POND INVENTORY AND FENCING**

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

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That this report BE RECEIVED for information purposes.

**15                    WESTON ROAD SANITARY SEWER EXTENSION**

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

**Recommendation**

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

1. That the Weston Road Sanitary Sewer Extension project be added to the 2006 Capital Budget with funding from the Block 40 landowners' group.
2. That Staff be directed to provide notice of an intention to adopt an amendment to the 2006 Capital Budget pursuant to By-Law 394-2002.
3. That this matter be forwarded to a future Council meeting at which this amendment is to be considered.
4. That a By-Law be enacted authorizing the Mayor and Clerk to execute a financial agreement with the Block 40 landowners' group with respect to financing the costs associated with the Class Environmental Assessment, detailed design and construction of the Weston Road Sanitary Sewer Extension.
5. That Staff be authorized to initiate the Schedule 'A' Class Environmental Assessment Study for the Weston Road Sanitary Sewer Extension project immediately, if required.
6. That the Region of York be requested to include the construction of the Weston Road Sanitary Sewer Extension project in their tender documents for the Weston Road reconstruction project.
7. That a copy of this report be forwarded to the Region of York.

**16                    KLEINBURG BUSINESS IMPROVEMENT AREA (KBIA) 2006 BUDGET AND LEVY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Finance, dated April 18, 2006:**

**Recommendation**

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

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recommends:

- 1) That in accordance with the request from the Board of Management of the Kleinburg Business Improvement Area (KBIA) Council approve the KBIA budget in the amount of \$24,824.00, and
- 2) That the levying and collection of the KBIA special charge for the year 2006, pursuant to City of Vaughan By-law 169-84, be enacted in conjunction with the Final Levy and Collection By-law.

17

**PROCLAMATION REQUEST –  
NATIONAL DAY OF MOURNING  
FOR WORKERS KILLED OR INJURED IN WORKPLACE ACCIDENTS**

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

**Recommendation**

The City Clerk recommends:

- 1) That April 28<sup>th</sup>, 2006 be proclaimed as a “National Day of Mourning for Workers Killed or Injured in Workplace Accidents”;
- 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; and
- 3) That the City’s flags be lowered to half-mast on April 28<sup>th</sup>, 2006.

18

**REQUEST FOR EXEMPTION BY-LAW 21-86  
NO GLARE ARCHITECTURAL GLASS INC.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Legal Services, dated April 18, 2006, subject to receiving written authorization of approval from York Regional Police:**

**Recommendation**

The Director of Legal Services in consultation with the Senior Manager of By-law Enforcement recommends that By-law 21-86 be amended to provide an exemption for No Glare Architectural Glass Inc., conditional upon all York Regional Police requirements being met.

19

**CONTRACT AWARD – RFP 06-13  
VOTE TABULATING EQUIPMENT**

**The Committee of the Whole recommends:**

- 1) **That staff report on alternative vote tabulating equipment that addresses the issues identified by Members of Council; and**
- 2) **That the following report of the City Clerk and Returning Officer, dated April 18, 2006, be received.**

**Recommendation**



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The City Clerk and Returning Officer, in consultation with the Director of Purchasing Services, recommends:

- 1) That the contract for RFP 06-13 Vote Tabulating Equipment be awarded to Dominion Voting Systems at a contract value of \$267,852.00;
- 2) That the Mayor and Clerk be authorized to sign the necessary documents; and
- 3) That the report of the City Clerk and Returning Officer, dated April 18, 2006, be received.

**20** **CITY OF VAUGHAN INSURANCE COVERAGE 2006-2007**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the City Clerk, dated April 18, 2006, be approved; and**
- 2) **That staff report on the issues identified by Members of Council including costing and funding sources.**

**Recommendation**

The City Clerk recommends:

That staff be directed to proceed with a Request For Proposal (RFP) for the City's insurance coverage: and

That staff be authorized to retain Risk Pro-Risk Management Consultant to assist in the preparation and review of the RFP and submissions thereof, to be funded by the insurance reserve.

**21** **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V11  
1604442 ONTARIO INC.**

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

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-05V11 (1604442 Ontario Inc.) BE APPROVED, subject to the conditions of approval set out in Attachment #1.

**22** **SITE DEVELOPMENT FILE DA.05.050  
STAR PALACE REALTY LIMITED**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated April 18, 2006, be approved; and**

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

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development File DA.05.050 (Star Palace Realty Limited) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
  - a) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
  - b) the final site servicing and grading plan, stormwater management report, parking, on-site vehicular circulation and environmental site assessment shall be approved by the Engineering Department;
  - c) all requirements of the Region of York Transportation and Works Department shall be satisfied; and,
  - d) the required variances shall be approved by the Committee of Adjustment, and shall be final and binding.
2. The site plan agreement shall contain the following provision:
  - a) If required, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

23

**SITE DEVELOPMENT FILE DA.02.080  
KHMER BUDDHIST TEMPLE OF ONTARIO**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated April 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.02.080 (Khmer Buddhist Temple of Ontario) BE APPROVED, to facilitate the development of the subject lands as shown on Attachment #2, with a 542.5m<sup>2</sup> building addition to the existing place of worship served by 65 parking spaces as shown on Attachment #3, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
  - a) the final site plan, building elevations, and landscape plan shall be approved by the Development Planning Department;

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- b) the final site servicing, grading and stormwater management plans shall be approved by the Engineering Department;
  - c) the final landscape plan shall address the requirements of the Village of Maple Streetscape Master Landscape Plan and Design Study to the satisfaction of the Development Planning Department;
  - d) the Owner shall satisfy all hydro requirements of PowerStream Inc.;
  - e) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department; and
  - f) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.
2. That the site plan agreement contain the following provision:
- a) The Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act and City of Vaughan Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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**SITE DEVELOPMENT FILE DA.05.013  
5 STAR PLUS RESTORATION INC.**

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

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development File DA.05.013 (5 Star Plus Restoration Inc.) BE APPROVED, for a two (2) and three (3) storey office building with a 44.5m<sup>2</sup> ground floor retail component, as shown on Attachment #2, subject to the following conditions:

- 1) That prior to the registration of the site plan agreement:
  - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department, in consultation with and to the satisfaction of Heritage Vaughan and the Cultural Services Division;
  - ii) an Engineering Report on the reconstruction of the existing heritage building be submitted and approved by the Building Standards Department, Engineering Department and Cultural Services Division;
  - iii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
  - iv) a minor variance application to implement the development shall be approved by the Committee of Adjustment, and shall be final and binding;

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- v) all requirements of the Region of York Transportation and Works Department shall be satisfied; and,
  - vi) all hydro requirements of PowerStream Inc. shall be satisfied.
- 2) That the site plan agreement contain the following provision:
- i) The Owner shall pay to the City of Vaughan by way of a certified cheque, if required, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, which shall form the basis of the cash-in-lieu payment.
  - ii) The Owner shall pay to the City of Vaughan by way of a certified cheque, a cash-in-lieu of parking levy of \$4,000.00 per space for the 6 parking space shortage (for a total of \$24,000.00) prior to the issuance of a Building Permit.

25

**OFFICIAL PLAN AMENDMENT FILE OP.05.011  
ZONING BY-LAW AMENDMENT FILE Z.05.019  
BRUNO LISI/MICHAEL ANDREATTA  
REPORT #P.2005.38**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated April 18, 2006, be approved; and**
- 2) **That the by-law be brought forward to the Council meeting of May 8, 2006.**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT the Ontario Municipal Board BE ADVISED THAT COUNCIL ENDORSES Official Plan Amendment File OP.05.011 (Bruno Lisi/Michael Andreatta) to redesignate the subject lands shown on Attachment #1 from "Medium Density Residential" to "High Density Residential", and to increase the maximum permitted net density from 99units/ha to 132 units/ha to facilitate the development of a 5-storey, 102 unit residential condominium apartment building, 14 semi-detached units, and 1 detached unit, on the subject lands, as shown on Attachment #2, subject to the following:
  - a) the necessary studies (ie. traffic, environmental, cultural heritage resource impact assessments, noise, sun/shadow study, architectural design guidelines, etc.) shall be submitted and approved in support of a Site Development Application; and
  - b) that the implementing Official Plan Amendment shall include urban design policies to ensure a high quality built form in conformity with the Woodbridge Core Urban Design Guidelines and compatible with the existing and proposed development within the surrounding area.
- 2. THAT the Ontario Municipal Board BE ADVISED THAT COUNCIL ENDORSES Zoning By-Law Amendment File Z.05.019 (Bruno Lisi/Michael Andreatta) to rezone the subject lands from R3 Residential Zone and M1 Restricted Industrial Zone to RA2 Apartment Residential

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Zone, but that the implementing by-law not be enacted until such time as a Site Development Application is approved, and the appropriate development standards have been determined; and servicing allocation has been confirmed by Council for the subject lands.

3. THAT Council direct the Planning Department to prepare Terms of Reference for the preparation of a Land Use Study for the Kipling Avenue Corridor and that the Terms of Reference identify the appropriate boundary of the study area.

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**STREET NAME APPROVAL  
BLOCK 12 COMMUNITY PLAN**

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

**Recommendation**

The Commissioner of Planning recommends:

THAT the following street names for the Block 12 Plan BE APPROVED:

<u>STREET</u>	<u>APPROVED NAME</u>	<u>PROPOSED NAME</u>
Street 'Z'	Lady Tiara Crescent	Rivermill Crescent
Street 'AM'	Queen Filomena Avenue	McNair Creek Avenue
Street 'AV'	Sir Stefano Avenue	Luca Avenue

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**OFFICIAL PLAN AMENDMENT FILE OP.05.002  
SPRINGSIDE GARDENS ESTATES CORP.  
TECHNICAL REPORT**

(Referred from the Council meeting of April 10, 2006)

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 3, 2006, be approved subject to deleting Clause 1. i) e); and
- 2) That the following be approved in accordance with the memorandum from the Commissioner of Planning, dated April 12, 2006:

**“That the recommendation in the report of the Commissioner of Planning for File OP.05.002 (Springside Gardens Estates Corp.), dated April 3, 2006 (Item 36, Report #18) be modified by deleting Clause 1. i) e) and that the provision of an ecological buffer be implemented as discussed in this memorandum and implemented through the zoning by-law and site development agreement.”**

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

That the following be approved in accordance with the memorandum from the Commissioner of Planning, dated April 7, 2006:

“That further consideration of File OP.05.002 (Springside Gardens Estates Corp.) be referred to the April 18, 2006 Committee of the Whole meeting in order to allow the applicant and the Development Planning Department additional time to address the issues identified by the Committee of the Whole.”; and

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That the written submission from Mr. Barry A. Horosko, Bratty and Partners, 7501 Keele Street, Suite 200, Vaughan, L4K 1Y2, be received.

Recommendation of the Committee of the Whole meeting of April 3, 2006:

The Committee of the Whole recommends:

- 1) That this matter be referred to the Council meeting of April 10, 2006, to provide an opportunity for the applicant to meet with staff to resolve the outstanding issues identified; and
- 2) That the deputation of Mr. Barry Horosko, Bratty & Partners, on behalf of the applicant, be received.

Report of the Commissioner of Planning, dated April 3, 2006

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.002 (Springside Gardens Estates Corp.) BE APPROVED, on the following basis:
  - i) That the implementing Official Plan Amendment shall:
    - a) redesignate the northerly portion of the subject lands to "Medium Density Residential-Commercial"; and the southerly lands to "General Commercial in the manner shown on Attachment #2;
    - b) include specific policies to implement the proposed mixed-use commercial/residential and office uses and provide for a maximum of 59 residential units on the subject lands;
    - c) include the specific noise related clauses for the residential uses as imposed by the Ontario Municipal Board in site-specific OPA #626 and identified in this report;
    - d) require a minimum separation distance of 150m between the north rail of the pullback track and a residential use, consistent with the OMB decision which implemented OPA #626;
    - e) require that a 10m ecological buffer abutting the valley be provided in accordance with Council policy;
    - f) require that the open space (valley) lands be dedicated to the Toronto and Region Conservation Authority (TRCA) or the City free of all cost and encumbrance;
    - g) include urban design policies as outlined in this report to guide future development; and,
    - h) require that the noise warning clauses recommended in the final noise study be included in all agreements of purchase and sale or lease.

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- ii) The implementing Official Plan Amendment shall not be adopted until the Region of York has provided a final approval of the traffic study.
- 2. THAT the Ontario Municipal Board BE ADVISED THAT COUNCIL ENDORSES replacing the balance of OPA #607 with a site-specific Amendment, to implement Official Plan Amendment File OP.05.002 (Springside Gardens Estates Corp.).

28

**BLOCK 40 SOUTH  
BLOCK PLAN FILE BL40.2004  
KLM PLANNING PARTNERS INC - AGENT**

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

**Recommendation**

The Commissioner of Planning recommends that the Block Plan for Block 40 South submitted March 21, 2006 and shown on Attachment 3 BE APPROVED subject to the following:

**A) Conditions of Block Plan Approval**

The following items are required to be submitted and approved prior to the approval of any draft plans of subdivisions:

**General Implementation**

- 1) That the timing for the necessary Regional infrastructure/transportation improvements required including the reconstruction and widening of Major Mackenzie Drive to provide for development in Block 40 South must be established to the satisfaction of the City.
- 2) That the final Block Plan, together with supporting reports be revised and updated to reflect modifications arising from the resolution of all conditions identified in the Engineering Department memoranda dated December 19, 2005 and March 14, 2006.

**Schools**

- 3) That a site of a suitable configuration, size and location be identified for the York Catholic District School Board to provide one elementary school as per existing policies and procedures.
- 4) That prior to draft plan approval, the City of Vaughan provide the York Region District School Board with development phasing plans in order that the first phase school site can be identified.

**Transportation**

- 5) That a revised Traffic Study be provided to the satisfaction of the Engineering Department.
- 6) That a Transportation Management Plan be prepared to the satisfaction of the Engineering Department.
- 7) That all primary roads in the Block 40 South be located so as to intersect and connect with the approved location of roads in abutting Blocks

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- 8) That a detailed traffic calming and control analysis be completed for the primary roads abutting school sites. This analysis and study should examine the feasibility of lay-bys and other solutions to provide safe access to the school site.

Master Environmental Servicing Plan

- 9) That the MESP be completed, addressing outstanding concerns (as identified in a letter dated December 9, 2005) subject to the TRCA review and approval.
- 10) That preliminary grading information be provided for the Block that demonstrates acceptable lot and road grading can be achieved to the satisfaction of the Engineering Department. Final grading plans will be required as a Condition of Draft Plan approval.
- 11) That an Edge Management Plan be completed for the portions of the Block where development interfaces valleylands and environmental features prior to subdivision approval based on a Terms of Reference prepared in coordination with and to the satisfaction of the TRCA.
- 12) That prior to any draft plans of subdivisions being approved for the west portion of the block, the conditions addressing the protection of the valley and features and sizing of Stormwater Management Pond Blocks be completed to the satisfaction of the TRCA.
- 13) That all outstanding issues with respect to the proposed servicing of the Block 40 South Plan as addressed in the Engineering Department memorandums dated December 19, 2005 and January 9, 2006 respectively, including but not limited to water supply, sanitary sewers, stormwater management, transportation and grading be addressed through revisions and finalization of the MESP to the satisfaction of the Engineering Department prior to the approval of any draft plans of subdivision or site plan control agreements.
- 14) That the post-development hydrologic modeling be revised to reflect future development conditions for the Block 39 lands to the south.
- 15) That a monitoring plan be prepared for the Block for which, at a minimum, the Terms of Reference be established in cooperation with and to the satisfaction of the TRCA; prior to approval of any subdivisions. This monitoring plan should be coordinated with the adjacent active Block Plans on Purpleville Creek. This will include groundwater elevations, fluviogeology stations on Purpleville Creek, and flow monitoring on Marigold Creek.
- 16) That a Restoration Plan be prepared for the main valley and Marigold Creek on the site, including downstream sections identified in consultation with the TRCA and to the satisfaction of the TRCA and that any lot line adjacent to the Marigold Creek Regional Flood Plain be setback at least 10 metres.
- 17) That additional information be provided to the satisfaction of the Engineering Department demonstrating how the Greenbrooke Estates and Millwood Parkway Estates developments within Block 40 South can be serviced in the future, including water supply, sanitary sewers and stormwater management. A future water distribution system for these existing areas shall be identified such that all City criteria may be achieved.
- 18) That the location of the proposed sanitary pumping station and all required servicing related valley crossings shall be approved by TRCA and coordinated with the Block 40 North/47 MESP as prepared by EMC Group Limited dated January 2003.
- 19) That prior to agreement to any servicing a comprehensive sanitary and water servicing plan be prepared in consultation with the TRCA and to the satisfaction of the City of Vaughan.



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- 20) That a detailed erosion study be completed for the Block, to the satisfaction of the TRCA.
- 21) As a condition of Block Plan approval, as per the City's Policy and Procedure for Dealing with Contaminated or Potentially Contaminated Sites, Phase I Environmental Site Assessments and if necessary, Phase II assessments be completed and the findings acted upon in an appropriate manner.
- 23) That prior to the approval of any plans of subdivision or site plan the Environmental Noise Analysis be updated to the satisfaction of the City's Engineering Department.
- 24) A mitigation strategy for the terrestrial resources be prepared to the satisfaction of the City of Vaughan and included as part of the revised Environmental Impact Statement.

Heritage /Archaeological Resources

- 25) As a condition of approval of the Block Plan the applicant provide confirmation that a lot has been reserved for the building located at 3930 Major Mackenzie Drive in the Greenbroke Developments Draft Plan of Subdivision and that the details of how this building will be preserved an restored are submitted and approved by the City's Cultural Services Department.

Urban Design Guidelines

- 26) That the Urban Design Guidelines be approved by the City and specifically address the issues presented in a memorandum dated April 6, 2006.
- 27) That a Landscape Master Plan be approved by the City.

Development Phasing Plan

- 28) That a Development and Infrastructure Phasing Plan be provided to identify the infrastructure required to adequately service all phases of the Block development including sanitary, water, storm water management facilities, and Regional infrastructure such as road widening and water and wastewater system improvements to the satisfaction of the City. The phasing plan should also address the impact of the non-participating landowners on the overall servicing of the Block, and what interim servicing measures will be required. Details of each phase are to be outlined on the Phasing Plan.

**B) Conditions of Draft Plan Approval**

The following items shall be addressed as conditions of draft plan of subdivision approval.

- 1) That in accordance with the provisions of OPA No. 600, the City shall confirm the allocation of servicing capacity for the subject lands prior to the approval of any draft plans of subdivision or site plan agreements.
- 2) That a suitable agreement between the City and the landowners group be in place for the acquisition of parkland located on non-participating land owners.
- 3) That the existing natural features for the entire main valley system on the west side of the Block be staked and provided with a ten meter buffer applied in order to protect the integrity of the valley system in accordance with Council's policy, subject to the satisfaction of the TRCA.
- 4) That the design and conveyance of drainage areas and Stormwater Management Ponds be refined to address outstanding concerns, to the satisfaction of the TRCA, including refining

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the location and sizing of the Pond Block to not interfere with the valley limits to the west and to address the quality of the pond design located to the east.

- 5) That the south west portion of the valley system, which is identified as potentially historic fill be confirmed by submission of a geotechnical study and a buffer be applied, subject to the satisfaction of the TRCA.
- 6) That the City's required Archaeological Assessment be undertaken prior to the approval of any plans of subdivision and that the report be provided to the Cultural Services Department for review and approval.
- 7) That prior to the approval of a draft plan of subdivision, a Final Lot Grading Plan be submitted that complies with the approved general lot grading plan mentioned in Condition 9 of Block Plan Approval.
- 8) That as a condition of draft plan of subdivision approval, the vegetation units in the numerous hedgerows that have been assessed for possible preservation will be subject to detailed vegetation preservation plans.
- 9) That as a condition of approval of the Greenbrooke Developments draft plan of subdivision a lot be identified for the relocation of the house currently located at 3930 Major Mackenzie Drive to the satisfaction of the City.

**29**

**PARKING RESTRICTION REVIEW –MISTY MEADOW DRIVE**

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

**Recommendation**

Councillor Bernie DiVona recommends:

1. That the request from the residents from Misty Meadow Drive and Irish Moss Court dated April 10, 2006 be received.
2. That the Engineering Department conduct an immediate review of the traffic and parking activity as provided by the residents with a view of considering a parking restriction and/or prohibition on Misty Meadow in the vicinity of Irish Moss Court.
3. That the Engineering Department brings back the report to a future Committee of the Whole before the summer break with options.

**30**

**THORNHILL WOODS DRIVE - TRAFFIC CALMING MEETING FOLLOW UP**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of Councillor Yeung Racco, dated April 18, 2006, be approved; and**
- 2) **That the speed limit along Thornhill Woods Drive in its entirety be reduced to 40 km/hr.**

**Recommendation**

In response to resident concerns, Councillor Sandra Yeung Racco recommends:

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1. THAT staff be directed to take the necessary steps to reduce the speed limit along Thornhill Woods Drive to 40 kms per hour;
2. THAT York Regional Police be requested to provide more monitoring and enforcement of the speed limit along Thornhill Woods Drive;
3. THAT staff investigate the feasibility of installing a pedestrian crossing signal near Thornhill Woods Public School;
4. THAT an additional crossing guard be added to Thornhill Woods Public School and;
5. THAT staff investigate the feasibility of installing painted line drawings along the entire length of Thornhill Woods Drive.

**31                                      PRESENTATION –CIVILIAN CITATION AWARDS PRESENTED TO  
  MR. CLYDE BROOKS AND MR. KENNETH ACHIOSO**

Mayor Di Biase and Acting Fire Chief Senay presented Civilian Citation Awards to Mr. Clyde Brooks and Mr. Kenneth Achioso, Care Attendants at the Christian Horizons Group Home, in recognition of their heroic efforts on February 14, 2006.

**32    DEPUTATION – MR. PAUL DE BUONO  
  WITH RESPECT TO “THE FUTURE OF THE CITY OF VAUGHAN”**

**The Committee of the Whole recommends that the deputation of Mr. Paul De Buono, President, Vaughan Watch Inc., and written submission dated April 3, 2006, be received.**

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The Committee of the Whole passed the following resolution:

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

- i)         the security of the property of the City or local board;
  - ii)        personal matters about an identifiable individual including municipal or local board employees;
  - iii)       a proposed or pending acquisition or disposition of land by the municipality or local board;
  - iv)        labour relations or employee negotiations;
  - v)         litigation or potential litigation, including matters before administrative tribunals, affecting the City or local board;
  - vi)        the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
  - vii)       a matter in respect of which Council, boards, Committee or other body has authorized a meeting to be closed under an Act of the Legislature or an Act of Parliament.
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The meeting adjourned at 3:26 p.m.

Respectfully submitted,

Regional Councillor Mario F. Ferri, Chair