

**CITY OF VAUGHAN  
 COUNCIL MINUTES  
 MAY 26, 2008**

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**CITY OF VAUGHAN**

**COUNCIL MEETING**

**MONDAY, MAY 26, 2008**

**MINUTES**

**1:00 P.M.**

Council convened in the Municipal Council Chambers in Vaughan, Ontario, at 1:10 p.m.

The following members were present:

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

**118. CONFIRMATION OF AGENDA**

MOVED by Councillor Carella  
seconded by Regional Councillor Ferri

THAT the agenda be confirmed.

**AMENDMENT**

MOVED by Councillor Carella  
seconded by Regional Councillor Frustaglio

That the following addendum be added to the agenda:

1. **WARD 2 SUBCOMMITTEE REPORT**

Report of Councillor Carella with respect to the above.

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

**119. DISCLOSURE OF INTEREST**

There was no disclosure of interest by any member.

**120. ADOPTION OR CORRECTION OF MINUTES**

MOVED by Councillor Carella  
seconded by Councillor Shefman

THAT the minutes of the meeting of May 12, 2008 and Special Council meeting minutes of May 20, 2008 be adopted, subject to the following amendment in accordance with the memorandum from the Deputy City Clerk, dated May 22, 2008:

“That the minutes of the Council meeting of May 12, 2008, be amended by removing Item 59, Report No. 24 of the Committee of the Whole meeting in its entirety and replacing it with the attached item.”

CARRIED

**121. TAX ADJUSTMENTS PURSUANT TO SECTION 356 OF THE MUNICIPAL ACT, 2001**

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

MOVED by Regional Councillor Ferri  
seconded by Regional Councillor Frustaglio

That the recommendation contained in the following report of the Director of Financial Services, dated May 26, 2008, be approved:

CARRIED

**Recommendation**

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

That the tax adjustments as outlined on the attached report be approved in accordance with the requirements under the Municipal Act.

**Economic Impact**

There is no economic impact to the City of Vaughan.

**Communications Plan**

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

**Purpose**

To obtain Council approval for the apportionment of property taxes as permitted under the *Municipal Act, 2001*.

**Background - Analysis and Options**

Section 356 – Division Into Parcels:

**Three (3)** applications have been received to sever property that was returned on the roll as one parcel. The Municipal Property Assessment Corporation (MPAC) provides the City with a report

outlining the value of each separate piece, and the taxes levied on the single piece are apportioned to the various parts in accordance with the assessment.

An apportionment does not result in a reduction or increase of taxes; it simply shares the taxes levied, among the parcels. Should any property owner disagree with the recommendation approved by Council, they can appeal the decision to the Assessment Review Board (ARB) for a further hearing.

**Relationship to Vaughan Vision 2020**

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

**Regional Implications**

There are no Regional Implications in this Report.

**Conclusion**

Council approval of the recommendations in this report will allow staff to bill the separate property owners their proportionate share, and confirm their right to appeal the decision to the ARB. If no appeals are filed with the ARB, staff will proceed with the property tax apportionments.

**Attachments**

Attachment 1 - Severance Report

**Report prepared by:**

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

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

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

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

MOVED by Councillor Yeung Racco  
seconded by Councillor Di Vona

That the recommendation contained in the following report of the Director of Financial Services, dated May 26, 2008, be approved:

CARRIED

**Recommendation**

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

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

**Economic Impact**

The City's share of these property tax adjustments is approximately \$7,212. A provision for tax adjustments has been budgeted.

**Communications Plan**

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

**Purpose**

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

**Background - Analysis and Options**

**Sections 357 and 358 – Cancellation, Reduction or Refunds:**

Twenty-nine (29) applications have been prepared for Council's consideration for the cancellation, reduction or refund of taxes for the current and prior tax years, under sections 357 and 358 of the *Municipal Act, 2001, as amended*. There are various reasons for tax adjustments such as property becoming exempt, roll numbers being cancelled by the Municipal Property Assessment Corporation (MPAC), buildings that have been demolished or razed by fire, and properties that have been over assessed by a gross or manifest clerical error. These tax adjustments do not relate to collection issues.

The total cancellation, reduction or refund of taxes, as recommended is \$46,568. The City portion of this amount is \$7,212, or approximately 16%. The tax adjustments relating to commercial and industrial properties are prior to any recalculations resulting from the capping legislation.

**Relationship to Vaughan Vision 2020**

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

**Regional Implications**

The Region's share of these property tax adjustments is approximately \$14,020.

**Conclusion**

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

**Attachments**

Attachment 1 – Tax Appeal Report, May 26, 2008

**Report prepared by:**

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

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

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

The following items were identified for separate discussion:

Committee of the Whole Report No. 27

Items 5, 9, 12, 14, 15, 16, 21, 29, 30, 31, 36, 37, and 38

Committee of the Whole (Closed Session) Report No. 28

Item 7

Committee of the Whole (Public Hearing) Report No. 29

Item 1

Special Committee of the Whole (Closed Session) Report No. 30

Items 1 and 2

Addendum Item

1

MOVED by Regional Councillor Ferri  
seconded by Councillor Meffe

THAT Items 1 to 42 of the Committee of the Whole Report No. 27, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 7 of the Committee of the Whole (Closed Session) Report No. 28, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 4 of the Committee of the Whole (Public Hearing) Report No. 29, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted.

CARRIED

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

**COMMITTEE OF THE WHOLE REPORT NO. 27**

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

ITEM - 14      SITE DEVELOPMENT FILE DA.07.041  
                    R. CELLUPICA & S. ANTONANGELI - BELL MOBILITY INC.

MOVED by Councillor Yeung Racco  
seconded by Regional Councillor Frustaglio

THAT Item 14, Committee of the Whole Report No. 27 be adopted and amended, as follows:

By approving the following:

## COUNCIL MEETING MINUTES – MAY 26, 2008

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1. THAT Site Development File DA.07.041 (R. Cellupica & S. Antonangeli - Bell Mobility Inc.) BE APPROVED, subject to the following:
  - a) that prior to the issuance of a Building Permit:
    - i) the final site plan and elevation plan shall be approved to the satisfaction of the Development Planning Department; and,
    - ii) all requirements of PowerStream Inc. shall be satisfied;

By approving that the site be developed in a flagpole design noted as option 1 in the written submission from Mr. Stephen J. D'Agostino, Thomson Rogers, Barristers and Solicitors, Suite 3100, 390 Bay Street, Toronto, M5H 1W2, dated May 23, 2008;

By receiving the report of the Commissioner of Planning, dated May 20, 2008; and

By receiving the confidential memorandum from the Solicitor/Litigation, dated May 23, 2008.

CARRIED

ITEM - 16      DRAFT PLAN OF CONDOMINIUM FILE 19CDM-08V01  
9000 KEELE STREET INC.

MOVED by Councillor Meffe  
seconded by Councillor Yeung Racco

THAT Item 16, Committee of the Whole Report No. 27 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Commissioner of Planning, dated May 20, 2008; and

By receiving the memorandum from the Commissioner of Planning, dated May 23, 2008.

CARRIED

ITEM - 30      SITE DEVELOPMENT FILE DA.08.009  
ROYBRIDGE HOLDINGS LIMITED

MOVED by Councillor Carella  
seconded by Councillor Di Vona

That Mr. David Bronskill, Goodmans, be permitted to address Council.

FAILED TO CARRY UNANIMOUSLY

MOVED by Councillor Carella  
seconded by Councillor Shefman

That the application for site plan approval be deferred until the June 16, 2008, Committee of the Whole, to give the applicant and the landowner to the north time to avail themselves of the services of an independent, mutually-agreed upon, third-party mediator, to address their differences, and that this matter be reported back to Committee of the Whole at that date.

FAILED TO CARRY UPON A RECORDED VOTE



## COUNCIL MEETING MINUTES – MAY 26, 2008

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### YEAS

Councillor Carella  
Councillor Di Vona  
Councillor Yeung Racco  
Councillor Shefman

### NAYS

Regional Councillor Ferri  
Regional Councillor Frustaglio  
Mayor Jackson  
Councillor Meffe  
Regional Councillor Rosati

MOVED by Councillor Meffe  
seconded by Regional Councillor Frustaglio

THAT Item 30, Committee of the Whole Report No. 27 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Commissioner of Planning, dated May 20, 2008;

By approving that the applicant be requested to provide a signalized intersection, if and when required by the Region of York; and

By receiving the written submissions from Mr. David Bronskill, Goodmans, Barristers & Solicitors, 250 Yonge Street, Suite 2400, Toronto, M5B 2M6, dated May 25, 2008 and May 26, 2008.

CARRIED UPON A RECORDED VOTE

### YEAS

Regional Councillor Ferri  
Regional Councillor Frustaglio  
Mayor Jackson  
Councillor Meffe  
Councillor Yeung Racco  
Regional Councillor Rosati  
Councillor Shefman

### NAYS

Councillor Carella  
Councillor Di Vona

ITEM - 38      DEPUTATION – MR. MARIO G. RACCO  
WITH RESPECT TO SIGNS FOR  
ST. JOSEPH THE WORKER CATHOLIC CHURCH

MOVED by Councillor Di Vona  
seconded by Councillor Yeung Racco

THAT Item 38, Committee of the Whole Report No. 27 be adopted and amended, as follows:

By approving the following:

- 1) That the request from St. Joseph the Worker Catholic Church be approved;
- 2) That the Region of York be notified of Council's support;
- 3) That two signs be approved. One at the S/E corner of Dufferin Street and Draper Road, and the other at the S/E corner of Centre Street and Wade Gate; and
- 4) That the material of the signs be similar to the one used by City Parks; and

By receiving the written submissions from Mr. Mario G. Racco, dated May 23, 2008 and May 26, 2008.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

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

ITEM - 5      HAWKVIEW BOULEVARD – WOODBRIDGE  
RESIDENT PETITION FOR ADDITIONAL SIDEWALK LINK

MOVED by Councillor Di Vona  
seconded by Councillor Yeung Racco

THAT Item 5, Committee of the Whole Report No. 27 be adopted and amended, as follows:

By approving that the installation of an additional sidewalk link on the east/south boulevard of Hawkview Boulevard between Sunview Drive and Vellore Woods Boulevard in Woodbridge be considered in the 2009 Capital Budget and that staff review opportunities for funding the project from development charges; and

By receiving the report of the Commissioner of Engineering and Public Works, dated May 20, 2008.

CARRIED

ITEM - 9      ST. CLARE ELEMENTARY CATHOLIC SCHOOL  
PARKING CONTROL REVIEW

MOVED by Councillor Di Vona  
seconded by Regional Councillor Frustaglio

THAT Item 9, Committee of the Whole Report No. 27 be adopted without amendment.

NOT VOTED UPON

MOVED by Councillor Di Vona  
seconded by Regional Councillor Frustaglio

That this matter be referred to a future Committee of the Whole to allow this matter to be forwarded to St. Clare Elementary Catholic School and its Parent Council for comments.

CARRIED

ITEM - 12      CITY OF VAUGHAN PROCEDURAL BY-LAW #400-2002, AS AMENDED  
PROPOSED AMENDMENTS

MOVED by Regional Councillor Ferri  
seconded by Councillor Yeung Racco

**COUNCIL MEETING MINUTES – MAY 26, 2008**

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THAT Item 12, Committee of the Whole Report No. 27 be adopted and amended, as follows:  
By approving the draft procedural by-law contained in the memorandum from the Solicitor,  
dated May 26, 2008;

By approving Clause 2) 2. of the Committee of the Whole recommendation; and

By receiving the report of the Commissioner of Legal and Administrative Services and City  
Solicitor, dated May 20, 2008.

CARRIED

ITEM - 15      STREET NAME APPROVAL  
SITE DEVELOPMENT FILE DA.07.066  
DUNPAR DEVELOPMENTS INC.

MOVED by Councillor Carella  
seconded by Councillor Shefman

That this matter be referred to the Committee of the Whole meeting of June 3, 2008, to allow  
Councillor Carella to submit an alternate name for Street "B".

CARRIED

ITEM - 21      OFFICIAL PLAN AMENDMENT FILE OP.07.008  
ZONING BY-LAW AMENDMENT FILE Z.07.047  
JANE-RUTH DEVELOPMENT INC.  
REPORT P.2008.1

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Yeung Racco

THAT Item 21, Committee of the Whole Report No. 27 be adopted without amendment.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

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

ITEM - 29      VAUGHAN FIRE AND RESCUE SERVICE (VFRS) 2007 ANNUAL REPORT

MOVED by Regional Councillor Ferri  
seconded by Councillor Yeung Racco

THAT Item 29, Committee of the Whole Report No. 27 be adopted without amendment.

CARRIED

ITEM - 31      EARTHQUAKE CATASTROPHE IN CHINA

MOVED by Councillor Yeung Racco  
seconded by Regional Councillor Frustaglio

THAT Item 31, Committee of the Whole Report No. 27 be adopted without amendment.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

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

ITEM - 36      REQUEST FOR ADDITIONAL FUNDING FOR CONSULTANT  
PORTAGE PARKWAY (FORMERLY APPLEWOOD CRESCENT)  
BRIDGE OVER HIGHWAY 400  
CONTRACT T04-219

MOVED by Councillor Yeung Racco  
seconded by Councillor Di Vona

THAT Item 36, Committee of the Whole Report No. 27 be adopted and amended, as follows:

By receiving the memorandum from the Commissioner of Engineering and Public Works,  
dated May 23, 2008.

CARRIED

ITEM - 37      DEPUTATION – MS. SUE FRAME  
WITH RESPECT TO THE WOODBRIDGE COLLEGE'S  
50<sup>TH</sup> ANNIVERSARY CELEBRATION

MOVED by Councillor Carella  
seconded by Councillor Di Vona

THAT Item 37, Committee of the Whole Report No. 27 be adopted and amended, as follows:

By approving the request contained in the original deputation to waive all costs; and

By receiving the memorandum from the Commissioner of Community Services, dated May  
22, 2008.

CARRIED UPON A RECORDED VOTE

YEAS

Councillor Carella  
Councillor Di Vona  
Regional Councillor Ferri  
Regional Councillor Frustaglio  
Mayor Jackson  
Councillor Meffe  
Regional Councillor Rosati

NAYS

Councillor Yeung Racco  
Councillor Shefman

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) REPORT NO. 29**

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

ITEM - 1      OFFICIAL PLAN AMENDMENT FILE OP.07.009  
                    ZONING BY-LAW AMENDMENT FILE Z.07.049  
                    PINE GROVE ON SEVEN INC.

MOVED by Councillor Yeung Racco  
seconded by Regional Councillor Ferri

THAT Item 1, Committee of the Whole (Public Hearing) Report No. 29 be adopted and amended, as follows:

By receiving the written submission from Ms. Rosina D'Alimonte, dated May 22, 2008.

CARRIED

MOVED by Councillor Carella  
seconded by Councillor Yeung Racco

THAT Council resolve into Committee of the Whole (Closed Session) for the purpose of discussing the following matters:

- i) litigation or potential litigation, including matters before administrative tribunals, affecting the City or local board; and
- ii) the receiving of advice that is subject to solicitor/client privilege, including communications necessary for that purpose.

CARRIED

Council recessed at 3:59 p.m.

MOVED by Regional Councillor Ferri  
seconded by Regional Councillor Rosati

THAT Council reconvene at 4:15 p.m.

CARRIED

## **COUNCIL MEETING MINUTES – MAY 26, 2008**

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Council reconvened at 4:15 p.m. with the following members present:

Mayor Linda D. Jackson, Chair  
Regional Councillor Mario F. Ferri  
Regional Councillor Gino Rosati  
Councillor Tony Carella  
Councillor Bernie Di Vona  
Councillor Meffe

### **125. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

#### **COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 28**

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

ITEM - 7           ONTARIO MUNICIPAL BOARD HEARING  
                          OFFICIAL PLAN AMENDMENT FILE OP.04.019  
                          ZONING BY-LAW AMENDMENT FILE Z.04.059  
                          SITE DEVELOPMENT FILE DA.08.003  
                          AMAR TRANSPORT INC., 7290 MAJOR MACKENZIE DRIVE

MOVED by Councillor Carella  
seconded by Councillor Di Vona

THAT Item 7, Committee of the Whole (Closed Session) Report No. 28 be adopted and amended, as follows:

By approving the recommendation of the Committee of the Whole (Closed Session) of May 26, 2008.

CARRIED

MOVED by Councillor Meffe  
seconded by Councillor Di Vona

THAT Council recess to convene a Special Committee of the Whole (Closed Session) meeting for the purpose of discussing the following matters:

- i) the security of property of the City or local board;
- ii) litigation or potential litigation, including matters before administrative tribunals, affecting the City or local board; and
- iii) the receiving of advice that is subject to solicitor/client privilege, including communications necessary for that purpose.

CARRIED

Council recessed at 4:17 p.m.

MOVED by Councillor Carella  
seconded by Councillor Meffe

THAT Council reconvene at 5:32 p.m.

CARRIED

Council reconvened at 5:32 p.m. with all members present.

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

**SPECIAL COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 30**

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

ITEM - 1      **PROPERTY MATTER**  
**VAUGHAN HEALTH CAMPUS OF CARE**

MOVED by Councillor Di Vona  
seconded by Councillor Carella

THAT Item 1, Special Committee of the Whole (Closed Session) Report No. 30 be adopted without amendment.

CARRIED

ITEM - 2      **LITIGATION MATTER**

MOVED by Councillor Di Vona  
seconded by Councillor Carella

THAT Item 2, Special Committee of the Whole (Closed Session) Report No. 30 be adopted without amendment.

CARRIED

Addendum

**127. WARD 2 SUBCOMMITTEE REPORT**

(Addendum No. 1)

MOVED by Councillor Carella  
seconded Regional Councillor Frustaglio

That the recommendation contained in the following report of Councillor Carella, dated May 26, 2008, be approved:

CARRIED

**Recommendation**

Councillor Tony Carella, Chair, Ward 2 Sub-Committee, recommends

- that this report of the Ward 2 Sub-Committee be received for information, and

- that the Commissioner of Planning be directed to respond to the recommendations contained in this report of the Sub-Committee, and that such response be contained in a further report by the Commissioner to the Committee of the Whole, at its meeting of June 3, 2008.

**Economic Impact**

Nil

**Communication Plan**

Nil

**Purpose**

To report on the recent meeting of the Ward 2 Subcommittee, and to indicate the appropriate follow up to that meeting

**Background - Analysis and Options**

Pursuant to the direction from Council on May 12, 2008, Councillor Carella convened a meeting of the above-captioned subcommittee---attended by Regional Councillors Frustaglio, Ferri, and Rosati (along with the Mayor's Executive Assistant, Mirella Compagno), Commissioner of Planning John Zipay, and residents of the Kipling South neighbourhood who had previously appeared on deputation at the Committee of the Whole meeting of May 5. The meeting took place on the evening of May 22, at the Veneto Centre.

*Agenda of the Meeting*

The agenda of the meeting included the following questions, which were the subject of both extensive and intensive discussion:

- what is envisioned for this community in OPA #661?
- whether that vision is congruent with the provincial policy statement *Places to Grow*?
- what are the implications of OPA #661 for the existing neighbourhood?
- whether any changes are advisable to OPA #661 as it impacts this area?

*Outcome of the Discussion*

The discussion generated a number of recommendations as outlined below:

- the southern boundary limits of OPA #661 that parallel Regional Road 7 both east and west of Kipling Avenue should be reviewed to reflect better the current status of that portion of the neighbourhood along and/or adjacent to Kipling, Hawman and Coles Avenues, which neighbourhood is undergoing a positive transition evidenced by replacement home construction and the renovation and/or expansion of established residences, all suggesting increasing neighbourhood stability, and consequently, that intensification should be limited to sites along Regional Road 7.
- the northern boundary limits of OPA #661 that parallel Regional Road 7 both east and west of Kipling Avenue should be reviewed, and in light of the Kipling Avenue Corridor Study, the degree of northbound extension along Kipling Avenue of the Presitge Area Designation should be reconsidered in order to protect abutting residential areas.
- consideration should be given to the fact that Kipling Avenue ends in an unopened road allowance approximately 1000 m south of Regional Road 7; that the majority of traffic traveling south along Kipling to Regional Road 7 turns east or west at that intersection; and that as a result any intensification along Kipling south of Regional Road 7 would introduce increased traffic into a settled residential community.
- it was also noted that Kipling Avenue south of Regional Road 7 is the sole means of vehicular access to the Veneto Centre, the Calabro-Canadian Centre/Minime Sister of the Passion lands, and the Ciociaro Club---three popular recreational and cultural centres located along the southern half of the open portion of the Kipling road allowance. Traffic to and from these centres during the summer months frequently creates congestion which can only be aggravated by intensification along any portion of Kipling Avenue south of Regional Road 7.



- the geometrical configuration of the intersection of McKenzie Street and Regional Road 7 (immediately east of Kipling Avenue) needs to be reviewed as it is well below existing standards, if not outright dangerous, suggesting that the street is unsuitable for any degree of intensification, and the subsequent increase in vehicular traffic into and out of that street.

- the commercial strip along the north side of Regional Road 7 west of Kipling Avenue is an excellent example of properties suitable for intensification

*Next Steps*

In light of the discussion, and also of his tour of the neighbourhood prior to the meeting, Commissioner Zipay indicated that the recommendations coming out of the meeting were not without merit and that planning staff could be directed to review the recommendations listed above, and to comment on them in a report to the Committee of the Whole of June 3, 2008.

Should the Committee of the Whole wish, these comments and any recommendations proceeding therefrom could be endorsed by Council in a special meeting convened shortly thereafter, in order that they be forwarded to the Planning Committee of the Region of York, which is expected to consider approval of OPA #661, *inter alia*, at its meeting of June 11, 2008.

**Relationship to Vaughan Vision 20/20**

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

**Conclusion**

The Ward 2 Subcommittee, along with the Commissioner of Planning, had a generally positive meeting with representatives of the Kipling South neighbourhood, and it is appropriate that the recommendations coming out of that meeting receive a thorough review on the part of the Planning Department.

**Attachments**

None

**Report prepared by**

Councillor Tony Carella, FRSA

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

MOVED by Councillor Carella  
seconded by Councillor Shefman

That the following recommendation contained in the memorandum from the Commissioner of Planning, dated May 22, 2008, regarding By-Law 122-2008, be approved:

“That a by-law be enacted to remove the Holding Symbol “(H)” from the subject lands zoned RD4(H) Residential Detached Zone Four, as shown on Attachment #1.”

CARRIED

MOVED by Regional Councillor Ferri  
seconded by Councillor Carella

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

## COUNCIL MEETING MINUTES – MAY 26, 2008

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- By-Law Number 116-2008 A By-law to amend By-law Number 295-2005, as amended, being a By-law to appoint a Chief Building Official, Deputy Chief Building Officials, and Inspectors, for the enforcement of the *Building Code Act 1992*, as amended, for the City of Vaughan, by amending Schedule “A” and Schedule “B”. (Council, May 12, 2008, Item 46, Committee of the Whole, Report No. 24)
- By-Law Number 117-2008 A By-law to adopt property tax rates, tax ratios and to provide for the general local municipality levy and collection of levies required for the City of Vaughan for the year 2008 and to provide for the issuance of tax bills requiring payment of taxes for the year 2008. (Item 2, Committee of the Whole, Report No. 27)
- By-Law Number 118-2008 A By-Law to declare City land surplus and to authorize the sale of City lands, described as Parts 10, 11 and 12 inclusive on Reference Plan 65R-30590 and to authorize the execution of the Agreement of Purchase and Sale. (Huntington Road) (Item 3, Committee of the Whole (Closed Session), Report No. 28)
- By-Law Number 119-2008 A By-law to authorize the acquisition of 0.34 acres being Part 4 on Plan 65R-29384 required for drainage and road stabilization purposes on King–Vaughan Road. (Item 6, Committee of the Whole (Closed Session), Report No. 28)
- By-Law Number 120-2008 A By-law to assume Municipal Services in Ravines of Maple Subdivision, 19T-02V05, Registered Plan 65M-3695. (Subdivision Agreement - Fairbrook Developments Inc., dated August 19, 2003) (Item 4, Committee of the Whole, Report No. 27)
- By-Law Number 121-2008 A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board. (Related Files: PLC.07.033 & DA.07.068) 1720447 Ontario Ltd.) (OMB File Z010175)
- By-Law Number 122-2008 A By-law to amend City of Vaughan By-law 1-88. (Z.08.026, Major Bob Farms Inc., located on the east side of Danielbram Drive west of Bathurst Street and south of Teston Road, comprised of Block 85 on Plan 65M-3924, Concession 2, within Planning Block 12) (Lifting the Holding Symbol “(H)”) (Council, May 26, 2004, Item 26, Committee of the Whole, Report No. 46)
- By-Law Number 123-2008 A By-law to exempt parts of Plan 65M-4041 from the provisions of Part Lot Control. (PLC.08., Milescove Holdings Inc., located on Lauderdale Drive (Lots 1 to 10 inclusive) and on Mahogany Forest Drive (Lots 12 to 21 inclusive) being west of Peter Rupert Avenue and south of Major Mackenzie Drive being Lots 1 to 10 inclusive and Lots 12 to 21 inclusive on Registered Plan 65M-4041, in Part of Lot 18, Concession 3) (Delegation By-law 333-98 )
- By-Law Number 124-2008 A By-law to repeal By-law 123-2008. (PLC.08., Milescove Holdings Inc., located on Lauderdale Drive (Lots 1 to 10 inclusive) and on Mahogany Forest Drive (Lots 12 to 21 inclusive) being west of Peter Rupert Avenue and south of Major Mackenzie Drive being Lots 1 to 10 inclusive and Lots 12 to 21 inclusive on Registered Plan 65M-4041, in Part of Lot 18, Concession 3) (Delegation By-law 333-98 )
- By-Law Number 125-2008 A By-law to adopt Amendment Number 685 to the Official Plan of the Vaughan Planning Area. (OP.08.004, 1556615 Ontario Ltd.,

located on the southeast corner of Keele Street and McNaughton Road, being Block 96 on Registered Plan 65M-3784, in Part of Lot 22, Concession 3) (Item 22, Committee of the Whole, Report No. 27)

By-Law Number 126-2008 A By-law to adopt Amendment Number 684 to the Official Plan of the Vaughan Planning Area. (Site Plan Control By-law, OP.08.006 and 12.28, applies to all of the lands within the corporate boundaries of the City of Vaughan) (Item 19, Committee of the Whole, Report No. 27)

By-Law Number 127-2008 A By-law to amend City of Vaughan Site Plan Control By-law Number 228-2005, as amended. (Site Plan Control By-law, OP.08.006 and 12.28, applies to all of the lands within the corporate boundaries of the City of Vaughan) (Item 19, Committee of the Whole, Report No. 27)

By-Law Number 128-2008 A By-law to exempt parts of Plan 1607 from the provisions of Part Lot Control. (PLC.07.033, (DA.07.068 and Z.99.057), 1720447 Ontario Limited, located (on the north side of Steeles Avenue, west of Hilda Avenue, being Part of Lots 11 and 12 on Registered Plan 1607, in Part of Lot 26, Concession 1) (Delegation By-law 333-98)

By-Law Number 129-2008 A By-law to repeal By-law 128-2008. (PLC.07.033, (DA.07.068 and Z.99.057), 1720447 Ontario Limited, located (on the north side of Steeles Avenue, west of Hilda Avenue, being Part of Lots 11 and 12 on Registered Plan 1607, in Part of Lot 26, Concession 1) (Delegation By-law 333-98)

CARRIED

**129. CONFIRMING BY-LAW**

MOVED by Regional Councillor Rosati  
seconded by Regional Councillor Frustaglio

THAT By-law Number 130-2008, being a by-law to confirm the proceedings of Council at its meeting on May 26, 2008, be read a First, Second and Third time and enacted.

CARRIED

**130. ADJOURNMENT**

MOVED by Councillor Meffe  
seconded by Councillor Carella

THAT the meeting adjourn at 5:34 p.m.

CARRIED

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Linda D. Jackson, Mayor

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Sybil Fernandes, Deputy City Clerk