

CITY OF VAUGHAN
REPORT NO. 32 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on June 28, 2011*

The Committee of the Whole met at 11:09 am., on June 14, 2011.

Present: Councillor Sandra Yeung Racco, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Gino Rosati
Regional Councillor Michael Di Biase (12:41 p.m.)
Regional Councillor Deb Schulte
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Alan Shefman

The following items were dealt with:

1 PUBLIC MEETING
PROPOSED AMENDMENTS TO THE CITY'S SIGN BY-LAW
POSTER PANEL SIGNS (BILLBOARDS)

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Acting Commissioner of Planning, and the Director of Building Standards, dated June 14, 2011, be approved;
- 2) That staff review the proposals made by the deputant Mr. Sid Catalano with respect to digital signage and bring forward a report on recommended future amendments to the Sign By-law;
- 3) That upon approval of the City's Official Plan, staff bring forward a revised by-law to give effect to the first recommendation in this report; and
- 4) That the following deputations and communication be received:
 1. Mr. Roy Dzeko, CBS Outdoor, 377 Horner Avenue, Toronto, M8W 1Z6;
 2. Mr. Sid Catalano, Pattison Outdoor, 2700 Matheson Boulevard, Suite 500, Mississauga, L4W 4V9 and Communication C22; and
 3. Mr. Ross Muzylo, Outdoor Opportunities Inc., 8171 Yonge Street, Suite 253, Thornhill, L3T 2C6, on behalf of Canadian Pacific Railway.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

Recommendation

The Acting Commissioner of Planning, and the Director of Building Standards recommend that:

- 1) The City's Sign By-Law be amended to permit Poster Panel Signs within the "Proposed Expansion Area" as shown on Appendix 3 to this report.

2 KLEINBURG BUSINESS IMPROVEMENT AREA (KBIA) 2011 BUDGET AND LEVY – WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Financial Services, dated June 14, 2011:

Recommendation

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

That in accordance with the request from the Board of Management of the Kleinburg Business Improvement Area (KBIA) Council approve the 2011 KBIA budget in the amount of \$21,800 and these funds be forwarded accordingly.

3

**SIGN VARIANCE APPLICATION
FILE NO: SV.11-018
OWNER: MAJORWEST COMMERCIAL 11 INC.
LOCATION: 3737 MAJOR MACKENZIE DRIVE,
LOT 20, CONCESSION NO. 5
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 14, 2011:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-018, Majorwest Commercial 11 Inc., be APPROVED subject to the existing banner sign being removed.

4

**ASSUMPTION OF MUNICIPAL SERVICES
CORTELLUCCI DEVELOPMENT AGREEMENT
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Development Agreement between the City and Mario and Nick Cortellucci dated November 1, 2002, and that the municipal services letter of credit be released.

**NEW WESTMINSTER DRIVE TO BATHURST STREET
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That By-law 284 – 94 Schedule “E” Part 1, the Speed Limit By-law, be amended to add that the speed limit be reduced from 50 km/h to 40 km/h on Beverly Glen Boulevard from the east limit of New Westminster Drive to the west limit of Bathurst Street.

**9 PARKING PROHIBITION REVIEW ON VIA ROMANO BOULEVARD
BETWEEN LADY VALENTINA AVENUE AND SIR FRANCESCO STREET
AND LADY VERONICA LANE
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That By-law 1-96, the Consolidated Parking By-law, be amended to add a “No Parking” prohibition from 8:00 am - 9:00 am and 2:15 pm – 4:00 pm, Monday to Friday, September 1 to June 30 on the west side of Via Romano Boulevard between Lady Valentina Avenue and Sir Francesco Street/Lady Veronica Lane.

**10 SCHOOL CROSSING GUARD
ANNUAL LOCATION REVIEW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Engineering Services, dated June 14, 2011:

Recommendation

The Director of Engineering Services in consultation with the Director of Human Resources recommends:

That this report be received for information.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

**11 DEPUTATION – MR. EDDY ACETI WITH RESPECT TO TRAFFIC CONTROL ON
MELVILLE AVENUE BETWEEN RUTHERFORD ROAD AND MAJOR MACKENZIE DRIVE
WARD 1**

The Committee of the Whole recommends:

- 1) That Clauses 1 and 2 contained in the following report of the Commissioner of Engineering and Public Works, dated June 14, 2011, be approved; and
- 2) That a Community Safety Zone be implemented on Melville Avenue from the north limit of West Maple Creek Park to Springside Drive.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That a “Heavy Truck” prohibition not be implemented on Melville Avenue between Rutherford Road and Major Mackenzie Drive;
2. That the existing speed limit not be reduced from 50 km/h to 40 km/h on Melville Avenue between Rutherford Road and Major Mackenzie Drive; and
3. That a Community Safety Zone not be implemented on Melville Avenue from the north limit of West Maple Creek Park to Springside Drive.

12 PEDESTRIAN/STREET SAFETY TASK FORCE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 14, 2011, be approved; and
- 2) That the deputation of Ms. Elizabeth Bottos, 178 Charmaine Road, Woodbridge, L4L 1K2, on behalf of the Pedestrian/Street Safety Task Force, be received.

Recommendation

The Commissioner of Engineering and Public Works recommends that:

1. The attached report outlining the findings of the Pedestrian/Street Safety Task Force (Task Force) be received; and
2. That staff review findings and report to a future Committee of the Whole meeting.

**13 NATIONAL DEMONSTRATION PROJECT UPDATE
STREET LIGHT DIMMING – PILOT PROJECT
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 14, 2011:

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

15

**ZONING BY-LAW AMENDMENT FILE Z.11.007
SITE DEVELOPMENT FILE DA.11.021
RUTHERFORD CONTWO INVESTMENTS LIMITED
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated June 14, 2011:

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.11.007 (Rutherford Contwo Investments Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically the RVM1 (WS-A) Residential Urban Village Multiple Zone One respecting site-specific Exception 9(1063) (kii) to permit a maximum curb cut width of 5.4 m as follows:
 - "kii) For the street townhouse dwelling units on the lands zoned RVM1(WS-A) on Schedule "E-1163M" the maximum width of a driveway on private residential lands shall be 5.4 m for the end unit of a row of townhouse dwellings and a maximum of 3.75 m in width on the interior units of a row of townhouse dwellings. Both interior and end units shall have a maximum 3.2 m wide curb cut. Notwithstanding the above, street townhouse end units with double car garages shall not exceed a maximum curb cut of 5.4 m."
2. THAT Site Development File DA.11.021 (Rutherford Contwo Investments Limited) BE APPROVED, to facilitate the widening of driveways from 3.2 m at the curb to 5.4 m for end units with a double car garage in a row of townhouse dwellings, as shown on Attachments #3 to #6, subject to the following condition:
 - a) that prior to the execution of the amending Site Plan Letter of Undertaking, the final site grading plan shall be approved by the Vaughan Development/Transportation Engineering Department.

16

**ZONING BY-LAW AMENDMENT FILE Z.03.085
MARIA RUSSO
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated June 14, 2011:

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.03.085 (Maria Russo) BE APPROVED, to amend Zoning By-law 1-88, specifically the RR Rural Residential Zone, site-specific Exception 9(105), on the subject lands shown on Attachments #1 and #2, to maintain a Seasonal Nursery/Market use within the existing garden tent and two mobile trailers, and a Seasonal Eating Establishment use (Fins and Fries), with no outside storage, for a temporary period of 3 years (maximum permitted by the Planning Act) in the manner shown on Attachment #3.
2. THAT the implementing Zoning By-law shall include the following:

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

- a) the site plan shown on Attachment #3 identifying the location of all structures and uses on the subject lands;
- b) the following site specific definitions:
 - i) Seasonal Nursery/Market - Means land, buildings or structures where flowers, fruits, vegetables and plants are offered or kept for sale directly to the public at retail and shall only operate from May to November of each calendar year.
 - ii) Eating Establishment, Seasonal - Means a building or structure where food and drink are prepared and offered for sale to be primarily taken-out for consumption off the premises and may include limited outdoor seating (maximum 8 seats) as an accessory use. Such Seasonal Eating Establishment shall only operate from May to November of each calendar year.

17

**SITE DEVELOPMENT FILE DA.11.037
CONNIE DRYWALL LIMITED, MARY LOU ENTERPRISES LIMITED
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated June 14, 2011:

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

- 1. THAT Site Development File DA.11.037 (Connie Drywall Limited, Mary Lou Enterprises Limited) BE APPROVED, to permit the new building elevations on the east (Keele Street) and partial south facades of the existing employment use building, as shown on Attachment #4, subject to the following condition:
 - a) that the final building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department.

18

**SITE DEVELOPMENT FILE DA.11.034
K. L. LAI INVESTMENTS LIMITED
WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated June 14, 2011, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Site Development File DA.11.034 (K. L. Lai Investments Limited) BE APPROVED, to permit new building elevations and an 8.8 m² building addition to the existing 379 m² eating establishment with a drive-through (McDonald's Restaurant), as shown on Attachments #3 to #8 inclusive, subject to the following condition:
 - a) the final site plan and building elevations shall be approved by the Vaughan Development Planning Department.

19

FIRE APPARATUS PURCHASE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief, dated June 14, 2011:

Recommendation

The Fire Chief, in consultation with the Director of Purchasing, and the Director of Reserves and Investments, recommends:

1. That the City enters into a single source agreement with Smeal Fire Apparatus, Snyder NE. USA, for the Supply and Delivery of:

ONE (1) 2011 Smeal Custom 17m Rear Mount Hydraulic Ladder EHL Quint per the capital Budget Project # FR-3504-11, for the NET sum of \$687,000 US dollars plus applicable taxes or approximately \$668,000 Canadian Dollars from Smeal Fire Apparatus Company, Snyder, NE. USA. This price includes a trade in allowance of \$5,000 U.S. for a 1988 Pierce Telesquirt.
2. That the Mayor and Clerk be authorized to sign the necessary documents.

20

ONTARIO HERITAGE TRUST- HERITAGE COMMUNITY RECOGNITION PROGRAM

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 14, 2011:

Recommendation

The Commissioner of Community Services, on behalf of the Heritage Vaughan Committee, recommends:

1. That the nominee / individual identified in the confidential memorandum as found in Attachment 1, as nominated by the Heritage Vaughan Committee for the 2011 Ontario Heritage Trust - Heritage Community Recognition Program, be approved.

21 2011 CONCERTS IN THE PARK AND CANADA DAY CELEBRATION

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated June 14, 2011, be approved; and**
- 2) That the performance by "Shania Twin", be received.**

Recommendation

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

- 1) That the schedule of dates, park locations and talent for the upcoming Concerts in the Park series be received; and
- 2) That the activities, stage schedule and headline performers for the Canada Day Celebration be received.

22 PARKING BY-LAW AMENDMENTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services & City Solicitor, dated June 14, 2011:

Recommendation

The Commissioner of Legal and Administrative Services & City Solicitor recommends:

1. That Parking By-law 1-96, as amended, be further amended in accordance with the amendments in this Report.

23 YORK REGIONAL POLICE MARIJUANA GROW-OP COST RECOVERY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services & City Solicitor, dated June 14, 2011:

Recommendation

The Commissioner of Legal and Administrative Services & City Solicitor, in consultation with the Fire Chief, the Director of Building Standards, and the Director of Enforcement Services recommend:

1. That the City enact a by-law to permit recovery of costs incurred by the York Regional Police which are associated with the remediation of marijuana grow operations in the City, in accordance with this Report, and in a form acceptable to the Commissioner of Legal and Administrative Services & City Solicitor.
2. That the Mayor and City Clerk be authorized to execute a Memorandum of Understanding between the City and the Regional Municipality of York Police Service regarding the payment and collection of costs by the City to the Regional Municipality of York Police Services, prepared in a form acceptable to the Commissioner of Legal and Administrative Services & City Solicitor.

24 **OVERNIGHT ON STREET PARKING PERMITS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 14, 2011:

Recommendation

The Director of Enforcement Services recommends:

1. That staff report back in the fall with costings for the various options.

25 **BAKER'S WOODS MANAGEMENT AGREEMENT
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services and the Director of Parks & Forestry Operations, dated June 14, 2011:

Recommendation

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

1. That a bylaw be enacted authorizing the Mayor and the Clerk to execute an agreement between the Corporation of the City of Vaughan, the Regional Municipality of York (York Region) and the Toronto Region Conservation Authority (TRCA) for the management of the Baker's Woods.

26 **EMERALD ASH BORER IMPACT IN THE CITY OF VAUGHAN**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 14, 2011:

Recommendation

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

1. That this report be received for information, and;
2. That staff be directed to develop an Emerald Ash Borer (EAB) Communication Strategy in collaboration with the Regional Municipality of York (York Region) Technical Working Group.

27 **INTERNATIONAL BUSINESS DEVELOPMENT, YIWU, CHINA – UPDATE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Economic Development, dated June 14, 2011:

Recommendation

The Director of Economic Development in consultation with the Mayor, Ward 4 Councillor and the City Manager, recommend that:

1. This report be received;

28

STOP SIGN AT CALABRIA CRT/CASTLEPOINT DR. WARD 2

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated June 14, 2011:

Member's Resolution

Submitted by: Councillor Tony Carella

Whereas, twenty-four residents in the vicinity of the intersection of Castlepoint Drive and Calabria Court have petitioned for a stop sign on Castlepoint Drive at this intersection; and

Whereas, observations by third parties have confirmed that motorists travelling in either direction along this section of Castlepoint Drive --- being a straightway from the easterly curved portion of the street to Sicilia Street --- do appear to drive at speeds in excess of the legal limit; and

Whereas, it appears that the number of families with young children living in the area is above average;

It is therefore recommended that appropriate staff be directed to post arterial stop signs at the intersection of Castlepoint Drive and Calabria Court at the earliest opportunity.

29

VAUGHAN CYCLING FORUM

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends that this report regarding the proposed Vaughan Cycling Forum be received for information purposes.

30

SMOKING IN OUTDOOR PUBLIC SPACES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal & Administrative Services & City Solicitor, dated June 14, 2011:

Recommendation

The Commissioner of Legal & Administrative Services & City Solicitor, in consultation with the Director of Recreation and Culture, Director of Building and Facilities, and Director of Enforcement Services, recommends:

1. That a by-law be brought forward in fall 2011 to establish a minimum nine (9) metre smoke free area outside of entrances and openings (windows) of all municipally-owned buildings and/or restricting smoking to designated areas outside of such buildings.
2. That staff obtain input at the September 2011 Sports Congress with respect to prohibiting smoking at or near wading pools, splash pads, sports fields (including soccer, baseball, etc.) playground areas, tennis and basketball courts and report back to a Committee of the Whole (Working Session) in the fall.
3. That the City Clerk circulate this report to Regional Council.

31 **FENCE HEIGHT EXEMPTION - 40 ROCMARY PLACE - WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 14, 2011:

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 40 Rocmary Place be approved.

32 **FENCE HEIGHT EXEMPTION - 312 GRAND VELLORE CRESCENT - WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 14, 2011:

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 312 Grand Vellore Crescent be approved.

33 **FENCE HEIGHT EXEMPTION - 35 BRODA DRIVE - WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Enforcement Services, dated June 14, 2011, be approved; and
- 2) That the deputation of Mr. Ben Paniccia, 35 Broda Drive, Vaughan, L4L 1A7, be received.

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 35 Broda Drive be approved.

34 **CONTRACT AWARD – RFP11-192 – VENDING EQUIPMENT AND CONCESSION SERVICES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 14, 2011:

Recommendation

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

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

- 1) That Contract RFP11-192, Vending Equipment and Concession Services, Part A, for the provision of vending equipment and services at City recreation facilities be awarded to Imperial Vending Inc. in the total amount of \$316,250 for a three-year term effective September 1, 2011, with the option to renew on an annual basis for up to two one-year terms, at the discretion of the City; and
- 2) That Contract RFP11-192, Vending Equipment and Concession Services, Parts B and C, for the lease of space for concession operations and seasonal mobile concession operations at City recreation facilities be awarded to Ontario Concessions II in the total amount of \$162,349 for a three-year term effective September 1, 2011, with the option to renew on an annual basis for up to two one-year terms, at the discretion of the City; and
- 3) That the Mayor and City Clerk be authorized to execute all documentation necessary to complete the contract.

35

**CALVARY BAPTIST CHURCH
CITY LEASE OF LANDS – SPORTS FIELDS – WARD 1**

The Committee of the Whole recommends:

- 1) That the following recommendation in accordance with Communication C14 from the Commissioner of Community Services, dated June 13, 2011, be approved:

That a by-law be enacted to authorize the execution of a five (5) year lease, with an optional five (5) year renewal, of lands owned by the Trustees of Calvary Baptist Church on Nashville Road for a nominal rent for two (2) senior soccer fields, two (2) mini soccer fields, a senior softball diamond and associated amenities; and

- 2) That the following report of the Commissioner of Community Services, dated June 14, 2011, be received.

Recommendation

The Commissioner of Community Services, in consultation with Directors of Parks Development, Legal Services, Recreation and Culture and Parks and Forestry Operations recommends:

- 1) That a by-law be enacted to authorize the execution of a ten (10) year lease of lands owned by the Trustees of Calvary Baptist Church on Nashville Road for a nominal rent for two (2) senior soccer fields, two (2) mini soccer fields, a senior softball diamond and associated amenities.

36

NAPA VALLEY PARK / ELDERS MILLS PUBLIC SCHOOL SKATEPARK – WARD 2

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 14, 2011:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Parks Development, recommends:

1. That this report be received for information; and,
2. That a funding request for this skateboard park be part of the 2012 Capital budget deliberations.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

- ii) the Owner shall submit a Storm Water Management Report that includes but is not limited to the storm pond size and location which shall be in accordance with the approved Block 57/58 Plan and shall be reviewed and certified by the Block 57/58 Consultant and approved by the Vaughan Development / Transportation Engineering Department; and,
 - iii) the Owner shall enter into a Developer's Group Agreement with the other participating land owners within Block 57/58 and the Block 57/58 Trustee shall confirm the cost sharing requirements to the satisfaction of the City. The Agreement shall be regarding but not limited to, all cost sharing for roads and municipal services within Block 57/58. This Agreement shall also include a provision for additional developers to participate in the Developers Group Agreement when they wish to develop their lands.
- 2. THAT the Holding Symbol "(H)" shall not be removed from the subject lands zoned EM3(H) Retail Warehouse Employment Area Zone until such time as the following conditions are addressed to the satisfaction of the City in consultation with applicable public agencies:
 - a) that a Site Development Application(s) for the subject lands is approved by Vaughan Council, pursuant to Section 41 of the Planning Act; and,
 - b) a traffic study supporting the retail warehouse use(s) has been submitted and approved.
- 3. THAT the implementing by-law include the following exceptions:
 - a) Definition of a Department Store:

"Department Store shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, wine, lottery products, and a garden centre; and, where a wide range of accessory services may be provided, including but not limited to: photographic services, eating establishment including take-out, optical services, medical, dental, and pharmaceutical services, banking, financial and real estate services, telecommunications services, automotive service and repair, children's amusement facility, travel services and personal services";
 - b) the exceptions to Zoning By-law 1-88 identified in Table 1 of this report;
 - c) permit a Department Store, Office and Stationary Supply, Print Shop, and a Drive-Through accessory to a permitted Bank or Financial Institution, as additional uses within the C5 Community Commercial Zone; and,
 - d) Any additional exceptions to Zoning By-law 1-88 that may be required upon review and approval of the road(s) alignment and location and size of the storm water management pond.

39

MINISTRY OF TRANSPORTATION (ONTARIO)
GTA WEST CORRIDOR PLANNING AND ENVIRONMENTAL ASSESSMENT STUDY
DRAFT TRANSPORTATION DEVELOPMENT STRATEGY REPORT
WARD 1
(Deferred Item)

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 31, 2011, be approved;
- 2) That the recommendation contained in the following Communication C5, Member's Resolution submitted by Regional Councillor Schulte, be approved:

WHEREAS, the Province of Ontario has required municipalities in the Greater Golden Horseshoe including York Region to plan for growth in accordance with the Provincial Growth Plan, and

WHEREAS, the Province has identified the GTA West Corridor in the Growth Plan as part of the required infrastructure to support growth, and

WHEREAS, the Ontario Ministry of Transportation is undertaking the multi-staged GTA West Corridor Environmental Assessment study, and

WHEREAS, MTO has released a draft Transportation Development Strategy Report for public comment as part of Stage 1 of the GTA West Corridor Environmental Assessment study, and

WHEREAS, Council supports the expeditious completion of the GTA West Corridor Environmental Assessment study, and

WHEREAS, the proposed GTA West Corridor through the City of Vaughan will bisect the Greenbelt and the Natural Heritage System in Vaughan, encompassing the Purpleville Creek headwaters (endangered red side dace habitat) East Humber River environmentally significant area (ESA #127)/Humber River Cold Creek environmental policy areas; and

WHEREAS, the GTA West Corridor Environmental Assessment study recognizes that the natural features of this area are important and must be protected, and

WHEREAS, the Greenbelt Plan policy 4.2.1.2(d) stipulates that "New or expanding infrastructure shall avoid key natural heritage features or key hydrologic features unless need has been demonstrated and it has been established that there is no reasonable alternative", and

NOW THEREFORE BE IT RESOLVED that Council request MTO to confirm in Stage 2 of the GTA West Corridor Environmental Assessment study that the proposed GTA West Corridor through the City of Vaughan has less socio/environmental negative impacts than an alternative corridor that crosses the Oak Ridges Moraine;

- 3) That the following deputations and communications be received:
 1. Mr. David Brand, 232 Camlaren Crescent, PO Box 190, Kleinburg, L0J 1C0 and Communication C24, dated June 14, 2011;
 2. Mr. Ken Nieuwhof, Kleinburg Area Ratepayers' Association, P.O. Box 202, Kleinburg, L0J 1C0 and Communication C23, dated June 24, 2011; and

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

3. **Mr. Stephen Roberts, Sustainable Vaughan, 143 Vaughan Mills Way, Woodbridge, L4H 1K2; and**
- 4) **That the following Communications be received:**
C11 Mr. Antony Niro, Time for Change Vaughan, dated June 13, 2011; and
C16 Regional Councillor Schulte, dated June 14, 2011.

Council, at its meeting of June 7, 2011, adopted the following (Item 11, Report No. 30):

That consideration of this matter be deferred to the Committee of the Whole meeting of June 14, 2011, to permit further consultation.

Committee of the Whole recommendation of May 31, 2011:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 31, 2011, be approved; and
- 2) That the presentation by Mr. Jin Wang, Team Leader, Urban Planning Office, Ministry of Transportation, 777 Bay Street, 30th Floor, Suite 3000, Toronto, M7A 2J8 and Mr. Neil Ahmed, McCormick Rankin Corporation, 2655 North Sheridan Way, Mississauga, L5K 2P8 and Communication C2, presentation material, be received.

Report of the Commissioner of Engineering and Public Works, dated May 31, 2011

Recommendation

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

1. THAT the presentation from the Ministry of Transportation with respect to the GTA West Corridor Planning and Environmental Assessment Study and draft Transportation Development Strategy be received;
2. That Vaughan Council advise the Ministry of Transportation (Ontario) that the City of Vaughan will continue with the planning of lands affected by the GTA West Corridor Route Planning Area while ensuring appropriate secondary and official plan policies for those lands recognize and protect for the GTA West Corridor as it is being defined through the on-going Provincial environmental assessment process;
3. That the Minister of Transportation be requested to finalize the GTA West Corridor Planning and Environmental Assessment Stage 1 Study in an expeditious manner and then proceed immediately to initiate Stage 2 of the Environmental Assessment Study for the new corridor;
4. That the Ministry of Transportation be requested to work with the City of Vaughan and the Region of York during Stage 2 of the GTA West Corridor Environmental Assessment Study process to expedite the determination of the routing for the GTA West Corridor such that those areas within the GTA West Corridor Study Area which are not required for the new highway can be released for development in accordance with the City's Official Plan as soon as possible;
5. That the Ministry of Transportation be requested to integrate the provisions of at least one full interchange with Highway 400 to service the 400 North Employment Area Secondary Plan (OPA 637) area together with a Regional arterial connection in conjunction with Stage 2 of the GTA West Corridor Environmental Assessment Study; and
6. That a copy of this report be forwarded to the Province, the Ministry of Transportation, the City of Brampton, Town of Caledon, Township of King, Region of Peel and Region of York.

40 TORONTO-YORK SPADINA SUBWAY EXTENSION
TEMPORARY TRAFFIC CONTROL SIGNALS
INTERCHANGE WAY AND COMMERCE STREET
WARD 4

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends:

THAT Council enact the necessary by-law to provide for the installation of temporary traffic control signals at the intersection of Interchange Way and Commerce Street/temporary Toromont access driveway in conjunction with the Toronto-York Spadina Subway Extension project.

41 SITE DEVELOPMENT FILE DA.11.015
TONLU HOLDINGS LIMITED
WARD 3

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved; and
- 2) That the deputation of Mr. Stephen J. D'Agostino, Thomson Rogers, Suite 3100, 390 Bay Street, Toronto, M5H 1W2, be received

Recommendation

The Director of Development Planning recommends:

1. THAT Site Development File DA.11.015 (Tonlu Holdings Limited) BE APPROVED, for the installation of a 25m high telecommunication tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 to #3, and in the manner shown on Attachment #4.

42 SITE DEVELOPMENT FILE DA.10.088
INNOVATION COMMERCIAL CENTRE INC.
WARD 2

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved;
- 2) That the deputation of Mr. Stephen J. D'Agostino, Thomson Rogers, Suite 3100, 390 Bay Street, Toronto, M5H 1W2, be received; and
- 3) That Communication C18 Councillor Carella, dated June 14, 2011, be received.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

Recommendation

The Director of Development Planning recommends:

1. THAT Site Development File DA.10.088 (Innovation Commercial Centre Inc.) BE APPROVED, for the installation of a 30m high telecommunication tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 to #3, and in the manner shown on Attachment #4.

43

**SITE DEVELOPMENT FILE DA.10.061
HL & M MARCUS INVESTMENTS INC.
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved; and
- 2) That the deputation of Mr. Stephen J. D'Agostino, Thomson Rogers, Suite 3100, 390 Bay Street, Toronto, M5H 1W2 and Communication C12, dated June 14, 2011 be received.

Recommendation

The Director of Development Planning recommends:

1. THAT Site Development File DA.10.061 (HL & M Marcus Investments Inc.) BE APPROVED, for the installation of a 40m high telecommunication tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 to #3, and in the manner shown on Attachment #4, subject to the following:
 - a) that the Proponent obtain a Building and Land Use Permit from the Ministry of Transportation, prior to any construction or installation of the proposed Telecommunication Facility, on the subject lands.

44

**SITE DEVELOPMENT FILE DA.10.089
MACFAZZEN PROPERTIES INC. C/O ZENTIL PROPERTY MANAGEMENT
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved; and
- 2) That the deputation of Mr. Stephen J. D'Agostino, Thomson Rogers, Suite 3100, 390 Bay Street, Toronto, M5H 1W2, be received

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

Recommendation

The Director of Development Planning recommends:

1. THAT Site Development File DA.10.089 (Macfazzen Properties Inc. c/o Zentil Property Management) BE APPROVED, for the installation of a 35m high telecommunication tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 to #3, and in the manner shown on Attachment #4.

45

LANDSCAPE SIGNS AS A PERMITTED SIGN TYPE

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Sandra Yeung Racco, dated June 14, 2011:

Recommendation

Whereas, a number of businesses abutting Highway #400 in the Vaughan Metropolitan Centre area have approached staff and my office about permitting landscape signs on their properties;

Whereas, landscape signs are aesthetically more pleasing than traditional billboard signs;

Whereas, landscape signs provide numerous eco benefits, including using green materials over plastics, harvesting water onsite to irrigate the signage, and using solar power to light up the signage;

Whereas, landscape signs have been shown to interact positively with the community, especially as they are easily interchangeable and cost-effective;

It is therefore recommended

1. That staff look at permitting landscape signs abutting major arterial roads as a permitted sign type; and
2. That staff report back to Council in September 2011 with their findings, options and recommendations.

46

**FINALIZING THE DEVELOPMENT OF ADDITIONAL SOCCER FIELDS IN
WOODBRIIDGE WEST (WARD 2)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution submitted by Councillor Carella, dated June 14, 2011, be approved;
- 2) That upon staff determining the feasibility and estimated costs for both artificial and/or natural turf soccer fields at this location, a Request for Proposals be issued, to determine if there is potential for public-private partnership for purposes of developing and operating such fields; and
- 3) That Communication C21 Mr. Sal Infante, dated June 13, 2011, submitted by Councillor Carella, be received.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

Recommendation

Whereas, Active Together, the City of Vaughan's recreational master plan, has identified an ongoing need for additional soccer fields over the remaining twenty year term of the plan---an indicator of the projected sustained interest in soccer as an organized sport; and

Whereas, the City desires to meet the demand for additional soccer fields in a pro-active manner; and

Whereas, lands belonging to the Ontario Realty Corporation (ORC), situated in the southwest quadrant of the intersection of Regional Road 27 (Highway 27) and Milani Boulevard/Nickle Gate, were identified over two years ago as a potential location for one or more natural or artificial turf soccer fields(see attached extracts); and

Whereas, in furtherance of a plan to develop this site for such fields the City of Vaughan has been engaged in negotiations with ORC over the past year, to obtain a license for this purpose; and

Whereas, ORC has recently indicated that the said license (or agreement) cannot be executed by the ORC until an archeological assessment has been made of the property in question;

It is therefore resolved, THAT staff be directed to arrange immediately for the required archeological assessment, and

THAT upon the completion of an archeological assessment satisfactory to the ORC, appropriate staff immediately arrange for the final execution of the aforementioned licensing agreement with ORC to allow City staff to assess the feasibility and estimated costs for soccer fields at this location.

47

**REVISED PROTOCOL
TRENCHLESS REPAIR OF CRACKED SEWER SERVICE CONNECTION TEE FITTING**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends:

THAT the cracked sewer service connection tee fitting repair protocol be amended to authorize staff to regularly adjust the value of the required monetary payment with consideration for the performance and advancements in trenchless repair technology.

48

WOODBIDGE VILLAGE FARMERS MARKET

The Committee of the Whole recommends approval of Clauses 1, 2, 3, 5, 6, 7 and 8 of the recommendation contained in the following report of the Director of Economic Development, dated June 14, 2011:

Recommendation

The Director of Economic Development in consultation with the Director of Recreation of Culture, Director of Policy Planning, Manager of Environmental Sustainability, and Senior Environmental Planner recommends:

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

1. THAT this report be received;
2. THAT as municipal support of a Farmers' Market has been previously identified as a strategic action in the 2010 Economic Development Strategy, Green Directions Vaughan, and the New Official Plan that permission be granted to the Woodbridge Village Farmers Market to operate a Farmers' market at no cost for its initial season of operation, June 9 – October 6, 2011 on the City's property (Woodbridge Pool and Memorial Arena Parking Lot) on Thursday's from 3:30 p.m. to 7:30 p.m.;
3. THAT the Farmer's Market supply their own storage unit with associated insurance at the Woodbridge Pool and Memorial Arena parking lot to a mutually agreed upon location;
4. THAT the Woodbridge Village Farmer's Market supply their own electricity by using a generator;
5. THAT staff work with the Woodbridge Village Farmer's Market and other associated stakeholders to promote, when feasible, the Woodbridge Village Farmers Market through the City's website, social media accounts and other relevant publications and mediums.
6. THAT the Woodbridge Village Farmer's Market provide to the City on an as needed basis a booth space at no cost to promote City activities and initiatives.
7. THAT this agreement only be in affect for the Woodbridge Village Farmer's Market initial season of operation at the Woodbridge Pool and Memorial Arena's Parking Lot from June 9, to October 6, 2011; and
8. THAT the Woodbridge Village Farmer's Market meet with Economic Development Staff during the operation of the market and at the conclusion of the initial season of operation and report back to Council at a future Committee of the Whole in 2011 the outcomes of operating the Farmer's Market.

49

**ZONING BY-LAW AMENDMENT FILE Z.06.058
DRAFT PLAN OF SUBDIVISION FILE 19T-06V10
MOSAIK PINEWEST INC.
WARD 3**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved; and**
- 2) **That the deputation of Ms. Rosemarie Humphries, be received.**

Recommendation

The Director of Development Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.058 (Mosaik Pinewest Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS4 Open Space Woodlot Zone in the manner shown on Attachment #5.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

2. THAT Draft Plan of Subdivision File 19T-06V10 (Mosaik Pinewest Inc.) as shown on Attachment #4, BE APPROVED, as redlined on June 14, 2011, subject to the conditions of approval set out in Attachment #1.
3. THAT for the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated and/or cash-in-lieu paid in accordance with the Planning Act and conform to the Council approved "Cash-in-lieu of Parkland Policy".
4. THAT Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 24, 2011:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision Application 19T-06V10 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 147 single family residential units".

50

**SITE DEVELOPMENT FILE DA.10.101
DUFFERIN CONTWO INVESTMENTS LTD.
WARD 4**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved;**
- 2) **That the deputation of Mr. David Eckler, Area Architects, 15 Lola Road, Toronto, M5P 1E5, on behalf of the applicant, be received; and**
- 3) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Director of Development Planning recommends:

1. THAT the Ontario Municipal Board (OMB) be advised that the City endorses Site Development File DA.10.101 (Dufferin Contwo Investments Ltd.), to permit a single storey, multi-unit commercial plaza as shown on Attachment #3, subject to the following conditions:
 - a) that the Vaughan Development Planning Department continue to work with the Applicant and their consultants to address the outstanding issues respecting the building elevation drawings, which must be substantially upgraded to improve the roof articulation and parapet design; and,
 - b) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and upgraded building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department; and,
 - ii) the final site servicing, grading and stormwater management plans shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

2. THAT should Site Development File DA.10.001 (Dufferin Contwo Investments Ltd.) proceed to an Ontario Municipal Board (OMB) Hearing, that City of Vaughan staff BE DIRECTED to attend the OMB Hearing in support of the recommendations included in this report.
3. THAT should the Ontario Municipal Board (OMB) approve the related Minor Variance Application A143/11, that the OMB BE REQUESTED to include all standard conditions of approval of the City of Vaughan Committee of Adjustment.

51

**OFFICIAL PLAN AMENDMENT FILE OP.10.006
ZONING BY-LAW AMENDMENT FILE Z.10.027
SITE DEVELOPMENT FILE DA.08.088
MAJOR WESTON CENTRES LIMITED
WARD 3**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved subject to amending clause 4. a) vi) as follows:
 4. a) vi) The Block 33 West Properties Inc. shall have conveyed to the York Region (Public) District School Board, free of all charges and encumbrances, the parcel of land at the north end of the subject lands for a Future Elementary Public School as shown on Attachment #6, in accordance with the conditions of approval for Consent Application B012/11;
- 2) That the deputation of Ms. Caterina Facciolo, Bratty & Partners, LLP, 7501 Keele Street, Suite 200, Vaughan, L4G 7E3, on behalf of the Block 33 West Community Landowners' Group and Block 33 West Properties Inc., be received; and
- 3) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Director of Development Planning recommends:

1. THAT Official Plan Amendment File OP.10.006 (Major Weston Centres Limited) BE APPROVED, specifically to amend Official Plan Amendment (OPA) #600, as amended by OPA #650 (Vellore Village District Centre Plan) and OPA #713, for the subject lands shown on Attachment #4, to facilitate a retail commercial development, which includes a Wal-mart retail store, while maintaining the permitted residential uses on the subject lands shown as follows:
 - a) redesignate the "Expansion Lands" shown on Attachment #2 from "Low Density Residential" to "District Centre Commercial" in accordance with the policies in OPA #713, to form part of the overall development at the northeast corner of Major Mackenzie Drive and Weston Road.
2. THAT the implementing Official Plan Amendment, include but not be limited to, the following provisions:
 - a) reduce the maximum gross floor area for Phase I, Phase II and the Expansion Lands shown on Attachment #2 within the District Centre Commercial area from 52,810 m² (including a retail nursery use of 1,810 m²) to 50,679 m² (excluding the retail nursery use);

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

- b) reduce the maximum gross floor area for the Phase I lands shown on Attachment #2 in the District Centre Commercial area on the east side of Vellore Park Avenue from 23,000 m² to 22,679 m²;
 - c) permit a maximum gross floor area of 1,810 m² for the Retail Nursery (Greenhouse) use shown on Attachment #2;
 - d) permit one (1) drive-through facility associated with a permitted bank or financial institution use in the District Centre Commercial area on the east side of Vellore Park Avenue (Parcel "B" – Building "U") as shown on Attachment #6, and that the drive-through facility shall be screened from the street with landscaping.
3. THAT Zoning By-law Amendment File Z.10.027 (Major Weston Centres Limited) BE APPROVED, specifically to amend Zoning By-law 1-88, as follows:
- a) rezone the "Expansion Lands" shown on Attachment #2 from RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" to C5 Community Commercial Zone in accordance with Exception 9(1327); and,
 - b) remove the Holding Symbol "H" on the subject lands zoned C5(H) Community Commercial Zone comprising Parcels A and B in Phase I as shown on Attachment #2, thereby effectively zoning the Phase 1 lands C5 Zone;
 - c) provide-site specific exceptions to Zoning By-law 1-88 as follows:
 - i) permit a total maximum of 50,679 m² GFA on the Phase I, II, and Expansion Lands shown on Attachment #2;
 - ii) permit a maximum of 22,679 m² GFA for the lands on the east side of Vellore Park Avenue (Phase I and the Expansion Lands);
 - iii) permit one (1) drive-through facility associated with a permitted bank or financial institution use on the east side of Vellore Park Avenue (Phase I - Building "U") in the C5 Community Commercial Zone;
 - iv) deleting the Expansion Lands from Exception 9(1221) and adding them to Exception 9(1327); and,
 - v) include any necessary zoning exceptions required to implement the retail commercial development shown on Attachment #6.
4. THAT Site Development File DA.08.088 (Major Weston Centres Limited) BE APPROVED, subject to the following conditions:
- a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations and landscaping plans shall be approved by the Vaughan Development Planning Department;
 - ii) the final site grading, servicing, stormwater management and lighting plans, and stormwater management and traffic reports shall be approved by the Vaughan Development/Transportation Engineering Department;

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

- iii) the Owner shall have conveyed, to the City of Vaughan, free of all charges and encumbrances, a 0.165 ha block as shown on Attachment #6 for a future park, in accordance with the conditions of approval for Consent Application B013/11;
 - iv) the Owner shall address the requirements of the City's Waste Collection Design Standards Policy to the satisfaction of the Vaughan Public Works Department;
 - v) the archaeological assessment shall be submitted to the Ministry of Tourism and Culture and the Vaughan Recreation and Culture Department (Cultural Services Division), and that no development or grading shall occur on any site on the subject lands identified as being archaeologically significant as a result of the archaeological evaluation carried out on the subject lands, until such time as protective and mitigative measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Tourism and Culture and the Vaughan Recreation and Culture Department;
 - vi) the Owner shall have conveyed to the York Region (Public) District School Board, free of all charges and encumbrances, the parcel of land at the north end of the subject lands for a Future Elementary Public School as shown on Attachment #6, in accordance with the conditions of approval for Consent Application B012/11;
 - vii) the Owner shall satisfy the requirements of the Region of York Transportation Services Department;
 - viii) the Owner shall satisfy the requirements of the Toronto and Region Conservation Authority;
 - ix) the Owner shall satisfy the requirements of the Ministry of Transportation;
 - x) the Owner shall submit documented proof of the satisfactory registration of the Record of Site Condition (RSC) with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE), which includes the acknowledgement from the MOE and a signed copy of the RSC by a Qualified Person, to the Vaughan Development/Transportation Engineering Department for review and approval; and,
 - ix) the Owner shall enter into a servicing agreement with the City of Vaughan to provide for the construction of Vellore Park Avenue to the satisfaction of the City.
5. THAT the Region of York be requested to modify the City of Vaughan Official Plan 2010, specifically Schedules 13 and 13 I to redesignate the Expansion lands from "Low-Rise Residential" to "Mid-Rise Mixed-Use" consistent with the balance of the subject lands and Section 12.7 of Volume 2, as follows:
- i) Amend Schedules 13 and 13 I of Volume 1, and Map 12.7.A of Volume 2 to include the Expansion Lands with a "Mid-Rise Mixed-Use" designation;
 - ii) Amend Subsection 12.7.4.2 to permit one (1) drive-through facility associated with a bank or financial institution use to be located on the east side of Vellore Park Avenue within the Commercial District;

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

- iii) Amend Subsection 12.7.4.4 to increase the maximum GFA permitted for the lands east of Vellore Park Avenue within the Commercial District from 5,500 m² to 9,113 m²;
 - iv) Amend Subsection 12.7.4.4 to accommodate a Retail Nursery (Greenhouse) use up to a maximum GFA of 1,810 m² of the lands west of Vellore Park Avenue within the Commercial District; and,
 - v) Amend Subsection 12.7.4.5 to reduce the maximum gross floor area devoted to an individual Department Store or stand alone building from 17,500 m² to 13,000m² the within the Commercial District.
6. THAT should the appeal of OPA #713 proceed to an OMB Hearing that City staff be directed to attend in support of the Plan and in accordance with this report.

52

**CITY-INITIATED AMENDMENT TO THE OFFICIAL PLAN
OPA NO. 715: THE HEALTHCARE CAMPUS CENTRE PLAN
WARD 1**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 28, 2011 and that the item be added to the Committee of the Whole (Closed Session) agenda of June 14, 2011 for the purpose of receiving legal advice on the hospital matter; and
- 2) That the following Communications be received:
 - C7 Ms. Carrie Liddy, dated June 13, 2011;
 - C8 Mr. Frank Greco, dated June 13, 2011;
 - C9 Confidential memorandum from the Director of Legal Services, dated June 13, 2011; and
 - C19 Mr. Altaf Stationwala, President & Chief Executive Officer, York Central Hospital, 10 Trench Street, Richmond Hill, L4C 4Z3, dated June 13, 2011.

Recommendation

The Director of Policy Planning, in consultation with the City Manager and the Commissioner of Legal & Administrative Services, recommends:

- 1. That the City initiate an amendment to OPA No. 715, the Healthcare Campus Centre Plan, in accordance with the rationale set out in this report.

53

BY-LAW 189-96

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred;
- 2) That staff prepare a report with respect to cost estimates including staffing, court costs, possible costs recovered through fines, etc. that would be incurred should this by-law be rescinded;

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

That staff look at alternatives to support residents in such situations without rescinding the current by-law (i.e. specific protections for catch basins); and including review of how other municipalities are currently handling this issue; and

That the staff report come back prior to the budget deliberations in the Fall of 2011; and

- 3) The following deputations be received:
1. Ms. Silvana Galloro, Concord West Ratepayers' Association, 7777 Keele Street, Unit 8, Box 79001, Concord, L4K 1Y0;
 2. Ms. Josephine Mastrodicasa, 43 Hillside Avenue, Concord, L4K 1W9 on behalf of Concord West Ratepayers' Association; and
 3. Ms. Teresa Panzotti, 54 Rockview Garden, Concord, L4K 2J6 on behalf of Concord West Ratepayers' Association; and
- 4) That Communication C6 memorandum from the Commissioner of Legal & Administrative Services & City Solicitor, dated June 10, 2011, be received.

Recommendation

Whereas, By-Law 189-96 (FILL BY-LAW) has been amended by By-Law number 44-2004 dated February 23rd, 2004, which exempts lots containing one or more occupied residential dwelling from By-Law 189-96;

Whereas, property owners are left to fend for themselves when adversely effected by abutting neighbors lot grading changes;

Whereas, the City does enforce other By-Laws affecting residential properties; and

It Is therefore recommended that By-Law number 44-2004 dated February 23rd, 2004 be rescinded effective January 1st, 2012..

54 PIERRE BERTON ARTIFACTS AND MEMORABILIA TASK FORCE

The Committee of the Whole recommends:

- 1) That Clause 1 and 2 of the recommendation contained in the following resolution submitted by Regional Councillor DiBiase, dated June 14, 2011, be approved;
- 2) That appointments representing the Kleinburg community be considered at the first Committee of the Whole (Closed Session) meeting in September 2011;

That the City Clerk be directed to advertise over the summer for community representation, as appropriate; and

- 3) That the following names submitted in communication C17 by Mr. Peter Berton, The Ventin Group (Toronto) Ltd., 72 Stafford Street, Suite 200, Toronto, M6J 2R9, dated June 14, 2011, be approved:

Peter Berton
Patsy Berton
Berton Woodward.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

Recommendation

Whereas a steering committee was established in February 2006 to examine the opportunities for preserving artifacts and memorabilia from the life of the late Pierre Berton at a location in the Kleinburg community; and

Whereas the former steering committee held the following goals and objectives:

Goals:

1. To create a place to house artifacts (awards, honorary degrees, desk, books, photos and other memorabilia) collected by Mr. Berton during his 55 years of residence in Kleinburg;
2. To assist in the enhancement of visiting Kleinburg and develop a centre that would attract local tourism;
3. To provide a place where school children and the public can become acquainted with one of Vaughan's most prominent citizens and obtain an appreciation of his contribution to the understanding of Canadian history;
4. To showcase some of the Canadian historical events, people and places he wrote about in his books and articles during the span of his career; and,
5. To showcase his contribution to the evolution of Canadian media, journalism and television.

Objectives:

1. Determine an appropriate location/facility to establish and use for the purpose of preserving, displaying, and interpreting the "Pierre Berton Collection" (hereafter referred to as Centre);
2. Determine a proposed operation and governance model to adopt for the proposed Centre;
3. Investigate possible funding sources to sustain the Centre and determine how the Centre will be sustained and funded in the long-term; and,
4. Prepare a final report for Council's review that outlines findings and recommendations as it relates to the establishment of the Centre as mandated by the Committee; and

Whereas the City of Vaughan has acquired the Kleinburg United Church at 10418 Islington Avenue with the intention of housing a future Berton museum; and

Whereas the former steering committee resolved to continue to work with staff to establish a foundation and other fund raising initiatives, and to assess options and opportunities for grants and an endowment fund; and

Whereas capital funding in the amount of \$92,700 was provided in the 2011 City of Vaughan budget to prepare preliminary drawings for a required new addition and the retrofitting of the Church to an interpretive museum, the determination of capital and operating costs for the retrofit, and for developing governance recommendations and models.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

It is therefore recommended that:

1. A Task Force be constituted for the purpose preparing a report to Council on how the goals articulated for the former steering committee can be achieved by City of Vaughan Council, and in particular for preparing:
 - a) A proposed budget and funding plan for the establishment and ongoing operation of the facility;
 - b) A proposed operation model; and
 - c) Such other considerations necessary for the establishment and successful operation of the facility; and
2. The attached terms of reference for the Pierre Berton Artifacts and Memorabilia Task Force be approved.
3. That the names of persons interested in being appointed to the Task Force to represent the Kleinburg community and the Berton family be forwarded to the City Clerk by Wednesday June 22, 2011 for preparation of a compiled list for consideration by City Council at its meeting of June 28, 2011.

55

REVIEW OF INTERNAL AUDIT CHARTER

The Committee of the Whole recommends:

- 1) **That consideration of this matter be deferred to October 2011;**
- 2) **That the deputation of Mr. Richard Lorello, 235 Treelawn Boulevard, PO 927, Kleinburg, L0J 1C0 and Communications C10 and C25, dated June 14, 2011, be received; and**
- 3) **That Communication C20 from Regional Councillor Rosati, dated June 14, 2011, be received.**

Recommendation

The City Manager in consultation with the Commissioner of Finance/City Treasurer and the Commissioner of Legal & Administrative Services recommend:

1. That the review of the scope and scale of the City's internal audit department be considered as part of the organizational review; and
2. That this report be provided to the consultant conducting the organizational review.

56

**TASK FORCE ON CITY'S ROLE IN FESTIVALS AND COMMUNITY EVENTS
TERMS OF REFERENCE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 14, 2011, subject to adding "the membership shall be composed of up to 15 members" in the Terms of Reference under "Membership".

Recommendation

- 1) The City Clerk, on behalf of the Task Force on Advisory Committees, recommends that the attached Terms of Reference for the Task Force on the City's Role in Festivals and Community Events, be adopted.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

- i) the final site plan, landscaping plan, and building elevations including upgraded interior side yard elevations, shall be approved by the Vaughan Development Planning Department;
- ii) the final site servicing and grading plans shall be approved by the Vaughan Development/Transportation Engineering Department;
- iii) that approved Plan of Subdivision 19T-07V06 (Majormack Investments Inc., M3DC Capitol Corp., 4074 MM Inc.) shall be registered; and,
- iv) the Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-Lieu of Parkland Policy".

**59 CN NOISE ATTENUATION FENCE MEETING – GARNET WILLIAMS
MEETING ROOM – WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Shefman, dated June 14, 2011:

Recommendation

Whereas, a community meeting is to be held in conjunction with representatives of CN to address the concerns of residents who back onto the railway tracks in Ward 5 regarding the deteriorating condition of the noise attenuation fences at the rear of their homes.

Whereas, staff are attempting to schedule the community meeting;

Whereas, this is the last Committee of the Whole meeting before the summer hiatus;

It is therefore recommended that a meeting room be provided to hold such a meeting in late July or early August, 2011.

**60 ZONING BY-LAW AMENDMENT FILE Z.10.028
SITE DEVELOPMENT FILE DA.10.081
THERESA FRAME GARIBALDI
WARD 2**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 28, 2011;
- 2) That the deputation of Mr. Mike Everard, 34 Melchior Crescent, Markham, L3R 9A4, on behalf of the applicant, be received; and
- 3) That the coloured elevation drawings submitted by the applicant, be received.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

Recommendation

The Director of Development Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.028 (Theresa Frame Garibaldi) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, and subject to the following conditions:
 - a) that the implementing Zoning By-law:
 - i) include the site-specific zoning exceptions identified in Table 1 of this report; and,
 - ii) restrict the basement area for storage purposes only.
2. THAT Site Development File DA.10.081 (Theresa Frame Garibaldi) BE APPROVED, to permit the development of the subject lands with 2 office condominium campuses that are bisected by the West Rainbow Creek and will comprise a total of 11,980 m² within 11 buildings including 8 proposed to the south of the creek and 2 proposed to the north plus the retention of the James Somerville House as shown on Attachment #3, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - ii) the final site grading and servicing plans, storm water management report, functional servicing report, access, parking and on-site circulation shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall enter into an engineering Development Agreement and any other agreement as required, with the City of Vaughan, to provide for the necessary municipal services for the proposed development; and,
 - iv) the Owner shall satisfy all requirements of the TRCA (Toronto and Region Conservation Authority).
3. THAT 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 51 of the Planning Act and City of Vaughan policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. The cash-in-lieu payment, in accordance with Section 42 of the Planning Act, will not be required as long as the Council Policy waiving such payment remains in effect for industrial land. A condition of approval is included in this report.
4. THAT the Owner shall secure and provide to the City a letter from the Trustee for Block 64 confirming that the Owner has fulfilled all cost sharing and other obligations of Block 64, and are in good standing with respect to same.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

**64 DEPUTATION – MS. ANNA DEBARTOLO AND REV. JIM KEENAN, CO-CHAIRS,
VAUGHAN SOCIAL ACTION COUNCIL WITH RESPECT TO SECONDARY SUITES**

The Committee of the Whole recommends:

- 1) That the deputation of Rev. Jim Keenan, Vaughan Social Action Council, 9100 Jane Street, Building E, Concord, L4K 0A4 and communications C3, dated June 1, 2011 and C4, be received; and
- 2) That Communication C15 Ms. Anna Bortolus, Secretary, Vaughan Social Action Council, dated June 14, 2011, be received.

**65 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
JUNE 14, 2011**

The Committee of the Whole passed the following resolution to resolve into closed session for the purpose of discussing the following:

1. **ONTARIO MUNICIPAL BOARD HEARING
OFFICIAL PLAN AMENDMENT 637
HIGHWAY 400 NORTH EMPLOYMENT AREA – WARD 1**
(litigation or potential litigation)
2. **PROPERTY MATTER - WARD 4
YORK CATHOLIC DISTRICT SCHOOL BOARD SURPLUS LAND
WEST SIDE OF CONFEDERATION PARKWAY
BLOCK 189, PLAN 65M-3365**
(acquisition or disposition of land)
3. **BLOCK 47 – SKANDATUT SITE – WARD 3
LEGAL ADVICE SUBJECT TO SOLICITOR/CLIENT PRIVILEGE**
(solicitor/client privilege)
4. **CITY-INITIATED AMENDMENT TO THE OFFICIAL PLAN
OPA NO. 715: THE HEALTHCARE CAMPUS CENTRE PLAN (WARD 1)
LEGAL ADVICE SUBECT TO SOLICITOR/CLIENT PRIVILEGE
(Item 52, Committee of the Whole Report No. 32)**
(solicitor/client privilege)

66 OTHER ITEMS CONSIDERED BY THE COMMITTEE

66.1 The Mayor and Members of Council welcomed the new Commissioner of Planning, Mr. John MacKenzie.

66.2 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The following Ad Hoc Committee reports were received:

1. Accessibility Advisory Committee meeting of May 24, 2011 (Report No. 2)
2. Heritage Vaughan meeting of May 18, 2011 (Report No. 4)
3. Task Force on Advisory Committees meeting of June 7, 2011 (Report No. 4)

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 28, 2011**

The meeting adjourned at 5:30 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair