

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 27, 2011**

- C7 Concord, L4K 4C7, dated June 2, 2011;
Mr. Harvey Dennis, Ontario Auto Body Association, 26 Hallow Crescent, Toronto, M9W 2V9, dated June 6, 2011;
- C9 Ms. Maria Imperiale, Imperial Legal Services Inc., 7835 Highway 50, Suite 2A, Woodbridge, L4L 1A5, dated June 2, 2011;
- C10 Mr. Frank Zoghi, York Regional Collision Center, dated June 6, 2011;
- C11 Mr. Joe Buntic, Desjardins General Insurance Group, dated June 6, 2011;
- C12 Mr. Rick Pfeiffer, The Economical Insurance Group, 77 City Centre Drive, Suite 400, Mississauga, L5B 1M5, dated June 6, 2011; and
- C13 Information package entitled, "Towing Rate Study 2011", dated June 7, 2011.

Committee of the Whole recommendation of May 31, 2011:

- 1) That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services & City Solicitor, dated May 31, 2011, be approved;
- 2) That further information with respect to comments made by Members of Council and deputants be forwarded to the Council meeting of June 7, 2011; and
- 3) That the following deputations be received:
 - 1. Mr. E. Mark Lockwood, RBC Insurance, 6880 Financial Drive, Tower #1, 3rd Floor, Mississauga, L5N 8E8;
 - 2. Mr. Harvey Dennis, 26 Hallow Crescent, Toronto, M9W 2V9; and
 - 3. Mr. Kevin Hanit, 72 Queensbridge Drive, Concord, L4K 5T1.

Report of the Commissioner of Legal and Administrative Services & City Solicitor, dated May 31, 2011.

Recommendation

The Commissioner of Legal and Administrative Services & City Solicitor, in consultation with the Director of Budgeting & Financial Planning and Manager of Special Projects, Licensing & Permits recommend:

- 1. That Licensing By-law 315-2005, as amended, be further amended in accordance with the amendments in this Report.

2 PAVEMENT MANAGEMENT PROGRAM UPDATE (2012 AND 2013)
(Deferred)

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 21, 2011, be approved; and**
- 2) **That the 2012 budget include an allocation of \$10,000 for the development of a video presentation that will provide in simple language, but suitable detail how the City's Pavement Management Program works, and that said video be permanently posted on the City's website.**

Council, at its meeting of June 28, 2011, adopted the following (Item 3, Report No. 35):

That consideration of this matter be deferred to the Committee of the Whole meeting of September 13, 2011.

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Committee of the Whole (Working Session) recommendation of June 21, 2011:

That consideration of this matter be deferred to the Committee of the Whole meeting of September 13, 2011.

Report of the Commissioner of Engineering and Public Works, dated June 21, 2011

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the Update to the Pavement Management Program for 2012 and 2013 be approved, in principle; and;
2. That the proposed projects be brought forward for submission as part of the 2012 and 2013 Budgets.

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**PROCLAMATION REQUEST
SPIRITUAL AND RELIGIOUS CARE AWARENESS WEEK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 13, 2011:

Recommendation

The City Clerk recommends:

- 1) That October 16, 2011 to October 22, 2011 be proclaimed as "Spiritual and Religious Care Awareness Week" in the City of Vaughan; and
- 2) That the proclamation be posted on the City's website and published on the City Page Online.

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**PROCLAMATION REQUEST
CHILDHOOD CANCER AWARENESS DAY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 13, 2011:

Recommendation

The City Clerk recommends:

- 1) That September 16, 2011 be proclaimed as "Childhood Cancer Awareness Day" in the City of Vaughan, and that Council ratify the action taken; and
- 2) That the proclamation be posted on the City's website and published on the City Page Online.

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**PROCLAMATION REQUEST
UNITED WAY WEEK SEPTEMBER 19 – SEPTEMBER 23, 2011**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 13, 2011:

Recommendation

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The City Clerk recommends:

- 1) That September 19 – September 23, 2011 be proclaimed as “United Way Week” in the City of Vaughan, and that Council ratify the action taken; and
- 2) That the proclamation be posted on the City’s website published on the City Page Online.

6 **PROCLAMATION REQUEST**
BIG BROTHER BIG SISTER MONTH – SEPTEMBER 2011

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 13, 2011:

Recommendation

The City Clerk recommends:

- 1) That September 2011 be proclaimed as “Big Brother Big Sister Month, and that Council ratify the action taken; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

7 **PROCLAMATION AND FLAG RAISING REQUEST**
LUPUS AWARENESS MONTH – OCTOBER 2011

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 13, 2011:

Recommendation

The City Clerk recommends:

- 1) That October 2011 be proclaimed as “Lupus Awareness Month”;
- 2) That the Lupus Flag be raised in the City of Vaughan for a period no longer than one week in accordance with the Flag Raising/Half Masting Policy; and
- 3) That the proclamation be posted on the City’s website and published on the City Page Online.

8 **PROCLAMATION REQUEST**
RESTORATIVE JUSTICE WEEK

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 13, 2011:

Recommendation

The City Clerk recommends:

- 1) That November 13 – 20, 2011 be proclaimed as “Restorative Justice Week 2011”; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.11-024
OWNER: CITY OF VAUGHAN
LOCATION: 5770 RUTHERFORD ROAD
PART OF LOT 16, CONCESSION 8
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 13, 2011:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-024, City of Vaughan, be REFUSED.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.11-025
OWNER: ROY FOSS MOTORS LTD.
LOCATION: 7200 YONGE STREET
LOT 27, CONCESSION 1
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 13, 2011:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-025, Roy Foss Motors Ltd., be APPROVED.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.11-027
OWNER: MARIA HUTCHINGS
LOCATION: 101 ROYAL GROUP CRESCENT
LOT 4, CONCESSION 9
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 13, 2011:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-027, Maria Hutchings, be APPROVED.

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**SITE DEVELOPMENT FILE DA.11.014
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 13, 2011:

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.014 (Islamic Shia Ithna-Asheri Jamaat of Toronto) BE APPROVED, to amend the previously approved site plan (Attachment #5), in order to recognize the existing as-built site plan conditions including the removal of a parking area originally planned for development on the west side of the site, the re-configuration of the main driveway access (fire route), and the inclusion of a playground, as shown on Attachments #3 and #4, subject to the following conditions:
 - a) that prior to the execution of the amending Site Plan Agreement:
 - i) the final site plan and landscape plan shall be approved by the Vaughan Development Planning Department; and,
 - ii) the related Minor Variance Application A242/10 for the reduction of 296 parking spaces (from 881 to 585 spaces) shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.

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**DESIGN REVIEW PANEL PILOT PROJECT
FILE 25.5.1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 13, 2011:

Recommendation

The Commissioner of Planning in consultation with the Design Review Panel selection committee recommends:

1. THAT the Recommended Candidates for the City's Design Review Panel pilot project, shown on Attachment #1 (Confidential – Mayor and Members of Council Only), BE APPROVED, for a 2 year period.
2. THAT the Design Review Panel pilot project commence in October 2011, and meet every 3 to 5 weeks depending on the number of applications.
3. THAT the pilot project run for a period of 2 years, and that the Vaughan Development Planning Department report back to the Committee of the Whole on what has been accomplished on an annual basis.

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**ZONING BY-LAW AMENDMENT FILE Z.09.029
SITE DEVELOPMENT FILE DA.10.094
JOHN DUCA (2225955 ONTARIO LTD.)
WARD 3**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 13, 2011, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.029 (John Duca / 2225955 Ontario Ltd.) BE APPROVED, specifically to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from PBM7 Parkway Belt Industrial Zone subject to Exception 9(691) to EM1 Prestige Employment Area Zone with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.10.094 (John Duca / 2225955 Ontario Ltd.) BE APPROVED, to permit the development of a 10-storey, 13,918 m² office building including 877.6 m² of retail/commercial uses on the ground floor, 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; and,
 - ii) the final site grading and servicing plan, and storm water management report shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
3. THAT prior to the issuance of a building permit, the applicant shall submit an Implementation Report on Remediation, accompanied by ESA Phase 1, 2 and 3 studies, with verification samplings and chemical analysis indicating compliance with the appropriate MOE standards, to the Vaughan Development/Transportation Engineering Department for review and approval.
4. THAT the Owner shall pay cash-in-lieu of parkland dedication, prior to the issuance of a building permit, in accordance with the Planning Act and the City's "Cash-In-Lieu of Parkland Policy".
5. THAT prior to the issuance of a building permit for any works related to parking on the MTO setback, the Owner shall satisfy all conditions of the MTO, including obtaining an MTO Land Use Permit.

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**SITE DEVELOPMENT FILE DA.11.042
CAMARVALE HOLDINGS INC.
WARD 3**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 13, 2011, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.042 (Camarvale Holdings Inc.) BE APPROVED, to permit the development of 67 street townhouse dwellings (freehold) within 13 blocks (Blocks 34 to 41 inclusive and Blocks 47 to 51 inclusive), subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscaping plan, and building 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 File 19T-03V03 (Terwol Developments Ltd.) shall be registered; and,
 - iv) the Owner shall satisfy the parkland dedication requirements under the Planning Act, either through the registration of Plan of Subdivision 19T-03V03, or through cash-in-lieu of parkland dedication, to be paid prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act and the City's "Cash-in-Lieu of Parkland Policy".

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**SITE DEVELOPMENT FILE DA.11.044
CAMARVALE HOLDINGS INC.
WARD 3**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 13, 2011, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.044 (Camarvale Holdings Inc.) BE APPROVED, to permit the development of 67 street townhouse dwellings (freehold) within 13 blocks (Blocks 26 to 33 inclusive and Blocks 42 to 46 inclusive), subject to the following conditions:

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- a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscaping plan, and building elevations shall be approved by the Vaughan Development Planning Department;
 - iii) the final site servicing and grading plans shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall file a Minor Variance Application with the Vaughan Committee of Adjustment for the approval of the exceptions to Zoning By-law 1-88, shown on Table 1 of this report, and the Committee's decision shall be final and binding;
 - iv) that approved Plan of Subdivision File 19T-03V03 (Terwol Developments Ltd.) shall be registered; and,
 - v) the Owner shall satisfy the parkland dedication requirements under the Planning Act, either through the registration of Plan of Subdivision 19T-03V03, or through cash-in-lieu of parkland dedication, to be paid prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-Lieu of Parkland Policy".

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DELOITTE "IMPACT DAY" – SEPTEMBER 23, 2011

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services and the Commissioner of Engineering and Public Works, dated September 13, 2011:

Recommendation

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

- 1. The City provides services in kind for the 5th annual Deloitte "Impact Day" to be held September 23, 2011; and,
- 2. That Council ratify the action taken in recommendation 1 due to the timing of the event.

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**PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT
82 MONSHEEN DRIVE – WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 13, 2011:

Recommendation

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

- 1. That the designation of the property at 82 Monsheen Drive, known as the Stanley Bennett Barclay House under Part IV of the Ontario Heritage Act, RSO 1990, Chapter O.18, Part IV, Section 29, be approved, as the property satisfies Regulation 9/06 as outlined in the analysis portion of this report.

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2. That a by-law be enacted to designate the property at 82 Monsheen Drive under Part IV of the Ontario Heritage Act.

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**SITE DEVELOPMENT FILE DA.11.040
2174824 ONTARIO INC.
WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 13, 2011, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA11.040 (2174824 Ontario Inc.) BE APPROVED, to permit a 5-storey apartment building comprised of 86 residential units, 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, building elevations, and landscaping plan and cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site grading, servicing, stormwater management and lighting plans, and functional servicing and noise reports shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the roof plan shall be revised to include an extensive green roof system in accordance with the approved Ontario Municipal Board (OMB) Minutes of Settlement and OPA #718;
 - iv) all requirements of the Toronto and Region Conservation Authority (TRCA) shall be satisfied;
 - v) all requirements of the Region of York Transportation Services Department shall be satisfied;
 - b) that the Site Plan Letter of Undertaking include the following provisions:
 - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of parkland dedication equivalent to 5% of the value of the subject lands or a fixed unit rate, whichever is higher, prior to the issuance of a Building Permit in accordance with the Planning Act and City's Cash-in-Lieu Policy, to the satisfaction of the Vaughan Legal Department, Real Estate Division;
 - ii) snow removal, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Owner/Condominium Corporation;

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- iii) the Owner/Condominium Corporation shall ensure that the building include provisions for an internal garbage storage area, tri-sorters, proper access route and loading areas in accordance with the requirements of the City's Waste Collection Design Standards Policy, to the satisfaction of the Vaughan Public Works Department;
 - iv) the Owner shall fulfill all conditions set out in the Ontario Municipal Board Minutes of Settlement (OMB Case No. PL 100348 and PL 100349 between the City of Vaughan, 2174824 Ontario Inc. (Owner) and the Toronto and Region Conservation Authority, in particular:
 - the Owner agrees that the building shall not include stucco or precast as exterior finishing materials;
 - intensive landscaping/planting plans for the open space areas on the site, inclusive of the front yard and boulevard, and along the north and south lot lines to the satisfaction of the City and the TRCA;
 - provide sustainable building features; and,
 - if the Owner does not have allocation of servicing capacity prior to selling condominium units that all offers/agreements of purchase and sale with perspective purchasers to indicate that as of today's date, the Vendor does not have allocation of servicing capacity;
 - v) prior to the issuance of a Building Permit, the Owner shall ensure that a Record of Site Condition (RSC) shall be registered and acknowledged by an Officer of the Provincial Ministry of Environment, to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - vi) the Owner shall agree to provide financial contribution, if required, towards municipal infrastructure upgrades as recommended in the following Environmental Assessment Studies, to the satisfaction of the City:
 - City-Wide Water/Wastewater Master Plan EA and associated final servicing strategy;
 - City-Wide Storm Drainage/Stormwater Management Master Plan EA; and,
 - City-Wide Transportation Master Plan EA.
2. THAT Council adopt the following resolution with respect to the allocation of sewage and water servicing capacity:
- "IT IS HEREBY RESOLVED THAT Site Development File DA.11.040 is allocated sewage capacity from the York Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 86 residential units."
3. THAT the Ontario Municipal Board approve the implementing zoning on the property as RA3 Apartment Residential Zone, and that the conditions for the application of the "H" Holding provision including site plan approval and the allocation of servicing capacity have been addressed by Vaughan Council, and the "H" Symbol is no longer required.

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- within the Landscaped Community Edge Noise Attenuation Buffer (Block 12) and is approved to the satisfaction of the City;
- h) require that prior to the removal of the Holding Symbol “(H)” from Lots 1 to 8 inclusive, zoned R1(H) Zone, the following conditions shall be addressed:
 - A. that the City approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - B.
 - 1) that York Region has advised, in writing, that it is no earlier than six (6) months prior to the expected completion of the Kleinburg Additional Water Supply Works in Kleinburg, and the Kleinburg Water Pollution Control Plant (WPCP) Expansion; and,
 - 2) the City of Vaughan has allocated adequate available water supply and sewage servicing capacity to the subject development; or,
 - C. that the Regional Commissioner of Environmental Services confirms servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates adequate water supply and sewage servicing capacity to the subject development;
 - i) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
2. THAT Draft Plan of Subdivision File 19T-08V05 (Kleinvit Estates Inc.), as red-lined revised (September 13, 2011), and shown on Attachment #4, BE APPROVED, subject to the pre-conditions and conditions set out in Attachment #1 to this report.
3. THAT the Notice of Approval of Plan of Subdivision File 19T-08V05 (Kleinvit Estates Inc.) not be issued until such time as the implementing Official Plan Amendment (OPA #719) is in full force and effect.
4. THAT for the purpose of notice, the implementing subdivision agreement for Draft Plan of Subdivision File 19T-08V05 (Kleinvit Estates Inc.), shall contain the provisions as follows:
- a) parkland shall be dedicated equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act, and that the Owner shall enter into a Developer’s Group Agreement respecting the conveyance of Lots 11 and 12 in Draft Plan of Subdivision 19T-03V02, and Part of Lot 32, Lots 33 to 38 inclusive, and Part of Lot 39 in Draft Plan of Subdivision 19T-08V04, or other lands to the satisfaction of the City, to be developed as open space and conveyed to the City as parkland, free of all costs and encumbrances, to the satisfaction of the City, should the linear park identified in Draft Plan of Subdivision 19T-08V06 not be conveyed to the City within two (2) years of the first Draft Plan of Subdivision Approval of Draft Plan of Subdivision File 19T-03V02, File 19T-08V04 or File 19T-08V05; or
 - b) parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands be paid, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s approved “Cash-in-Lieu of Parkland Policy” should the linear park identified in the Draft Plan of Subdivision 19T-08V06 be conveyed to the City within two (2) years of the first Draft Plan of Subdivision Approval of Draft Plan of Subdivision File 19T-03V02, File 19T-08V04 or File 19T-08V05. The Owner shall submit an approved appraisal of the subject lands, in accordance with Section 42 of the Planning Act,

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prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

5. THAT prior to the first final approval of any of Draft Plan of Subdivision File 19T-03V02, File 19T-08V04, File 19T-08V05 or File 19T-08V06, the Subdivision Owners shall execute a Developer's Group Agreement to convey lands to be developed as open space and conveyed to the City as parkland or as a linear park, free of all costs and encumbrances, to the satisfaction of the City.
6. THAT Council adopt the following resolution with respect to the allocation of water and sewage servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision 19T-08V05 (Kleinvit Estates Inc.), be allocated sewage capacity from the Kleinburg Servicing Scheme and water supply from the York Water Supply System for a total of 8 detached residential dwelling units."

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**ZONING BY-LAW AMENDMENT FILE Z.03.008
DRAFT PLAN OF SUBDIVISION FILE 19T-03V02
1321362 ONTARIO INC.
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 13, 2011:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.008 (1321362 Ontario Inc.) BE APPROVED, specifically to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone to the following zone categories shown on Attachment #5, and with the following exceptions:
 - a) rezone Lots 1 to 8 inclusive, Lots 13 to 31 inclusive and Lots 42 to 49 inclusive, to R1(H) Residential Zone with the addition of the Holding Symbol "(H)" to facilitate 35 lots with a minimum lot frontage of 18 m, a minimum lot area of 720 m² and a minimum lot depth of 40 m for detached dwelling units;
 - b) rezone Lots 11 and 12 to R1(H) Residential Zone with the addition of the Holding Symbol "(H)" to facilitate the following:
 - i) 2 lots with a minimum lot frontage of 18 m, a minimum lot area of 720 m² and a minimum lot depth of 40 m for detached dwelling units; or,
 - ii) park and/or open space uses on approximately 0.185 ha in accordance with the OS2 Open Space Park Zone use and requirements in Sub-section 7.3 and Schedule "A" in Zoning By-law 1-88;
 - c) rezone Lots 32 to 41 inclusive to R1(H) Residential Zone with the addition of the Holding Symbol "(H)" to facilitate 10 lots with a minimum lot frontage of 18 m, a minimum lot area of 655 m² and a minimum lot depth of 36.5 m for detached dwelling units;

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- d) rezone Lots 9 and 10 to R1(H) Residential Zone with the addition of the Holding Symbol “(H)” and OS4 Open Space Woodlot Zone to facilitate 2 lots with a minimum lot frontage of 18 m and a minimum lot area of 540 m² for detached dwelling units, subject to the following:
 - i) a restrictive covenant on a portion of the lands zoned OS4 Open Space Woodlot Zone and shall not permit any buildings or structures;
 - ii) the lot area for Lots 9 and 10 shall include the area of the land with the restrictive covenant zoned OS4 Open Space Woodlot Zone; and,
 - iii) the zoning requirements for the R1 Residential Zone shall be used to permit the detached dwelling unit, notwithstanding the OS4 Open Space Woodlot Zone requirements;
- e) rezone Blocks 50 and 51 to R1(H) Residential Zone with the Holding Symbol “(H)” to facilitate 2 future residential lots with a minimum lot frontage of 18 m, a minimum lot area of 720 m² and a minimum lot depth of 40 m for future residential to be developed with the adjacent lands;
- f) rezone Block 52 to R1(H) Residential Zone with the Holding Symbol “(H)” to facilitate 1 future residential lot with a minimum lot frontage of 18 m, a minimum lot area of 655 m² and a minimum lot depth of 36.5 m to be developed with the adjacent lands;
- g) rezone Block 53 to OS4 Open Space Woodlot Zone to maintain the existing tableland woodlot on 0.63 ha;
- h) rezone Block 54 to OS1 Open Space Conservation Zone to facilitate a 5 m wide ecological buffer on 0.05 ha;
- i) rezone Block 55 to OS1 Open Space Conservation Zone to facilitate a 10 m wide ecological buffer on 0.08 ha;
- j) rezone Blocks 56 and 57 to OS2 Open Space Park Zone to facilitate a 24 m wide landscaped community edge buffer with an acoustical berm/barrier on 0.47 ha, the lands of which are not included as part of any parkland dedication;
- k) enactment of the implementing zoning by-law shall not occur until the detailed Noise Study establishes the requirements for noise attenuation and the ultimate width of the berm within the Landscaped Community Edge Noise Attenuation Buffer (Blocks 56 and 57) and is approved to the satisfaction of the City;
- l)
 - i) require that prior to the removal of the Holding Symbol “(H)” from Lots 1 to 49 inclusive, and Blocks 50 to 52 inclusive, the following conditions shall be addressed:
 - A. that the City approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - B.
 - 1) that York Region has advised, in writing, that it is no earlier than six (6) months prior to the expected completion of the Kleinburg Additional Water Supply Works in Kleinburg, and the Kleinburg Water Pollution Control Plant (WPCP) Expansion; and,

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- b) parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands be paid, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy" should the linear park identified in Draft Plan of Subdivision 19T-08V06 be conveyed to the City within two (2) years of the first Draft Plan of Subdivision approval of Draft Plan of Subdivision File 19T-03V02, File 19T-08V04 or File 19T-08V05. The Owner shall submit an approved appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
5. THAT prior to the first final approval of any of Draft Plan of Subdivision File 19T-03V02, File 19T-08V04, File 19T-08V05 or File 19T-08V06, the Subdivision Owners shall execute a Developer's Group Agreement to convey lands to be developed as open space and conveyed to the City as parkland or as a linear park, free of all costs and encumbrances, to the satisfaction of the City.
6. THAT Council adopt the following resolution with respect to the allocation of water and sewage servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision 19T-03V02 (1321362 Ontario Inc.), be allocated sewage capacity from the Kleinburg Servicing Scheme and water supply from the York Water Supply System for a total of 50.5 detached residential dwelling units."

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**ZONING BY-LAW AMENDMENT FILE Z.08.035
DRAFT PLAN OF SUBDIVISION FILE 19T-08V04
11336 HIGHWAY 27 LIMITED PARTNERSHIP
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 13, 2011:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.035 (11336 Highway 27 Limited Partnership) BE APPROVED, specifically to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone to the following zone categories shown on Attachment #5, and with the following exceptions:
- a) rezone Lots 1 to 10 inclusive to R1(H) Residential Zone with the addition of the Holding Symbol "(H)" to facilitate 10 lots with a minimum lot frontage of 18 m, a minimum lot area of 655 m² and a minimum lot depth of 36.5 m for detached dwelling units;
- b) rezone Lots 11 to 31 inclusive, north Part of Lot 32, north Part of Lot 39, Lot 40 and Lots 47 to 53 inclusive to R1(H) Residential Zone with the addition of the Holding Symbol "(H)" to facilitate 30 lots with a minimum lot frontage of 18 m, a minimum lot area of 720 m² and a minimum lot depth of 40 m for detached dwelling units;

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- c) rezone south Part of Lot 32, Lots 33 to 38 inclusive, and south Part of Lot 39 to R1(H) Residential Zone with the addition of the Holding Symbol “(H)” to facilitate the following, in respect of Recommendations 1(m)(ii) and 4 of this report;
 - i) 7 lots with a minimum lot frontage of 18 m, a minimum lot area of 720 m² and a minimum lot depth of 40 m for detached dwelling units; or,
 - ii) park and/or open space uses on approximately 0.567 ha in accordance with the OS2 Open Space Park Zone use and requirements in Sub-section 7.3 and Schedule “A” in Zoning By-law 1-88;
- d) rezone Lots 41 to 46 inclusive to R1(H) Residential Zone with the addition of the Holding Symbol “(H)” to facilitate 6 lots with a minimum lot frontage of 18 m, a minimum lot area of 700 m² and a minimum lot depth of 39 m for detached dwelling units;
- e) rezone Block 54 to R1(H) Residential Zone with the Holding Symbol “(H)” to facilitate 1 future residential lot with a minimum lot frontage of 18 m, a minimum lot area of 655 m² and a minimum lot depth of 36.5 m, to be developed with the adjacent lands;
- f) rezone Blocks 55 and 56 to R1(H) Residential Zone with the Holding Symbol “(H)” to facilitate 2 future residential lots with a minimum lot frontage of 18 m, a minimum lot area of 720 m² and a minimum lot depth of 40 m, to be developed with the adjacent lands;
- g) rezone Blocks 57 to 59 inclusive to OS1 Open Space Conservation Zone to maintain the existing valleylands/open space on 1.62 ha;
- h) rezone Blocks 60 to 62 inclusive to OS1 Open Space Conservation Zone to facilitate a 10 m wide ecological buffer on 0.86 ha;
- i) rezone Blocks 63 and 64 to OS2 Open Space Park Zone to facilitate a 24 m wide landscaped community edge buffer and acoustical berm/barrier on 0.44 ha, the lands of which shall not be included as parkland dedication;
- j) rezone Block 65 to R1 Residential Zone to facilitate a 6 m wide right-of-way for an emergency access on 0.04 ha;
- k) rezone Block 66 to OS1 Open Space Conservation Zone to facilitate a 6 m wide right-of-way for an overland flow route for stormwater management and buffer on 0.04 ha;
- l) that the implementing zoning by-law not be enacted until the detailed Noise Study establishes the requirements for noise attenuation and the ultimate width of the berm within the Landscaped Community Edge Noise Attenuation Buffer (Blocks 63 and 64) and is approved to the satisfaction of the City;
- m)
 - i) require that prior to the removal of the Holding Symbol “(H)” from Lots 1 to 53 inclusive, and Blocks 54 to 56 inclusive, zoned R1(H) Zone, the following conditions shall be addressed:
 - A. that the City approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - B.
 - 1) that York Region has advised, in writing, that it is no earlier

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- than six (6) months prior to the expected completion of the Kleinburg Additional Water Supply Works in Kleinburg, and the Kleinburg Water Pollution Control Plant (WPCP) Expansion; and,
- 2) the City of Vaughan has allocated adequate available water supply and sewage servicing capacity to the subject development; or,
- C. that the Regional Commissioner of Environmental Services confirms servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates adequate water supply and sewage servicing capacity to the subject development; and,
- ii) require that prior to the removal of the Holding Symbol “(H)” from the south Part of Lot 32, Lots 33 to 38 inclusive, and south Part of Lot 39, should the linear park shown as “Proposed Linear Park” on Attachment #8 located within Draft Plan of Subdivision File 19T-08V06 (1422174 Ontario Ltd.- Lea Vivot) at the southerly limit of the Humber North Extension - West of Regional Road 27 not be conveyed to the City as parkland within two (2) years of the first Draft Plan of Subdivision Approval of Draft Plan of Subdivision File 19T-03V02 (1321362 Ontario Inc.), Draft Plan of Subdivision File 19T-08V04 (11336 Highway 27 Limited Partnership) or Draft Plan of Subdivision File 19T-08V05 (Kleinvit Estates Inc.), within the Humber North Extension Area, shown on Attachment #8, then the south Part of Lot 32, Lots 33 to 38 inclusive, and south Part of Lot 39, along with the lands to the south in Draft Plan of Subdivision 19T-03V02, shown as the “Proposed Alternative Park” on Attachment #8 or another location acceptable to the City of Vaughan will be developed as park and/or open space and conveyed to the City as parkland. Should parkland be conveyed from Draft Plan of Subdivision File 19T-08V06 within two (2) years of the first Draft Plan Approval of any of the Draft Plan of Subdivision Files 19T-03V02, 19T-08V04 and 19T-08V05, the south Part of Lot 32, Lots 33 to 38 inclusive, and south Part of Lot 39, may be developed for residential detached dwelling units; and,
- n) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
2. THAT Draft Plan of Subdivision File 19T-08V04 (11336 Highway 27 Limited Partnership), as red-line revised (September 13, 2011), and shown on Attachment #4, BE APPROVED, subject to the pre-conditions and conditions set out in Attachment #1 to this report.
3. THAT the Notice of Approval of Plan of Subdivision File 19T-08V04 (11336 Highway 27 Limited Partnership) not be issued until such time as the implementing Official Plan Amendment (OPA #719) is in full force and effect.
4. THAT for the purpose of notice, the implementing subdivision agreement for Draft Plan of File 19T-08V04 (11336 Highway 27 Limited Partnership), shall contain the provisions as follows:
- a) parkland shall be dedicated equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act, and that the Owner shall enter into a Developer’s Group Agreement to convey the south Part of Lot 32, Lots 33 to 38 inclusive, and south Part of Lot 39, or other lands to the satisfaction of the City, to be developed as open space and conveyed to the City as parkland, free of all costs and encumbrances, to the

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satisfaction of the City, should the linear park identified in Draft Plan of Subdivision 19T-08V06 not be conveyed to the City within two (2) years of the first Draft Plan of Subdivision Approval of Draft Plan of Subdivision File 19T-03V02, File 19T-08V04 or File 19T-08V05; or,

- b) parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands be paid, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy" should the linear park identified in Draft Plan of Subdivision 19T-08V06 be conveyed to the City within two (2) years of the first Draft Plan of Subdivision Approval of Draft Plan of Subdivision File 19T-03V02, File 19T-08V04 or File 19T-08V05. The Owner shall submit an approved appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
5. THAT prior to the first final approval of any of Draft Plan of Subdivision File 19T-03V02, File 19T-08V04, File 19T-08V05 or File 19T-08V06, the Subdivision Owners shall execute a Developer's Group Agreement to convey lands to be developed as open space and conveyed to the City as parkland or as a linear park, free of all costs and encumbrances, to the satisfaction of the City.
6. THAT Council adopt the following resolution with respect to the allocation of water and sewage servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-08V04 (11336 Highway 27 Limited Partnership), be allocated sewage capacity from the Kleinburg Servicing Scheme and water supply from the York Water Supply System for a total of 54.5 detached residential dwelling units."

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HURON-WENDAT NATION AND CITY OF VAUGHAN PARTNERSHIP

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Regional Councillor Di Biase, dated September 13, 2011:

Member's Resolution

Submitted by Regional Councillor Michael Di Biase

Whereas, there is a significant historical presence of the Huron-Wendat Nation in the City of Vaughan;

Whereas, the City of Vaughan Vision 2020 is to preserve our heritage and support diversity, arts and culture; and

Whereas, significant archeological findings, including an ossuary, have been discovered at the Kortright Centre which have been associated to the Huron-Wendat Nation.

It therefore be resolved

- (1) Staff be directed to prepare a report to the October 25, 2011 Committee of the Whole meeting with respect to possible options on how the City of Vaughan may participate in the creation of a Huron-Wendat Nation Cultural Heritage Centre; and that

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(2) Staff advise and prepare a report to the October 25, 2011 Committee of the Whole meeting with respect to a "Sister City Relationship" between the Huron-Wendat Nation in Wendake, Quebec and the City of Vaughan as it relates to the present City policy on this matter.

40 ALLWAY STOP CONTROL AT PLEASANT RIDGE AVENUE AND BALSAMWOOD ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Racco, dated September 13, 2011:

Member's Resolution

Submitted by Councillor Sandra Yeung Racco

Whereas, a letter of request from the Thornhill Woods Community Association has been received requesting an allway stop at the intersection of Pleasant Ridge Avenue and Balsamwood Road; and

Whereas, an additional 14 residents contacted our office individually regarding an allway stop control at this intersection; and

Whereas, Pleasant Ridge Avenue is a primary feeder roadway and a transit route that has recently opened up to Rutherford Road; and

Whereas, Pleasant Ridge Avenue, from Balsamwood Road north to Rutherford Road is still an area under development, with much development to occur both around this intersection and in the area immediately north of this intersection;

It is therefore recommended that an allway stop control be installed at the intersection of Pleasant Ridge Avenue and Balsamwood Road as soon as possible.

**41 ALLWAY STOP CONTROL AT VIA ROMANO BOULEVARD AND RIVERMILL
CRESCENT/FERRETTI STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Racco, dated September 13, 2011:

Member's Resolution

Submitted by Councillor Sandra Yeung Racco

Whereas, a number of residents from Rivermill Crescent and Ferretti Street have met with staff onsite to communicate concerns regarding safety and sight line issues at this intersection; and

Whereas, Traffic Engineering staff have confirmed that the geometric design of Via Romano Boulevard, including the elevation change of roadway and the horizontal alignment change north of Ferretti Street/Rivermill Crescent may impede sight lines; and

Whereas, due to the geometric design of the roadway, there is a fence, utility pedestal and trees that impede sight lines; and

Whereas, Automatic Traffic Recorders (ATR's) demonstrated excessive rates of speed along Via Romano Boulevard, especially in the school zone, with the highest speed being at 100 km/hour in the southbound direction and 96 km/hour in the northbound direction;

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It is therefore recommended that an allway stop control be installed at the intersection of Via Romano Boulevard and Rivermill Crescent/Ferretti Street as soon as possible.

42

**AWARD OF TENDER T11-029
MAJOR MACKENZIE DRIVE WATERMAIN REPLACEMENT
FROM KEELE STREET TO CNR UNDERPASS
WARDS 1 AND 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 September 13, 2011:

Recommendation

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

That Tender T11-029 for the Major Mackenzie Drive Watermain Replacement, from Keele Street to CNR Underpass be brought forward to Council on September 27, 2011, for authorization of award.

43

**AWARD OF TENDER T11-290
INTERSECTION IMPROVEMENTS AT BATHURST STREET AND ATKINSON AVENUE
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 September 13, 2011:

Recommendation

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

That Tender T11-290 for the Intersection Improvements at Bathurst Street and Atkinson Avenue be brought forward to Council on September 27, 2011, for authorization of award.

44

DISTRICT ENERGY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, the Commissioner of Finance and the City Solicitor, dated September 13, 2011:

Recommendation

The City Manager, the Commissioner of Finance and the City Solicitor recommend:

That the City approve Vaughan Holdings Inc. (VHI) creating a district energy business, either within VHI or as a wholly owned subsidiary of VHI.

45

CEREMONIAL PRESENTATION – CURB APPEAL WINNERS AND VOLUNTEERS

The Mayor and Members of Council thanked all the volunteers and presented the winners with their certificates.

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49.2 RECESS/RECONVENE

The Committee of the Whole recessed at 2:09 p.m. and reconvened at 3:06 p.m. with the following members present:

Regional Councillor Deb Schulte, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Gino Rosati
Regional Councillor Michael Di Biase
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Alan Shefman (3:17 p.m.)
Councillor Sandra Yeung Racco

49.3 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The following Ad Hoc Committee report was received:

1. Heritage Vaughan meeting of June 15, 2011 (Report No. 5).

50 NEW BUSINESS – POLICIES FOR PUBLIC NOTIFICATIONS

The Committee of the Whole recommends that staff prepare a report on policies for public notification on planning applications and secondary plans of significance.

The foregoing matter was brought to the attention of the Committee by Councillor Racco.

**51 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
SEPTEMBER 13, 2011**

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

1. **APPOINTMENTS TO TASK FORCES**
(personal matters about identifiable individuals)

2. **ONTARIO MUNICIPAL BOARD APPEAL
1678573 ONTARIO INC.
FILES OP.08.016 AND Z.08.062
77 EAGLEVIEW HEIGHTS – WARD 3**
(litigation or potential litigation)

3. **ONTARIO MUNICIPAL BOARD APPEAL
CICCHINO HOLDINGS INC.
FILES OP.08.010 AND Z.08.039
3812 MAJOR MACKENZIE DRIVE – WARD 3**
(litigation or potential litigation)

4. **LITIGATION MATTER – ROSSI v. CITY OF VAUGHAN**
(litigation or potential litigation)

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5. PROPERTY MATTERS/PERSONAL INFORMATION ABOUT IDENTIFIABLE INDIVIDUAL

(personal matters about identifiable individuals)

6. RECEIPT OF LEGAL ADVISE SUBJECT TO SOLICITOR CLIENT PRIVILEGE, RESPECTING THE PENDING APPLICATION FOR THE DEVELOPMENT OF VAUGHANWOOD MALL.

(solicitor/client privilege)

Regional Councillor Di Biase declared an interest with respect to Item 4 - LITIGATION MATTER – ROSSI v. CITY OF VAUGHAN as he is a party to the lawsuit.

The meeting adjourned at 4:44 p.m.

Respectfully submitted,

Regional Councillor Deb Schulte, Chair