

## COUNCIL – JUNE 26, 2012

### COMMUNICATIONS

<u>Distributed June 22, 2012</u>		Report No.	Item No.	Committee
C1	C. Virdo, dated June 5, 2012	25	28	Committee of the Whole
C2	D. E. Aubie, York Major Holdings Inc., dated June 18, 2012	7	6	Finance & Administration
C3	R. Mino-Leahan, KLM Planning Partners Inc., dated June 18, 2012	7	6	Finance & Administration
C4	H. Dennis, Ontario Auto Body Association, dated June 19, 2012	25	31	Committee of the Whole
C5	M. Imperiale, Imperial Legal Services Inc., dated June 19, 2012	25	31	Committee of the Whole
C6	Commissioner of Planning, dated June 21, 2012	29	13	Committee of the Whole
C7	Commissioner of Planning, dated June 21, 2012	29	44	Committee of the Whole
C8	Commissioner of Planning, dated June 21, 2012	25	19	Committee of the Whole
C9	Commissioner of Legal and Administrative Services and City Solicitor, dated June 21, 2012	25	32	Committee of the Whole
C10	Commissioner of Community Services	Referred	1	Referred Item
C11	Commissioner of Community Services	Referred	1	Referred Item
C12	Commissioner of Community Services	Referred	2	Referred Item
C13	Commissioner of Community Services	Referred	2	Referred Item
C14	Confidential Communication, dated June 21, 2012	28	1	CW (Working Session)
C15	Confidential Communication, dated June 26, 2012	26	7	CW (Closed Session)
C16	Confidential Communication, dated June 26, 2012	26	8	CW (Closed Session)
C17	Commissioner of Planning, dated June 21, 2012	Referred	3	Referred Item
C18	Confidential Communication, dated June 26, 2012	26	9	CW (Closed Session)
C19	U. Amaral, SunEdison, dated June 22, 2012	25	46	Committee of the Whole

**Disclaimer Respecting External Communications**

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**Please note there may be further Communications.**

## COUNCIL – JUNE 26, 2012

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### Distributed June 26, 2012

C20	Commissioner of Community Services, dated June 26, 2012	29	38	Committee of the Whole
C21	Commissioner of Community Services, dated June 26, 2012	29	55	Committee of the Whole
C22	M. Filice, Liberty Developments, dated June 14, 2012	7	6	Finance & Administration
C23	Manager of Special Projects, Licencing & Permits, dated June 25, 2012	25	31	Committee of the Whole
C24	Commissioner of Engineering & Public Works, dated June 25, 2012	29	11	Committee of the Whole
C25	D. LaFramboise, dated June 22, 2012	25	31	Committee of the Whole
C26	K. Schwenger, KARA, dated June 26, 2012	29	3	Committee of the Whole
C27	Commissioner of Community Services, dated June 26, 2012	25	10	Committee of the Whole
C28	Confidential Communication, dated June 26, 2012	26	4	CW (Closed Session)
C29	A. Niro, dated June 26, 2012	29	3	Committee of the Whole
C30	Rendering	25	18	Committee of the Whole

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Please note there may be further Communications.

June 5<sup>th</sup>, 2012

cw  
Report No. 25 Item No. 28  
Council June 26/12

Committee of the Whole Meeting – Secondary Suites Study (File # 15.112)

First of all, I would like to say that although I am not opposed to the creation of affordable housing, whether it be in Vaughan, or any other municipality (and I know that Bill 140 is well intentioned), certain aspects of it are, in my opinion, not only prejudiced and completely partial toward a specific socio-economic group, but also unjust in the way it is being proposed, sanctioned, and being quietly implemented by both our provincial and municipal governments.

Bill 140 has very stealthily begun to erode and eradicate the rights of Vaughan homeowners who have legally purchased their homes under the contractual obligation to comply, and under the desired and accepted assertion of having purchased into “single-family” zoning. It would seem now, that through the lobbying efforts of many groups throughout the province, including of course...right here in our own backyard, the Vaughan Social Action Council, the Human Services Planning Board of York Region, the United Way of York Region, and many other groups and outspoken individuals, that it has somehow, for reasons beyond rational comprehension, become the responsibility of Vaughan homeowners to accept a zoning change to “multi-family” zoning, and to accept all outcomes and consequences of such a proposal, solely and singularly at the request of **only** those biased groups. **I have personally not been able to find but one Vaughan homeowner who has been advised, contacted, consulted, notified, or apprised of the implications of the far over-reaching effects of Bill 140, until I mention it to them.** There has been no democratic process at either the provincial or municipal levels, public consultation has been non-existent, except for meetings like this.....during the day....of a weekday.....when most people are working and don't have the possibility of attending, and so.....forgive my skepticism, but I am led to believe that this is one of those situations where opposition is conveniently not welcome, and meetings like this are merely a formality to falsely pacify anyone like me, and then call it having done “due diligence”. I sincerely hope someone.....**someone**.....on this committee can prove me wrong.

Now.... as we are here to speak about “basement apartments” or “secondary suites”, I feel that it necessary to point out that most, in other words....the majority of Vaughan homeowners, **if they weren't kept in the dark as they have been** regarding what this Bill 140 means at the municipal level, would tell you that they are opposed to:

1. Being unscrupulously betrayed, swindled and deceived.....believing that they bought or are buying a beautiful Vaughan home with a specific, desirable streetscape typical of a single-family home, when the City decides to re-zone and allow secondary suites, and after the two families, what will naturally evolve of course.....is inevitably the three and four families that will begin moving in. This will also open the door to “Community Houses”, “Half-way Houses”, and “Shelters” under the insidiously empowered “Social Policy Framework” being implemented in many of our neighborhoods. Vaughan hasn't been able to control the illegal basement apartments currently in existence, who are we trying to fool thinking that the multi-family units will be controlled? By whom? By an under staffed and bureaucratically restrained By-Law Enforcement Dept.?

2. Driveway parking issues (like used car parking lots), street parking issues (like a busy shopping mall), snow clearing issues (tenants parking on the street), traffic safety issues (parked cars reducing curbside visibility on residential streets where children play), traffic congestion (inevitable by increasing density).
3. The high turnover of transient renters, which.....is indisputably the nature of most renters, along with the fact that basement renters are usually the worst tenant, and lowest income demographic of all, and they usually have the worst credit profiles. This also gives rise to the higher volumes of "unknowns" in our neighborhoods, who are perhaps visiting at best, but who might also be loitering or conducting unscrupulous or illegal activities.
4. It will create certain animosity between many renting and non-renting neighbors, between tenants and other tenants in the same home or adjoining homes, and disputes over shared utilities, garbage collection, smoking and non-smoking tenants, lawn and driveway maintenance, shared mail boxes, and parking disagreements to name only a few.
5. This will also create a whole new demographic of buyers, who unwittingly and ill-prepared will try to assume the role of "landlord". They will do so because that's the only way they may be able to afford to buy in the first place.....by thinking they will supplement their income by renting basements. What seems to be a great benefit.....won't be....by the time all is calculated to establish a legal, conforming, up-to-code, and registered secondary unit and **claim the rental income on their yearly tax returns**. Of course there will **be added property taxes to pay too.....**and so ultimately the common asking price of approximately \$800 per month does not seem so lucrative any more. I wish them all luck as well with the screening of tenants.....new landlords haven't got a clue with whom and what they are dealing with.
6. Who will enforce registration? Who will inspect electrical systems, or smoke, fire, carbon monoxide, and natural gas detectors? Who will ensure building code and more importantly fire regulations? Will it be a one-time thing? Yearly? Bi-yearly? Who will regulate deceitful home sellers that claim to be selling a "retrofitted" basement apartment to unsuspecting buyers? Who will **ultimately pay** for all of these inspections, and the administration aspects of registering these units.....I will assume that it will be all homeowners of course, collectively, **whether they rent or not!**
7. Who will inform all potential landlords of the implications of not having their properties properly insured with tenant provisions? How many will comply and pay higher premiums? When a tenant inadvertently starts a fire in a basement apartment that is not properly insured, and the fire spreads to adjoining homes, what recourse will the adjoining home owners have? Can they hold the City responsible?
8. If the City hasn't been able to control, regulate, and enforce a bylaw that did not allow the relatively few basement apartments that currently exist now, how can the city possibly even presume or conceive that they will control them when bylaws are changed to permit them?
9. **Why has the lack of planning on behalf of the City of Vaughan to allocate land for the construction of medium and high density housing in the past, now become the responsibility and the financial burden of the homeowner? Why is the onus to alleviate the shortage of affordable housing, caused by the errors and omissions of current or previous City of Vaughan Policies and Planning Departments on the homeowner?**

10. Now, as if all the above were not enough, there is also a document I came across named "Urban Strategies Inc." – A Vaughan Social Services Study" that goes even further with this insanity, by proposing to "improve people's self-sufficiency and encourage entrepreneurship" by "implementing broader land use permissions for in-home businesses". This means that our quiet, residential neighborhoods that have been kept clear of commercial activity and noise, commercial vehicles and machinery, and that seldom see commercial courier traffic will now be forced to accept that also. What an absolutely horrendous proposal! Imagine that.....high density AND commercial, perhaps even light industrial zoning to replace our single family zones. Is it just me, or can anyone else see that these groups have gone absolutely mad?

In conclusion, this will all, without doubt in anyone's rational and logical mind, deteriorate residential property values in Vaughan, values that have been created by market forces, that have been **dearly paid for** and that have appreciated for the benefit of the homeowners of Vaughan. It is absolutely unjust, unfair, and extremely pretentious of these social groups to now try and dictate to those same homeowners how their neighborhoods should be zoned, **for the benefit of transient renters**. With what right and with what arrogance do these groups feel that they can just demand not only accommodation, but adamantly lay claim to, and insist on "inclusion" into **OUR** neighborhoods??? Who will compensate us homeowners for the loss of property values that we will with utmost certainty incur? I mean....I would personally love to buy a home in Forest Hill.....but I am not lobbying Mayor Ford or Toronto City Council for "inclusion" into an area that I can't afford.....why is Vaughan so different?.....Why must people who due to their personal financial situations that cannot afford to live in Vaughan, insist (at whatever and all costs) on living in Vaughan? More importantly, why are we conceding in this way? What gives the City of Vaughan the right to force individual homeowners to concede these benefits and "alms" to strangers?

This proposal is nothing but a very costly band-aid solution. There are root causes at play here that cannot be repaired by Bill 140. If the city succumbs to the demands of these social groups, and decides that it will allow the so called "inclusion", it will be opening up a Pandora's Box of on-going problems and issues, just as they have discovered in Mississauga and in Brampton, where they have now ceased issuing "secondary unit" permits. That's just too bad now, and too late. They have now grandfathered into perpetuity a whole set of complications. My only hope is that this committee is far more creative than their counterparts in those other municipalities, and that they will find alternate solutions to deliver affordable housing in Vaughan, that do not adversely affect any group.

**Lastly, I implore you to please leave "single-family" zoned homes.....exactly that.....SINGLE FAMILY.**

I thank you for your time, for your understanding of a Vaughan homeowner's perspective, and for your consideration of all these viewpoints.

Thank-you!

[arational1@hotmail.com](mailto:arational1@hotmail.com)



June 18, 2012  
File: YMH 07535/41 Parkland Dedication

F+A C 2  
Report No. 7 Item No. 6  
Council June 26/12

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attention: Mayor Maurizio Bevilacqua and Members of the Finance and Administration Committee**

Dear Mayor Bevilacqua:

**Reference: Cash-in-Lieu of Parkland Dedication  
High Density Residential Development  
Finance & Administration Committee – June 18, 2012**

We recently received a copy of the staff report regarding the above-noted matter which we understand is under consideration at today's Finance and Administration Committee.

York Major Holdings Inc. has lands in the City of Vaughan that are being considered for development, which would be greatly impacted by an increase in the cash-in-lieu of Parkland Dedication rates proposed by City of Vaughan staff.

The report inadequately responds to some initial concerns raised by the development industry and completely ignores the issue of housing affordability, which is a key principle to the new City of Vaughan Official Plan and York Region Official Plan.

Furthermore, there does not appear to be a discussion on the demonstrated need of parkland to justify the increased rate proposed and I believe further consultation and review with the development industry is necessary.

Thank you for your consideration in this matter. Please feel free to contact me if you have any questions or concerns.

Sincerely,

**YORK MAJOR HOLDINGS INC.**

Duane E. Aubie, P.Eng.  
Vice President

c. Paula Tenuta, BILD  
Ryan Mino-Leahan, KLM Planning Partners Inc.

10,000 Dufferin Street  
P.O. Box 403  
Maple, ON L6A 1S3

Tel 905-417-2300  
Fax 905-417-0525

Courier:  
50 Eagle Rock Way  
Maple, ON L6A 1S3

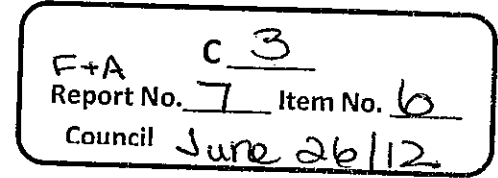


64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
klmplanning.com

P-2199

June 18, 2012

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1



Attention: Mayor Maurizio Bevilacqua and Members of the Finance and Administration Committee

**Subject: Cash-in-Lieu of Parkland Dedication  
High Density Residential Development  
Finance & Administration Committee – June 18, 2012**

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Dear Mayor Bevilacqua and Members of the Finance and Administration Committee,

KLM Planning Partners Inc. represents the Yonge Steeles Landowners Group. This group was formed in response to several significant concerns with respect to the new City of Vaughan Official Plan and Yonge Steeles Corridor Secondary Plan. We have made several submissions with regard to these issues on behalf of the group in the past.

In addition to the existing concerns of the group previously expressed to Council with respect to the proposed parkland dedication policies in the new Official Plan, we have recently received a copy of the staff report regarding the above-noted matter which we understand is under consideration at today's Finance and Administration Committee. We understand that the cash-in-lieu rate of Parkland Dedication for high density residential developments is proposed to be increased to \$8,500.00 from the existing \$4,100.00

The City of Vaughan Official Plan and Yonge Steeles Corridor Secondary Plan propose a significant amount of intensification in this corridor, being a gateway into York Region and situated within the future alignment of the ultimate subway extension up to Richmond Hill Centre.

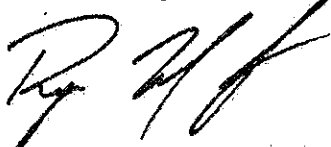
The proposed increase in the rate for cash-in-lieu proposed by City of Vaughan staff will only serve to hinder and deter the efforts to fully realize the development potential in this corridor and to create a fully serviced, transit supportive, mixed-use urban community. The cumulative effects of additional costs such as the proposed increased to the cash-in-lieu rates will affect the overall affordability of housing in Vaughan, which is contrary to the intensification and affordable housing policies stipulated in the Provincial Policy Statement, the Places to Grow Plan, and the new Region of York and City of Vaughan Official Plans.

Further consultation and review with the development industry is necessary in order to fully assess the implications that this increase will have on development projects in the future.

Thank you for your consideration in this matter and I am happy to meet with staff from the City of Vaughan to discuss these issues in greater detail. Please feel free to contact me if you have any questions or concerns.

Sincerely,

KLM Planning Partners Inc.

A handwritten signature in black ink, appearing to read 'R. Mino-Leahan', written over the printed name below.

Ryan Mino-Leahan, MCIP, RPP  
Senior Planner

- c. Paula Tenuta, BILD  
Yonge-Steeles Landowners Group



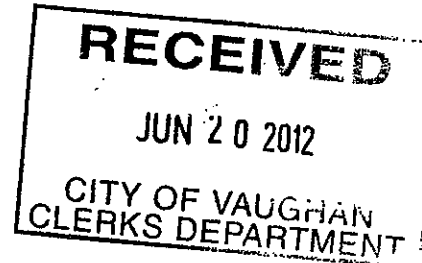
ONTARIO AUTO BODY ASSOCIATION  
7835 HWY 50 Suite 2A  
WOODBIDGE, ONTARIO  
L4L 1A5  
TEL: 647-457-1572

cw	c 4
Report No. 25	Item No. 31
Council	June 26/12

HAND DELIVERED

June 19, 2012

City of Vaughan  
2141 Major Mackenzie Drive East  
Vaughan, Ontario  
L6A 1T1



Attn: City Clerk's Office

I have just been notified that there was a meeting regarding, the regulation of towing and storage fees.

I attended previous meetings and was not notified of this meeting by way of letter or e-mail.

The storage rates will impact all auto body repair facilities which should have had a representative present at the meeting.

My concerns were that no one from the City contacted the auto body repair facilities that hold public licenses to operate in the City of Vaughan as to their input and what should be a fair and reasonable amount for storage charges.

I am asking that the council meeting with respect to the discussions on this matter on June 26, 2012 be deferred so I may file all material related to the concerns of the industry and that the city can review and discuss the issues revolving the capping of towing and storage rates.

It is my position that any license holder related to the towing and storage business in Vaughan should be allowed to have some input as to a capping of rates that are being charged.

Yours truly

A handwritten signature in black ink, appearing to read "Harvey Dennis".

Harvey Dennis  
President

c.c. Hon. Maurizio Bevilacqua, P.C. Mayor  
Gino Rosati Regional Councillor  
Michael Di Biase Regional Councillor  
Deb Schulte Regional Councillor  
Marilyn Iafrate Councillor  
Tony Carella Councillor  
Rosanna DeFrancesca Councillor  
Sandra Yeung Racco Councillor  
Alan Shefman Councillor  
City of Vaughan Licensing

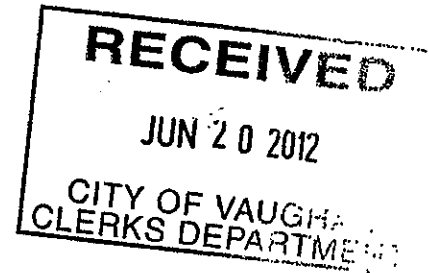
# IMPERIAL LEGAL SERVICES INC.

June 19, 2012

cw	c 5
Report No. 25	Item No. 31
Council	June 26/12

**ATTENTION:** CITY CLERK'S OFFICE  
CITY OF VAUGHAN LICENSING  
MARILYN IAFRATE  
HON. MAURIZIO BEVILACQUA

**CC:** MICHAEL DI BIASE  
GINO ROSATI  
ALAN SHEFMAN  
SANDRA YEUNG RACCO  
TONY CARELLA  
DEB SCHULTE  
ROSANNA DEFRANCESCA



My name is Maria Imperiale. I am a Licensed Paralegal. I represent a vast majority of Auto Body Shops in the GTA and Vaughan, as well as Tow Truck Companies with problems that they experience with insurance companies regarding storage rates and Section 24's.

At no time was I advised of the meeting that was held on June 5, 2012. I attended previous meetings with respect to the issues of capping of towing and storage. I feel that the City should allow me to file documents and other related material as to why the fees that are suggested for towing and storage are unfair to all license holders in the City of Vaughan.

The rate proposed may be fair to a small facility that's overhead is not as large as the bigger facilities located in the City of Vaughan. The Capping of the rates will affect the bottom line profit of the facility whether it be towing and/or auto repair facility. Without the input from the majority of the license holders the City is making a decision on the few people that attended along with the large number of insurance company representatives.

The rates must be fair to both the insurance company and the towing company and auto body repair facilities. The fees suggested lean towards the insurance companies and are not in favor of the towing and auto body repair facilities. I am asking that the upcoming meeting on June 26, 2012 be set aside and allow myself and other organizations along with the towing companies and auto body repair facilities to file and provide documentation as to the cost of the facility to tow and store motor vehicles.

If you have any questions or concerns, please feel free to contact me.

Yours Truly,

A handwritten signature in cursive script that reads "Maria Imperiale".

Maria Imperiale  
Licensed Paralegal



memorandum

Development Planning Department  
Tel: (905) 832-8565 Fax: (905) 832-6080

*c 6*  
cw  
Report No. 29 Item No. 13  
Council June 26/12

DATE: JUNE 21, 2012  
TO: MAYOR AND MEMBERS OF COUNCIL  
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING  
RE: COMMUNICATION

COUNCIL MEETING – JUNE 26, 2012

ITEM #13, COMMITTEE OF THE WHOLE – JUNE 19, 2012  
STREET NAME APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-V004 (PHASE 1A)  
NASHVILLE DEVELOPMENTS INC.  
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON ROAD

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Recommendation

The Commissioner of Planning recommends:

1. THAT the following street name for Street 'BB', be changed from "Via Zita" to "Zita Drive".

Background

The Owner has proposed a revised street name for Street "BB" from "Via Zita" to "Zita Drive", which is satisfactory to the Vaughan Development Planning Department. The Ward 1 Councillor has also been consulted, and is supportive of this change.

Respectfully submitted,

  
JOHN MACKENZIE  
Commissioner of Planning

Copy to: Clayton Harris, City Manager  
Jeffrey A. Abrams, City Clerk  
Grant Uyeyama, Director of Development Planning



## memorandum

DEVELOPMENT PLANNING DEPARTMENT  
Telephone: (905) 832-8585 Fax: (905) 832-6080

<i>cw</i>	<i>c 7</i>
Report No. <i>29</i>	Item No. <i>44</i>
Council <i>June 26/12</i>	

DATE: JUNE 21, 2012

TO: MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

SUBJECT: COMMUNICATION  
COUNCIL MEETING – JUNE 26, 2012

ITEM #44, COMMITTEE OF THE WHOLE – JUNE 19, 2012  
ZONING BY-LAW AMENDMENT FILE Z.12.006  
SITE DEVELOPMENT FILE DA.12.014  
LANCE KOTTON  
WARD 2 – VICINITY OF PINE VALLEY DRIVE AND VILLA PARK DRIVE

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### Background

This memorandum has been submitted to provide the Mayor and Members of Council with additional information regarding Site Development File DA.12.014 for consideration at the June 26, 2012 Council Meeting.

At the June 19, 2012 Committee of the Whole, a neighbouring resident spoke on deputation and expressed concern with the existing thru window air conditioning units along the north elevation (and also appears on the south elevation) of the building. The Development Planning Department was requested by Regional Councillor Schulte to research the approval of the air conditioning units.

a) Thru Wall Air Conditioning Units

In 2001, applications by the previous Owner (Mary and Bruno Nicolini) were submitted to amend Zoning By-law 1-88 (File Z.01.044) to rezone the subject lands to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone, and for Site Development (File DA.01.071) to permit a 5-storey nursing home building with 45 bed/room and 22 parking spaces. On June 12, 2002 the previous Owner appealed both applications to the Ontario Municipal Board (OMB) on the basis that Council failed to make a decision respecting the applications within the prescribed time limits stipulated in the Planning Act. Subsequently, on December 16, 2002, Council refused Zoning By-law Amendment Application Z.01.044 and Site Development Application DA.01.071.

On April 28, 2003, the Ontario Municipal Board (OMB) issued Order No. 0525, allowing the appeal on the basis that the Zoning By-law Amendment and Site Development Applications represented good planning, are in the public interest, and conforms to the Official Plan.

A Site Development Agreement for the subject land was registered on December 20, 2007 as Instrument No. YR-1105575, and included the OMB approved plans as Schedules to the Agreement. The OMB approved elevation drawing attached to the agreement (by Wayne Long Architect) identified the thru wall air conditioning units. The building was later constructed in accordance with the OMB approved drawings with the thru wall air conditioning units in accordance with the Board Order No. 0525.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', written over a horizontal line.

JOHN MACKENZIE  
Commissioner of Planning

Copy to: Clayton Harris, City Manager  
Jeffrey A Abrams, City Clerk  
Grant Uyeyama, Director of Development Planning



Development Planning Department  
Tel: (905) 832-8565 Fax: (905) 832-6080

# memorandum

ew  
Report No. 25 Item No. 19  
Council June 26/12

**DATE: JUNE 21, 2012**  
**TO: MAYOR AND MEMBERS OF COUNCIL**  
**FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING**  
**RE: COMMUNICATION**

**COUNCIL MEETING – JUNE 26, 2012**

**ITEM #19, COMMITTEE OF THE WHOLE – JUNE 5, 2012**  
**SITE DEVELOPMENT FILE DA.08.062**  
**BLACKWOOD REAL ESTATE GENERAL PARTNER I LTD.**  
**WARD 3 – VICINITY OF HIGHWAY 407 AND WESTON ROAD**

## Background

This memorandum has been submitted to provide the Mayor and Members of Council with an update and additional information regarding Site Development File DA.08.062 for consideration at the June 26, 2012 Council Meeting.

On June 11, 2012, Development Planning Staff met with the Owner and Agent to discuss Site Development File DA.08.062, as well as the Committee of the Whole's recommendation to defer the application and explore a more prominent development concept for the site, such as an office building.

The following items were discussed at the meeting:

i) Zoning By-law Amendment File Z.08.063

Zoning By-law Amendment File Z.08.063 for the subject lands was approved at the November 24, 2009 Council meeting. The application proposed to rezone the lands from PBM7 Parkway Belt Industrial Zone to EM1 Prestige Employment Area Zone and C7 Service Commercial Zone, together with site-specific zoning exceptions to facilitate the development of four multi-unit service commercial and employment buildings on the property. The implementing Zoning By-law No. 291-2009 was passed by Council on December 14, 2009. The applicant has submitted the subject Site Development Application to implement development that is generally consistent with their recent zoning of the property.

ii) Site Development Proposal

The Owner indicated that they would be proceeding to the June 26, 2012 Council meeting with the same proposal to develop seven multi-unit service commercial and employment buildings on the subject lands, which is permitted by Zoning By-law 1-88, Exception 9(1332). The Owner identified that the proposed site development is generally in keeping with the original concept (buildings have since been split up) which accompanied Zoning By-law Amendment File Z.08.063. The Owner was not interested in revising their current proposal, given that they recently rezoned the property in December 2009. Staff recommended that the Owner meet with interested



Members of Council to discuss the proposal further, which the Agent advised that they would undertake.

iii) Unit Sizes

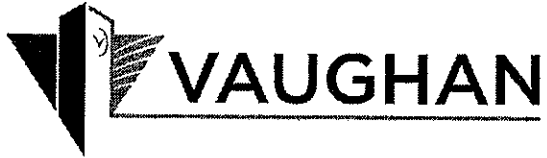
The Owner agreed to increase the unit sizes to a minimum of 158 m<sup>2</sup> as per Staff's recommendation in the report for the June 5, 2012 Committee of the Whole meeting. The amended unit sizes would comply with Zoning By-law 1-88.

Respectfully submitted,



JOHN MACKENZIE  
Commissioner of Planning

Copy to: Clayton Harris, City Manager  
Jeffrey A. Abrams, City Clerk  
Grant Uyeyama, Director of Development Planning



## memorandum

<i>cw</i>	<i>c 9</i>
Report No. <i>25</i>	Item No. <i>32</i>
Council <i>June 26/12</i>	

**TO: MAYOR & MEMBERS OF COUNCIL**

**FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING**

**JANICE ATWOOD-PETKOVSKI, COMMISSIONER OF LEGAL AND  
ADMINISTRATIVE SERVICES AND CITY SOLICITOR**

**DATE: JUNE 21, 2012**

**SUBJECT: COMMUNICATION**

**COUNCIL MEETING – JUNE 26, 2012**

**ITEM #32, COMMITTEE OF THE WHOLE – JUNE 5, 2012**

**ZONING BY-LAW AMENDMENT FILE Z.11.010**

**SITE DEVELOPMENT FILE DA.11.028**

**ELHAM KHAJEPOORDEZFOULI**

**WARD 5 – VINCINTY OF YONGE STREET AND CENTRE STREET**

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### Background

The Development Planning Department brought forward a recommendation for approval of Zoning By-law Amendment File Z.11.010 and Site Development File DA.11.028 (Elham Khajepoordezfouli) to the June 5, 2012, Committee of the Whole meeting.

At the June 5, 2012 Committee of the Whole meeting, Mr. Rob Stitt, a resident of 18 Mill Street, raised the following concerns:

1. York Region has not approved the access off of Yonge Street.
2. There is more than one tenant living in the residential portion of the dwelling.
3. The existing parking is full.
4. The garage is used for storage.
5. The Owner of the property does not live there.
6. The Business and Professional Office operating at 7820 Yonge Street is a call centre for a retail facility, and not an Engineering Office as proposed.

Development Planning Staff provides the following information to address these concerns:

1. On May 18, 2011, York Region Transportation Services provided comments regarding City of Vaughan Files Z.11.010 and DA.11.028, and York Region File SP-V-008-11, which they were aware of the existing access on Yonge Street. York Region had no objections to the approval of the above noted files providing that the Owner acknowledges and agrees not to object to the following:

- a) Upon implementation of the Proposed VIVA – Yonge Street Transitway, the proposed full-moves access to/from Yonge Street, will be restricted to right-in/right-out movements only access.
- b) The Owner also agrees that it shall not initiate any action, suit, or any other proceeding against the Region before any court or tribunal as a result of these restrictions of access to and from the site; including but not limited to, any action for injurious affection.

The Region advised that it would require the Owner to enter into a Regional Site Plan Agreement to secure these conditions.

The York Region comments were discussed in the June 5, 2012 Staff Report to Committee of the Whole, under the heading, "Regional Implications".

2. A site visit was conducted on October 19, 2011 by City of Vaughan Development Planning and Enforcement Staff. City Staff spoke to the residential tenant at 7820 Yonge Street and confirmed that one family is leasing the residential portion of the dwelling. This residential tenant will be moving from 7820 Yonge Street when the house they are having built is completed, in August 2012 (confirmed by Development Planning Staff on June 18, 2012).
3. The Development Planning Department conducted two site visits, one on October 19, 2011 and one on April 19, 2012. There was available parking on the driveway at the time of these visits.
4. The Owner has advised that the items stored in the garage belong to the residential tenant. When the residential tenant moves out, the garage will be used for two parking spaces.
5. The Development Planning Department confirmed on June 18, 2012 that the residential tenant now intends to move from 7820 Yonge Street in August 2012. The Owner of the property will then move in at this time.
6. The basement of the subject property is used as a Business and Professional Office by Cantep Consultant, Engineering. The company's website is [www.cantep.ca](http://www.cantep.ca). The "Contact" page of the website provides the following mailing address as 7820 Yonge Street, Toronto, ON, L4J 1W3.

The Committee of the Whole also inquired how the City can ensure that the Owner continues to live at the site. The Legal Department can advise as follows:

Discussion at the Committee of the Whole meeting centered around whether Zoning By-law 1-88 required that the Owner reside in the dwelling unit in which there is a Home Occupation. Section 4.1.5 of the Zoning By-law requires that the professional engaged in the Home Occupation use be a resident in the dwelling unit, not that the Owner reside in the dwelling unit. However, in these circumstances, it is the Owner who is the engineering professional, so he must reside in the dwelling unit, unless another professional resides in the dwelling unit. A

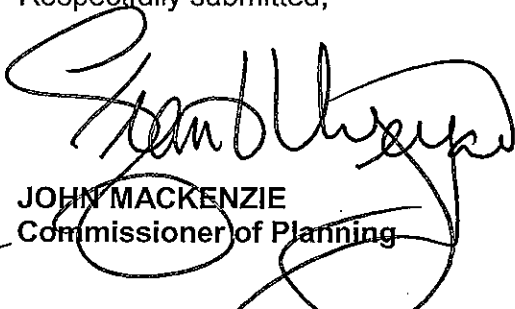


memorandum


condition for City approval for this application is that the Owner provide written confirmation to the City that he will be residing in the dwelling unit so as to satisfy the professional residency requirement.

In addition to inspections of the dwelling unit, the City can also rely upon documentary evidence such as telephone listings and assessment records to determine whether the professional is residing in the dwelling unit. Enforcement Services would take appropriate enforcement action if this evidence reveals that the professional does not reside in the dwelling unit.

Respectfully submitted,



**JOHN MACKENZIE**  
Commissioner of Planning



**JANICE ATWOOD-PETKOVSKI**  
Commissioner of Legal and Administrative  
Services and City Solicitor

Copy to: Clayton D. Harris, City Manager  
Jeffrey A. Abrams, City Clerk  
Grant Uyeyama, Director of Development Planning

C 10  
Referred Item No. 1  
Council June 26/12.

**AWARD OF TENDER T12-004  
DON RIVER OPEN SPACE SYSTEM BARTLEY SMITH GREENWAY TRAIL EXPANSION –  
PHASE 2– WARD 4**

**Recommendation**

The Commissioner of Community Services, in consultation with the Directors of Parks Operations and Forestry, Purchasing Services, Legal Services and Budgeting and Financial Planning, recommends:

- 1) That Tender T12-004 for Don River Open Space System Bartley Smith Greenway Trail Expansion – Phase 2 Construction to be awarded to Pine Valley Enterprises in the amount of \$ 370,462.16, plus applicable taxes and administration recovery; and,
- 2) That a 10% contingency in the amount of \$37,046.22, plus applicable taxes and administration recovery, be approved, within which Parks Development is authorized to approve amendments to the contract; and,
- 3) That the Mayor and City Clerk be authorized to sign all documentation necessary to complete the contract.

**Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

**Economic Impact**

Funding for the total tender costs in the amount of \$427,200 is available within the approved Capital project PK-6094-08, Don River Open Space System Bartley Smith Greenway Trail Expansion – Phase 2. An annual operating cost of \$2,435 is required as of 2013 to maintain this trail and will be considered during next year budget process.

**Communications Plan**

N/A.

**Purpose**

The purpose of this report is to seek Council approval to award Tender T12-004 – Don River Open Space System Bartley Smith Greenway Trail Expansion – Phase 2 to Pine Valley Enterprises Inc.

**Background - Analysis and Options**

The project is for the improvement of existing Don River Bartley Smith Trail, section between Rutherford Road and Jacob Keffer Parkway, in Ward 4.

The project consists of new trail construction including asphalt paving, granular paving, culvert drainage, wooden boardwalks and pedestrian bridge.

All twelve (12) prequalified general contractors were invited to provide bids for Tender T12-004 and were notified that the tender would close and be publicly opened on May 8, 2012. Six (6) pre-qualified bidders picked up the tender packages and five (5) bids were received as follows:

Contractor	Base Price (excl. HST)	Provisional Future Area P1-P3 (excl. HST)	Total Base plus Provisional's (excl. HST)
Pine Valley Enterprises Inc.*	\$ 367,462.16	\$ 3,000.00	\$ 370,462.16
Mopal Construction Ltd.	\$ 385,107.60	\$ 3,000.00	\$ 388,107.60
Forest Contractors Ltd.	\$ 394,934.00	\$ 3,450.00	\$ 398,384.00
560789 Ontario Limited o/a R&M Construction	\$ 446,123.42	\$ 3,000.00	\$ 449,123.42
Gateman-Milloy Inc. *	\$ 460,005.78	\$ 2,562.50	\$ 462,568.28

\* Mathematical corrections

<b>T12-004 Construction of Don River Open Space System Bartley Smith Greenway Trail Expansion – Phase 2 Financial Summary - Pine Valley Enterprises Inc.</b>	
<b>Approved Capital Budget (PK-6094-08)</b>	<b>638,600.00</b>
Less: Expenses/ Commitments to Date	163,357.78
<b>Current Funds Remaining</b>	<b>475,242.22</b>
Tender Costs (T12-004)	370,462.16
Contingency Allowance (10%)	37,046.22
Sub-Total	407,508.38
Non Refundable Portion of HST (1.76%)	7,172.15
Sub-Total	414,680.52
Administration Recovery (3%)	12,440.42
Total Tender Costs	427,120.94
<b>Total Tender Costs (rounded)</b>	<b>427,200.00</b>
<b>Balance Remaining</b>	<b>48,042.22</b>

Expenses and commitments to date include: landscape architectural consulting fees, geotechnical consulting fees, surveying costs, tender advertising charges and permit fees. Parks Development staff has reviewed the submitted bids and are satisfied that Pine Valley Enterprises meet the requirements of the bid. Therefore, it is appropriate to award this contract to Pine Valley Enterprises Inc.

A total contingency amount of 10% of the bid price of (\$37,046.22) is requested, covered within the approved capital budget, and will be used to address any unforeseen work in completing the scope of this project. Any residual funds following completion would be allocated to other trail related projects within The Don Bartley Smith Greenway or once the work is completed and deficiencies resolved, we will recommend the project for closure.

**Relationship to Vaughan Vision 2020 / Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- **STRATEGIC GOAL:**  
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**  
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness - To deliver high quality services and to promote health and wellness through design and program.

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

**Regional Implications**

N/A.

**Conclusion**

The low bid Contractor is deemed to meet the requirements of the tender. Sufficient funding is available in the Capital Project No. PK-6094-08 to complete this project. Parks Development and Legal Services staff recommends that this contract be awarded to Pine Valley Enterprises Inc. in the amount of \$370,462.16 plus contingency allowance, applicable taxes and administration recovery.

Should Council approve the award of this tender, it is anticipated that construction will commence in the summer of 2012.

**Attachments**

N/A.

**Report prepared by:**

Melanie Morris, Construction Coordinator, Ext. 8058  
Vivien Lee, Landscape Architect, Ext. 8753

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Kallideen', with a long horizontal flourish extending to the right.

Marlon Kallideen,  
Commissioner of Community Services

June 21, 2012

To: Mayor and Members of Council

From: Marlon Kallideen, Commissioner of Community Services

RE: **AWARD OF TENDER T12-004  
DON RIVER OPEN SPACE SYSTEM BARTLEY SMITH GREENWAY TRAIL  
EXPANSION PHASE 2- WARD 4**

**Background - Analysis and Options**

Council, at its meeting of May 29, 2012, adopted Item 10, Report No. 21:

By approving the following:

- 1) That to avoid delaying the project and to ensure that outstanding deficiencies are completed in a timely manner, the awarding of the tender be deferred to the June 26, 2012, Council meeting to allow staff to confirm the following:
  1. That the contractor has completed all outstanding deficiencies at Jack Pine Park by the agreed date of June 15, 2012; and,
  2. That the contractor has provided proof that he has ordered the replacement trees, and has commenced correcting the deficiencies at Wood Valley Park by June 25, 2012; and,
  3. That staff report back to the June 26, 2012 Council meeting on whether or not the conditions have been met, and if conditions have not been met, to include alternative options for proceeding; and,
- 2) That Communication C10, from the Commissioner of Community Services, dated May 29, 2012, be received.

Parks Development staff have completed the final review of the Jack Pine Park deficiency list on Friday, June 15, 2012 and have noted that all deficiency items listed within the originally deficiency report dated October 08, 2010 have been completed to the satisfaction of Parks Development staff.

In addition, the tree replacement works to the Woodvalley Park site have been completed by the General Contractor on June 12, 2012. The outstanding tree planting works had been reviewed by Parks Development staff on June 13, 2012 and all works have been completed to the satisfaction of Parks Development staff.

**Conclusion**

Therefore staff can confirm that the conditions of the Council resolution of May 29, 2012 have been met regarding the award of T12-004 for the Don River open Space System, Bartley Smith Greenway Trail Expansion, Phase 2 works.

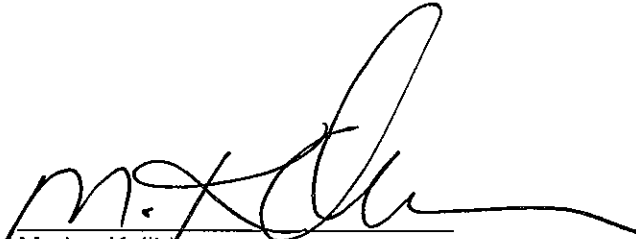
**Correspondence**



**Report prepared by:**

Martin Tavares, Construction Coordinator, Ext. 8882  
Melanie Morris, Construction Coordinator, Ext. 8058

Respectfully submitted,



Marion Kallideen,  
Commissioner of Community Services

C 12  
Referred Item No. 2  
Council June 26/12

**AWARD OF TENDER T12-084  
BINDERTWINE TENNIS COURT RECONSTRUCTION  
WARD 1**

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Parks & Forestry Operations, Purchasing Services, Legal Services and Budgeting and Financial Planning, recommends:

- 1) That the tender T12-084 for Bindertwine Tennis Court Reconstruction works be awarded to Pine Valley Enterprises Inc. in the amount of \$238,236.40, plus applicable taxes and administration recovery; and,
- 2) That a 15% contingency in the amount of \$35,735.46, plus applicable taxes and administration recovery be approved within which Parks Development is authorized to approve amendments to the contract; and,
- 3) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

**Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

**Economic Impact**

Funding for the total tender costs in the amount of \$282,200 is available within the approved Capital project PK-6257-11, Bindertwine Tennis Court Reconstruction. No additional cost operating costs will be incurred by this reconstruction project.

**Communications Plan**

Once the project is awarded, staff will advise the tennis club of the project timeline.

**Purpose**

The purpose of this report is to seek Council approval to award Tender T12-084 – Bindertwine Tennis Court Reconstruction to Pine Valley Enterprises Inc.

**Background - Analysis and Options**

The project is for the reconstruction of a tennis facility within a neighbourhood park located at 299 Stegman's Mill Road, in Ward 1.

This project will provide a revitalized tennis facility for the Kleinburg community and tennis club. The project will improve the existing infrastructure of the park and improve the life span of the facility.

All twelve (12) prequalified general contractors were invited to provide bids for tender T12-084 and were notified that the tender would close and be publicly opened on May 4, 2012. All bid quotes have been reviewed for compliance with Purchasing Services and confirmation was received from Legal Services. A total of six (6) bids were picked up and three (3) bids were received as follows:

Contractor	Base Price (excl. HST)	Provisional Future Area (excl. HST)	Total Base plus Provisional's (excl. HST)
Pine Valley Enterprises Inc.	\$233,336.40	\$4,900.00	\$238,236.40
Forest Contractors Ltd.	\$241,394.00	\$6,200.00	\$247,594.00
Mopal Construction Ltd.	\$259,054.50	\$6,000.00	\$265,054.50

<b>T12-084 Bindertwine Tennis Court Reconstruction</b>	
<b>Financial Summary - Pine Valley Enterprises Inc.</b>	
<b>Approved Capital Budget (PK-6257-11)</b>	<b>318,270.00</b>
Less: Expenses/ Commitments to Date	15,800.20
<b>Current Funds Remaining</b>	<b>302,469.80</b>
Tender Costs (T12-084)	238,236.40
Contingency Allowance (15%)	35,735.46
Sub-Total	273,971.86
Non Refundable Portion of HST (1.76%) *	<i>Full HST Rebate</i>
Sub-Total	273,971.86
Administration Recovery (3%)	8,219.16
<b>Total Tender Costs</b>	<b>282,191.02</b>
<b>Total Tender Costs (rounded)</b>	<b>282,200.00</b>
<b>Balance Remaining</b>	<b>20,269.80</b>

\* Permitting parks receive a full HST rebate and therefore HST is not included in capital project.

Funds committed to date include: geotechnical, electrical, engineering and surveying consulting fees. Parks Development staff has reviewed the submitted bids and confirm the low bidder meets the requirements of the bid.

A total contingency amount of 15% of the bid price of (\$35,735.46) is requested, covered within the approved capital budget, and will be used to address any unforeseen work in this existing park in completing the scope of this project. If there are residual funds following completion and deficiencies being resolved, we will recommend the project for closure.

#### Relationship to Vaughan Vision 2020 / Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- **STRATEGIC GOAL:**  
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**

Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness - To deliver high quality services and to promote health and wellness through design and program.

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

**Regional Implications**

There are no regional implications.

**Conclusion**

The low bid Contractor is deemed to meet the requirements of the tender. Sufficient funding is available in the 2011 Capital Budget (PK-6257-11) to complete this project. Parks Development staff recommend that this contract be awarded to Pine Valley Enterprises Inc. in the amount of \$238,236.40 plus contingency allowance, applicable taxes and administration recovery.

**Attachments**

None.

**Report prepared by:**

Melanie Morris, Construction Coordinator, Ext. 8058  
Mike Kari, Landscape Architect, Ext. 8113

Respectfully submitted,



Marlon Kalideen,  
Commissioner of Community Services

June 21, 2012

To: Mayor and Members of Council

From: Marlon Kallideen, Commissioner of Community Services

RE: **AWARD OF TENDER T12-084  
BINDERTWINE TENNIS COURT RECONSTRUCTION WARD 1**

**Background - Analysis and Options**

Council, at its meeting of May 29, 2012, adopted Item 11, Report No. 21:

By approving the following:

- 1) That to avoid delaying the project and to ensure that outstanding deficiencies are completed in a timely manner, the awarding of the tender be deferred to the June 26, 2012, Council meeting to allow staff to confirm the following:
  1. That the contractor has completed all outstanding deficiencies at Jack Pine Park by the agreed date of June 15, 2012; and,
  2. That the contractor has provided proof that he has ordered the replacement trees, and has commenced correcting the deficiencies at Wood Valley Park by June 25, 2012; and,
  3. That staff report back to the June 26, 2012 Council meeting on whether or not the conditions have been met, and if conditions have not been met, to include alternative options for proceeding; and,
- 2) That Communication C11, from the Commissioner of Community Services, dated May 29, 2012, be received.

Parks Development staff have completed the final review of the Jack Pine Park deficiency list on Friday, June 15, 2012 and have noted that all deficiency items listed within the originally deficiency report dated October 08, 2010 have been completed to the satisfaction of Parks Development staff.

In addition, the tree replacement works to the Woodvalley Park site have been completed by the General Contractor on June 12, 2012. The outstanding tree planting works had been reviewed by Parks Development staff on June 13, 2012 and all works have been completed to the satisfaction of Parks Development staff.

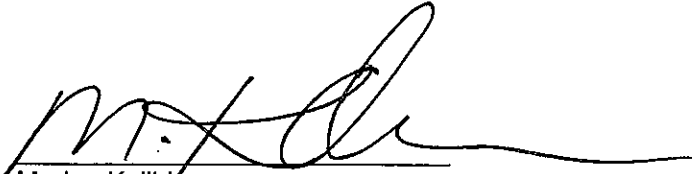
**Conclusion**

Therefore staff can confirm that the conditions of the Council resolution of May 29, 2012 have been met regarding the award of T12-084 for the Bindertwine Tennis Court Reconstruction works.

**Report prepared by:**

Martin Tavares, Construction Coordinator, Ext. 8882  
Melanie Morris, Construction Coordinator, Ext. 8058

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Kallideen', written over a horizontal line.

Marlon Kallideen,  
Commissioner of Community Services

c 17  
Referred Item No. 3  
Council June 26/12

**DATE: JUNE 21 2012**

**TO: HONOURABLE MAURIZIO BEVILACQUA, MAYOR  
AND MEMBERS OF COUNCIL**

**FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING**

**RE: COUNCIL ITEM – JUNE 26, 2012**

**MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010  
NORTHEAST CORNER OF WIGWOSS DRIVE AND HIGHWAY 7  
FOLLOW UP REPORT  
REPORT 21, ITEM 5 - COMMITTEE OF THE WHOLE - MAY 15, 2012**

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Recommendation 1 from the above noted report directs staff to report back to Council on June 26, 2012 regarding the deputations made at the Committee of the Whole meeting of May 15, 2012.

A meeting took place on May 28, 2012 with Kregg Fordyce of KFA Architects & Planners, the consultant for 10 and 24 Wigwoss Drive, and Rosemarie Humphries of Humphries Planning Group representing the adjacent land owner to the east. At the meeting a conceptual design proposal was presented to planning staff to demonstrate the technical feasibility of constructing a 10 storey, 3.0 FSI mixed-use development at the northwest corner of Wigwoss Drive and Highway 7.

As noted in the May 15, 2012 staff report, this site has a number of challenges in addition to its proximity to a Low Rise Residential Area. It is composed of three existing single detached lots. As a result, it creates a long relatively narrow development parcel approximately 80 m long. It has a limited width of less than 30 m along the Highway 7 frontage, widening to approximately 35 m at the north end of the property. This constraint does not exist for the development parcels to the east and west of this site. It will be challenging to fit a building into this envelope which will maintain the necessary urban design features required to ensure that the building acts both as a gateway to the community while providing for a reasonable transition to low rise building forms. The development solution on this site will need to be very site specific and the complexity increases with the permitted height and density

Generally, the conceptual proposal presented on May 28, 2012 was consistent with the provisions of the in force OPA 661 and VOP 2010 as adopted by Council on September 7, 2010. Issues pertaining to building height, massing, setbacks, underground parking and other urban design elements were discussed at the meeting and amongst staff. It was generally decided that some of these items could be addressed. However, there remained some issues that would have to be examined more closely through complete zoning/site plan applications in order to ensure the feasibility and appropriateness of a 10 storey, 3.0 FSI mixed-use development at this location.

Discussions also took place with representatives of the Vaughanwood Ratepayers Association who reiterated their concerns with the allowable height limit of 10 storeys and the question of compatibility with the neighbouring low-rise residential community.

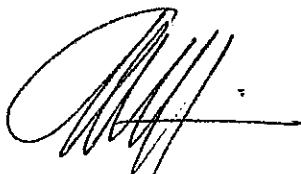
On this basis staff continue to be of the opinion that a 6 storey mixed-use development with a maximum FSI of 2.5 offers a greater degree of compatibility with the low-rise residential uses to the north. Greater clarity has been provided that the impacts of a higher density building may be mitigated through careful site planning and building design. However, this design exercise would need to be advanced to a greater degree of certainty, if a change to the current recommendation is to be made in respect of VOP 2010.

Should the owners proceed with applications under the currently in-force OPA 661 a similar type of analysis would take place, which would address the site specific constraints. Any applications submitted under OPA 661 would be assessed against in the context of the maximum height and density provisions of that plan (10 storeys, 3.0 FSI). Being maximums, the detailed analysis through the zoning and site plan submissions would provide the basis for the building form, which may or may not be able to achieve the height and density maximums and incorporate other necessary features such as step-backs from the frontage of Highway 7 to the residential area to the north. Key considerations will be: the transition to the low rise residential designation; minimizing overview, ensuring sufficient landscape buffers, the accommodation of functional elements like driveways, underground parking and loading; and securing high quality architecture and urban design.

For the purposes of VOP 2010, it is recommended that Council adopt staff's recommendation from the May 15, 2012 Committee of the Whole as follows:

That the Vaughan Official Plan, Volume 1, be modified by re-designating the properties on the northeast corner of Wigwoss Drive and Highway 7, municipally known as 10, 20 and 24 Wigwoss Drive from "Mid-Rise Mixed-Use" with a maximum allowable height of 10 storeys and an FSI of 3 to "Mid-Rise Mixed-Use" with a maximum allowable height of 6 storeys and an FSI of 2.5.

Respectfully submitted,



John MacKenzie  
Commissioner of Planning

- c. Clayton Harris, City Manager  
Jeffrey Abrams, City Clerk  
Heather Wilson, Director of Legal Services  
Roy McQuillin, Manager of Policy Planning





c 19  
Report No. 25 Item No. 46  
Council June 26/12

June 22, 2012

Mayor Bevilacqua and Members of the City of Vaughan Council  
c/o Jeffrey Abrams, City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Mayor Bevilacqua and Members of Council:

**RE: Committee of the Whole Report, June 5, 2012, Item <sup>46</sup>44: Ontario Power Authority –  
Feed In Tariff (FIT) Program**

I am writing to you regarding the Committee of the Whole Report tabled on June 5, 2012 regarding the Ontario Power Authority Feed-In-Tariff (FIT) program. We are appreciative of the fact that Vaughan is acting decisively and quickly with respect to the municipal council resolution component of the program.

As you may know, SunEdison is a global provider of solar-energy services. As the largest solar energy company in North America, we develop, finance, install, operate, monitor and maintain solar developments around the world. As a subsidiary of MEMC, a leading provider of silicon wafers to the semiconductor and solar industries, SunEdison has a complete value chain perspective on the global solar industry.

Beginning in 2007, SunEdison made significant investments in Ontario because of this province's market potential and the provincial government's direction on renewable energy. Our Canadian headquarters has over 30 employees based in Toronto who are focused on developing and delivering solar energy for Ontario. SunEdison has to date created more than 1,000 jobs in Ontario and we have also invested significantly in the manufacturing of green energy products in the province. Through the arrangement between our parent company and Flextronics, some of the highest quality solar modules are now being manufactured at the Flextronics plant in York Region. That facility employs 400 people from the local community. In addition, SunEdison recently reached commercial operation on Ontario's first FIT contracted utility-scale solar project in Ingleside, Ontario.

SunEdison is proud to be a solar leader in Ontario and part of the communities in which our solar projects are situated. We have approximately ten (10) viable rooftop applications with the OPA within the City of Vaughan that we would like to see come to fruition. As you know, these projects are environmentally benign, contribute to local economic development and assist in the province's goal to end our reliance on coal-generated power.



We understand that the above-mentioned report will be tabled at the council meeting scheduled for June 26, 2012. We support the concept of delegating the authority to provide applicants with a copy of the resolution for rooftop solar installations. We are also supportive of the criteria outlined in the report. SunEdison, however, would encourage council to consider the following amendments:

- 1) Expand the criteria so that a resolution will be provided for industrial applications **and commercial applications**. We understand that council is sensitive to potential resident concerns regarding solar. It should be stressed that this resolution would apply to rooftop projects only and that as a part of the design process, all solar rooftop projects must be placed at least 10 feet from the perimeter of said rooftop to both meet high engineering standards as well as avoid unnecessary visual disturbances. Furthermore, our panels use a non-reflective coating that eliminates any potential for glare to be created. Most residents will likely not be affected at all. In addition, there are significant environmental and economic benefits to rooftop solar, not the least of which is that it maximizes the use of existing development.
- 2) Expand the criteria so that in place of a Letter of Confirmation from the owner of the building, a **lease/option agreement** can be provided as proof of an agreement between the landowner and the project developer. A lease/option agreement will provide the City with the necessary information with the least amount of administrative burden. Proof of an agreement is also in line with the requirements of OPA as part of the application process.

SunEdison prides itself on being a good corporate citizen and neighbour. We will continue to work with you, the rest of council and officials on common goals. Thank you for allowing us to provide the above comments. Should you require additional information, please do not hesitate to contact me.

Best regards,

A handwritten signature in black ink that reads 'Utilia Amaral'.

Utilia Amaral  
Director, Government Relations (Canada)

c.c. Leo Grellette, Director of Building Standards Department

c 20  
cw Report No. 29 Item No. 38  
Council June 26/12

**INFORMATION UPDATE  
SOCCER FACILITY DEVELOPMENT – WOODBRIDGE – PUBLIC PRIVATE PARTNERSHIP  
WARD 2**

**Recommendation**

The Commissioner of Community Services, in consultation with the acting Director of Purchasing Services, and Director of Legal Services, recommends:

1. Staff be authorized to negotiate a Public Private Partnership with 611428 Ontario Limited, Maple, Ontario for the provision of a soccer facility at the corner of Hwy 27 and Milani Boulevard in Vaughan to the satisfaction of Engineering, Legal and Parks Development Department and report to a future Committee of the Whole.

**Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

**Economic Impact**

There is no economic impact as a result of this report.

**Communications Plan**

The proponents will be advised of Council's decision.

**Purpose**

The purpose of this report is to update Council on the results of RFP12-190 and to request Council Authorization to move forward as proposed with investigations and negotiations for a Public Private Partnership.

**Background - Analysis and Options**

Council provided direction to staff on June 28, 2011 that following the execution of a license for the use of land from ORC "That a Request for Proposals be issued, to determine if there is potential for public-private partnership for purposes of developing and operating such fields." at Milani Boulevard and HWY 27.

As a result of the direction of Council, a Request for Proposal was issued on April 12, 2012 and closed May 4, 2012. The Request for Proposal was advertised in the City Pages of April 5 and 12, 2012, as well as being posted on Biddingo and the OPBA web site. Nine individuals picked up the RFP documents from Purchasing Services and two submissions were received upon closing as follows:

- 1) 611428 Ontario Ltd., Maple, ON; and
- 2) Canlan Ice Sports, North York, ON

An evaluation committee was established with representatives from several City Departments to review and evaluate both proposals received. The RFP package provided details on the

requirements including the following evaluation criteria to be used in the assessment of the completed proposals:

1. Proposal benefit, concept and business plans	40%
2. Understanding and acceptance of License Requirements	20%
3. Financial Implications and Benefits	20%
4. References and Relevant Experience	10%
5. Proposal Submission	10%

During the evaluation the committee members expressed concerns over the quality and level of detailed information included in both proposals, resulting in both proposals received low scores.

Subsequent to the evaluation, the Evaluation Committee was informed of a potential impact to the proposed site in the form of a servicing facility for future development. Based on this new information, there are items that are unknown which are related to the service facility size and timing requirements.

Staff recommends that the RFP process be concluded. And that we move forward towards negotiating a public private partnership with the highest scoring submission that satisfied the base requirements, 611428 Ontario Limited, Maple, Ontario to the satisfaction of the Engineering Department, Legal Services and Parks Development. This proposal will require further clarification and review, which will be completed through negotiations. The clarifications include, but are not limited to the following:

1. Review and revise plans to allow for a future servicing facility, as per the requirements of the Engineering Department; and,
2. Review and revise plans to add one mini soccer field for City use; and,
3. Confirm all the permits and cost sharing obligations are the responsibilities of the private partner; and,
4. Address provisions for decommissioning as per the requirements of the license.

The proposed separate process will allow for further discussions with approving agencies including Infrastructure Ontario, may allow for a maximization of benefit to the City and ensure that the proposed facilities are not in conflict with the future servicing requirements.

#### **Relationship to Vaughan Vision 2020 / Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- **STRATEGIC GOAL:**  
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**  
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness - To deliver high quality services and to promote health and wellness through design and program.

This report is consistent with the priorities previously set by Council and at this time staff resources have been allocated and are approved.

#### **Regional Implications**

The site is located along HWY 27, which is a Regional road.

**Conclusion**

Staff is recommending the negotiation of a Public Private Partnership with 611428 Ontario Limited, Maple, Ontario to the satisfaction of the Engineering Department, Legal Services and Parks Development for the provision of a soccer facility at the corner of Hwy 27 and Milani Boulevard in Vaughan. A report will be brought to a future Committee of the Whole for authorizations of the partnership terms.

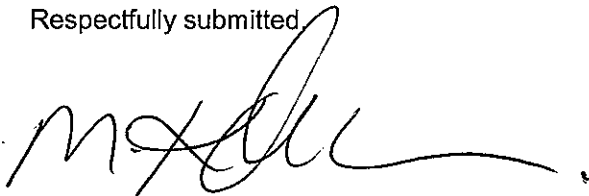
**Attachments**

Not applicable.

**Report prepared by:**

Melanie Morris, Construction Coordinator, Ext. 8058  
Martin Tavares, Construction Coordinator, Ext. 8882

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'MK', with a long horizontal flourish extending to the right.

Marlon Kallideen,  
Commissioner of Community Services



## memorandum

cw	C 21
Report No. 29	Item No. 55
Council	June 26/12

**DATE:** June 26, 2012

**TO:** Mayor Bevilacqua and Members of Council

**FROM:** Marlon Kallideen, Commissioner of Community Services

**COPY:** Clayton Harris, City Manager  
Jeff Abrams, City Clerk  
Janice Atwood-Petkovski, Commissioner of Legal and Administrative Services  
Paul Jankowski, Commissioner of Engineering and Public Works  
Mary Reali, Director of Recreation & Culture  
Jeff Peyton, Director of Building & Facilities  
Marjie Fraser, Director of Parks & Forestry Operations  
Brian Anthony, Director of Public Works  
Tony Thompson, Director of Enforcement Services  
Terri Cosentino, Manager Client Services  
Jason Inwood, Manager Parks Operations  
Angelo Cioffi, Manager Buildings  
Joseph Chiarelli, Manager Special Project, Licensing and Permits

**RE: COMMUNICATION**  
**Committee of the Whole Meeting of June 19, 2012**  
**Report No. 29, Item No. 55 - Santafest Deputation**

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At the Committee of the Whole meeting of June 19, 2012, Ms. Mari Vosburg of the Santafest Committee made a deputation requesting continuation of the previous support granted by Council towards the annual Santafest parade. Ms. Vosburg also requested that the support be approved for all future years without a need for deputation. Following the deputation, staff were directed to meet with the deputant to review the services-in-kind request and report back to the Council meeting of June 26, 2012.

The annual Santafest parade organized by the Santafest Committee, made up of community volunteers, has taken place since 2000. Throughout this period, the City has provided in-kind support to this group including assistance with coordinating the logistics with the street closures, the necessary barricades and traffic control devices, enforcement and facility space. Costs for the 2011 were estimated to be approximately \$28,000.

As one form of sponsorship, at the June 19, 2012, Committee of the Whole meeting, Mayor Bevilacqua announced a grant of \$5,000 towards Santafest from the proceeds of the 2011 City of Vaughan Mayor's Gala and Mayor Maurizio Bevilacqua Charity Golf Classic. This would bring the previous approximate amount of \$28,000 to \$23,000 for 2012. Unless similar grants or private donations are obtained in future years, the annual costs for this event will increase.

Following this Committee of the Whole meeting, staff from Recreation and Culture, Public Works, Enforcement Services and the Office of the City Clerk (Parks & Forestry Operations and Building & Facilities staff were consulted) met with Ms. Vosburg, and through adjustments to some of the program details, which allowed opportunities for reducing City costs (without

comprising the goal of the event and the safety of all participants) and the \$5,000 grant, the estimated costs for the event have been reduced to approximately \$16,800. The costs savings were realized through removal of Santa's Village at Maple Community Centre as per Ms. Vosburg; the reduction of Enforcement Services staff as a result of revised scheduling; a duplicate charge; reduced insurance costs based on premiums provided by the City's new insurer, and some minor tweaking. Also taken into consideration was the fee reduction afforded by the Fairs and Festival Support Program.

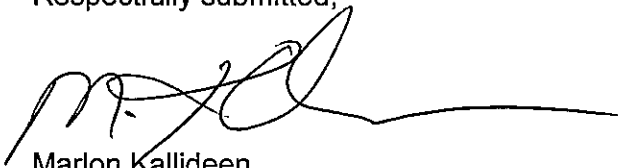
Ms. Vosburg also indicated that the Santafest Committee would look into the possibility of obtaining sponsorship to cover the costs for the road closure signs and materials. If obtained, the sponsorship would result in additional savings of approximately \$5,100. If the sponsorship for the road closure material is realized, the costs could be reduced to approximately \$11,700. If the sponsorship does not come through, the total costs are approximately \$16,800 for 2012.

With regards to the request to automatically provide services for future years, staff have concerns with this approach, unless a total funding cap is set and the amount is included in the base budget. Without a funding cap being placed on these services the Santafest costs could escalate, and the increase could impact on core services, or add a tax increase.

In summary, Santafest is requesting continuation of support for 2012 and future years. The 2012 Santafest costs could range from approximately \$11,700 to \$16,800 dependent on sponsorship for the road closure and traffic control services. Future costs will be dependent upon the ability of the Santafest Committee to obtain private sponsorships or grants.

Council direction is respectfully requested.

Respectfully submitted,



Marlon Kallideen  
Commissioner of Community Services

Attachment: 2012 Santafest Estimated Costs

## 2012 Santafest Estimated Costs

Recreation & Culture		
Item	Particulars	Total
Large Bleachers		527.87
Tables & Chairs		170.00
Showmobile		754.25
MCC Arena	2-4pm	371.10
Staff	2-4pm	82.00
HST (on all items except staff)		237.02
Less Fairs & Festivals Discount		-1,030.12
<b>Recreation &amp; Culture Totals</b>		<b>\$1,112.12</b>

Public Works				
Item	Particulars	Cost	Vehicle Costs	Total
Street Add Sign Boards(28) + Sign Change		3,444.00		3,444.00
Pre-Closure Signage	Staff hours	800.00	221.92	1,021.92
Temporary No Parking	Staff hours	375.00	69.35	444.35
Road Closure	Staff hours	2,400.00	419.20	2,819.20
Contractor Costs(Barricades)	Ordered by Engineering Dept	5,100.00		5,100.00
HST on Street Ad Sign Boards, Contractor Costs ONLY				1,110.72
<b>Public Works Totals</b>				<b>13940.19</b>

Enforcement Services	
Item	Total
By-Law Officers Overtime	1,560.00
<b>Enforcement Services Total</b>	<b>\$1,560.00</b>

Office of the City Clerk	
Item	Total
Road Closure permits/advise YRT	400.00
Postage	300.00
Insurance	670.00
HST on Insurance	87.10
<b>City Clerks Dept Total</b>	<b>\$1,457.10</b>

Parks & Forestry Operations				
Item	Particulars	Staff Cost	Vehicle Costs	Total
Parks Dept Staff		2,200.00		2,200.00
Trucks & Trailers			888.00	888.00
<b>Parks &amp; Forestry Total</b>				<b>\$3,088.00</b>

Building & Facilities				
Item	Particulars	Staff Costs		Total
Garbage Container	40 YD			275.00
Staff @ City Hall		300.00		300.00
HST on Garbage Bin				35.75
<b>Buildings &amp; Facilities Total</b>				<b>\$610.75</b>

**Total Estimated Cost for 2012 Santafest Parade** **\$21,768.16**

Note: Staff hours have been calculated using principles of the Collective Agreement.  
Costs are approximate.

Summary of Estimated Costing with Grants/Possible Sponsorship	
2011 Estimated Parade Costs	28,000.00
Total Estimated Cost for 2012 Santafest Parade	21,768.16
Difference of 2011 to 2012	6,231.84
Grant	5,000.00
2012 Estimated Cost Less Grant	16,768.16
Possible Sponsorship for road closure signs and materials	5,100.00
<b>2012 Possible Costs less all grants/sponsorship</b>	<b>11,668.16</b>



June 14, 2012

Mayor Maurizio Bevilacqua, and  
Members of the Finance & Administration Committee  
City of Vaughan  
2141 Major Mackenzie Dr.  
Maple, ON L6A 1T1

Dear Mr. Mayor:

**Re: Parkland Dedication Policies and Requirements in the City of Vaughan  
For Mixed-Use, Residential & Non-Residential Developments**

I am writing in respect of our management of future developments in the 'Vaughanderful' City of Vaughan. As you know, currently, our future developments are aimed at satisfying the Provincial Places to Grow legislation, the Regional Centres & Corridors Policy, and your own intensification desires for the VMC and Key Development Areas along the Highway 7 boulevard. In order for our significant investment in these long-term developments to come to effective fruition for all stakeholders, to help build the City of the Future in Vaughan, your reciprocal partnership and eagerness towards the same goal is essential. Accordingly, we are writing to express our concern with the proposed increase to the "Hi-Rise" only cash-in-lieu rate in an effort to assist with fiscal management of this advance indirect tax on new homes and businesses to Vaughan.

I believe that as with development charges, a comprehensive review of existing infrastructure and future needs, based on proposed development, is warranted before the parkland rate can be more than doubled from its existing figure. The comprehensive review, I believe, will establish what the current parkland status is, what the anticipated parkland requirements may be, what policies can be implemented at the city level (such as Section 42(6.2 and 6.3) of the Planning Act), and whether the maximum rate being applied (1 hectare/300 'units') is the equitable approach to continue to apply in a city that is aiming to have effective intensification at the first subway stop in the 905 in a few short years, or whether a more appropriate formula or rate or policy can be applied to the desired intensification product for your future taxpayers.

Accordingly, I believe that more time may be required to canvass the opportunities that may exist to ensure that parkland policies being currently proposed do not further hinder development in the VMC and KDA's, but rather stimulate long-over due 'true' mixed-use and office development in the VMC and nearby transit oriented corridors. The needs based approach might be the more equitable approach to justifying a doubling of

parkland rates, which will assist us in communicating this parkland tax to our new purchasers in a transparent manner.

I continue to look forward to working with your team and staff on identifying a more equitable approach to satisfying parkland needs in the City of Vaughan that does not penalize the intensification product required to help our great city 'grow up'.

Sincerely,  
Liberty Development Corporation

A handwritten signature in black ink, appearing to read "M. Filice", with a long horizontal flourish extending to the right.

Marco Filice  
Senior Vice-President  
& General Counsel



## memorandum

<i>CW</i>	<i>G23</i>
Report No. <u>25</u>	Item No. <u>31</u>
Council	<u>June 26/12</u>

**DATE:** June 25, 2012

**TO:** Mayor Bevilacqua and Members of Council

**FROM:** Joseph A.V. Chiarelli, Manager Special Projects Licensing & Permits

**COPY:** Janice Atwood Petkovski  
Commissioner of Legal and Administrative Services

**RE:** **COMMUNICATION**  
**Committee of the Whole Meeting of June 5, 2012**  
**Report No. 25, Item No.31 Tow Truck Industry –General**  
**Licensing By-Law Review.**

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The purpose of this communication is to outline to Mayor and Members of Council the extensive consultation that Staff has undertaken to arrive at its recommendations regarding tow truck fees and storage rates. Staff believes that its recommendations are fair and equitable to the industry, insurers and the consuming public.

The following chronological summary outlines Staff's multiple meetings with the tow industry, insurers, police authorities and as directed by Council, CAA which have cumulatively led to Staff's recommendations.

May 3, 2011- Staff convened a meeting with tow trucks owners and drivers to discuss the industry in general and tighter regulations of fees charged by towing companies in light of the numerous complaints received by enforcement and licensing staff of excessive tow bills. The meeting notification was sent by mail to all licensed tow truck owners licensed at the time.

May 31, 2011 – Committee of the Whole report recommending changes to the towing section of the licensing by-law.

- Deputations were received from a number of representatives Mark Lockwood of RBC Insurance and Harry Dennis of the Ontario Auto Body Association.
- Communication were received from Frank Zoghi of York Region Collision Centre, Harry Dennis of the Ontario Auto Body Association, Maria Imperiale of Imperial Legal Services, Joe Buntic of Desjardin General Insurance Group and Rick Pfeiffer of The Economical Insurance Group.
- An information package entitled. "Towing Rate Study 2011" was also received. The report contained equipment, insurance and fuel costs, municipal licensing costs, recommendations for rates, fuel data prices and consumer price index information.

June 7, 2011 – Council deferred consideration of the May 31, 2011 report to provide an Opportunity for further consultation and that a report be brought back at the conclusion of that process.

As a result of this deferral staff conducted the following consultations:

August 8, 2011 – Staff met with six (6) insurance companies, the Insurance Bureau of Canada, York Regional Police, Metropolitan Toronto Police and the Ontario Provincial Police. These agencies were invited through e-mail invitations.

August 9, 2011- Staff met with 27 representatives of the tow truck industry and their respective associations. Invitations to attend this meeting were sent by letter to all tow truck owners and operators who left their contact information at the May 3, 2011 meeting.

August 11, 2012- A public meeting with staff was called inviting residents to address any concerns they may have with respect to towing and storage charges. The meeting was advertised in the local newspaper and on the City's website. Unfortunately, no residents attended.

These consultations considered tow truck charges for services provided and storage rates to be considered to regulate rates and unwanted activity.

November 22, 2011–A power point presentation was made at the Committee of the Whole Meeting that outlined the history related to issues in the tow truck industry dealing with fees for services and storage rates and Staff's recommendations thereto.

-Deputations were received from RBC (Mark Lockwood) CAA (Elliott Silverstein), Co-Up Towing Services Ltd. (Suzy Goncalves), York Region Towing Association (Frank Zoghi), and Abrams Towing (Joey Gagne).

A further communication was received from Kenneth Lindhastern of Desjardin Insurance Group.

November 29, 2011- Council deferred the matter to allow for further consultation with consumer groups such as CAA to reflect a more neutral position in the City of Vaughan.

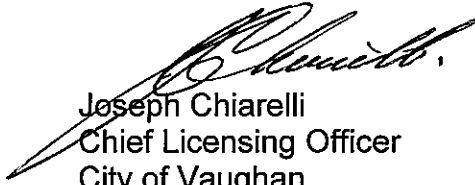
December 2011 - As directed by Council, Staff met with Elliott Silverstein, Government Relations Manager for CAA to discuss the proposed amendments to the tow truck regulations contained in the licensing by-law.

January 30, 2012 - CAA submits a letter to Licensing staff outlining our discussion and submitting additional information that was requested at the December meeting.

May 23, 2012 - A follow-up meeting was arranged with CAA to discuss the additional information submitted and to further discuss staff's position with respect to CAA's recommendation.

It is Staff's opinion that the City move forward with the recommendations set out in the June 5, 2012 report so as to protect the public interest.

Respectfully submitted,



Joseph Chiarelli  
Chief Licensing Officer  
City of Vaughan

**DATE:** June 25, 2012  
**TO:** Hon. Mayor Bevilacqua and Members of Council  
**FROM:** Paul Jankowski, P. Eng  
Commissioner of Engineering & Public Works  
**RE:** Additional information – Committee of the Whole, June 19, 2012,  
Item 11, "Proposed Storm Water Management Pond Names"

cw	c 24
Report No. 29	Item No. 11
Council	June 26/12

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### Recommendation

The Commissioner of Engineering & Public Works recommends:

That the revised list of names for the City's storm water management ponds be approved.

### Contribution to Sustainability

In many locations, storm water management ponds are local features attracting the attention of the public. Naming and signing each pond would assist in creating a sense of place at such locations.

### Economic Impact

The necessary funds to place the appropriate signage have been approved as part of the 2012 Water/Wastewater Budget.

### Communications Plan

Once approved, Public Works will work with Corporate Communications to develop a communications strategy to advise the public, and map producers and providers, of this initiative and the storm water management pond names.

### Purpose

To seek approval of the revised list of names for the City's storm water management ponds, in reflection of the direction provided to staff at the June 19, 2012 Committee of the Whole Meeting.

### Background – Analysis and Options

At the June 19, 2012, Committee of the Whole meeting, Item 11 "Proposed Storm Water Management Pond Names" was deferred to the Council meeting of June 26, 2012. This was done to allow time for Members of Council to review the proposed list of names for the storm water management ponds, and allow for further input on the proposed names.

Based on the input received from various Members of Council, the list of proposed names has been amended, and the Location Maps have also been amended accordingly. To have a more consistent look and sound to the names, wherever possible, they have been reduced to a single word. In most cases, this has resulted in the elimination of the major regional road closest to the pond.

It is recommended that the attached list of revised names for the City's storm water management ponds be approved.

**Relationship to Vaughan Vision 20/20/Strategic Plan**

This initiative is consistent with the priorities previously set by Council and ties into the following Vaughan Vision 20/20 Goals and Objectives:

Goal: Organizational excellence  
Objective: Manage Corporate Assets

**Regional Implications**

There are no regional implications as a result of the recommendations contained in this report.

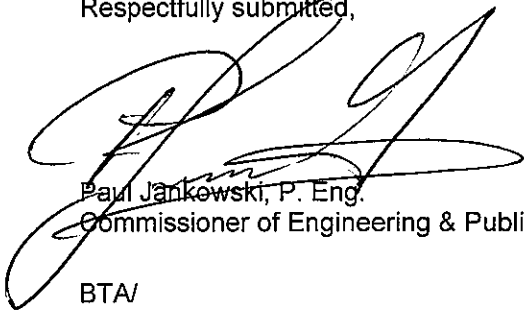
**Conclusion**

The revised list of names has been prepared based on input from Members of Council. Accordingly, it is recommended that the revised list of names for the Coty's storm water management ponds be approved.

**Attachments**

1. List of Revised Pond Names
2. Pond Location Maps

Respectfully submitted,



Paul Jankowski, P. Eng.  
Commissioner of Engineering & Public Works

BTA/

List of Revised Pond Names

BLOCK	PROPOSED POND NAME
2	OAKBANK POND
9	SADOT POND
9	RACCO PARKWAY POND
9	SUGARBUSH POND
10	APPLE BLOSSOM POND
10	AUTUMN HILL POND
10	SAGECREST POND
11	GEORGE KIRBY POND N.
11	WOLFCREEK POND
11	APPLE GROVE POND
11	MARC SANTI POND W.
11	MARC SANTI POND E.
11	RANDOLPH POND
11	UPPER POST POND
11	ILAN RAMON POND
11	GEORGE KIRBY POND S.
11	SOUTHVALE POND
12	HEINTZMAN POND
12	LADY VALENTINA POND S.
12	SIR BENSON POND
12	QUEEN FILOMENA POND
12	VIA ROMANO POND
12	LADY FENYROSE POND
12	LADY VALENTINA POND N.
12	LADY NADIA POND
12	SIR STEVENS POND
12	VANDA POND
13	WOODLAND POND
15	MARITA PAYNE POND
15	GREAT GULF POND
16	AUDIA POND N.
16	AUDIA POND S.
16	NORTH RIVERMEDE POND
16	RIVERMEDE POND
17	BASALTIC POND
17	FLORAL PARKWAY POND
18	FIELDGATE POND
18	BARHILL POND
18	GOLDEN FOREST POND
18	IVY GLEN POND
18	FREEDOM TRAIL POND
18	MAURIER POND
18	PETER RUPERT POND W.
18	PETER RUPERT POND E.



20	PEAK POINT POND
20	MAPLEDOWN POND
20	MAPLERIDGE POND
20	VISTA POND
20	LAURENTIAN POND
23	CREDITSTONE POND
23	JANE / 7 POND
24	TIGI POND
24	GRANITERIDGE POND
25	PARKTREE POND
25	SPRINGSIDE POND
25	MACFARLANE POND
25	J.O.C POND
25	LARISSA POND
25	YORK REGION POND
26	MCNAUGHTON POND
26	SOLWAY POND
26	SANDWAY POND
26	KETTLE POND
26	GLENKINDIE POND
26	SIERRA POND
26	CUNNINGHAM POND
26	MELVILLE POND
26	MACJANE POND
26	WILLOWTREE POND
26	FLETCHER POND
26	CLARKSON POND
26	SILMORO POND
26	JOAN POND
29	EXCHANGE WAY POND
29	COLOSSUS POND
29	PIONEER POND
31	FOUR VALLEY POND
31	CREDITVIEW POND
32	SUNVIEW POND
32	DEEPSPRINGS POND
32	WILDBERRY POND
33	TIERRA POND
33	MAST POND
33	RETREAT POND
33	CITYVIEW POND
34	MATTUCCI POND
36	AVIVA PARK POND
39	FOSSIL HILL POND
43	VENETO POND
45	CROFTERS POND
46	PINE VALLEY POND

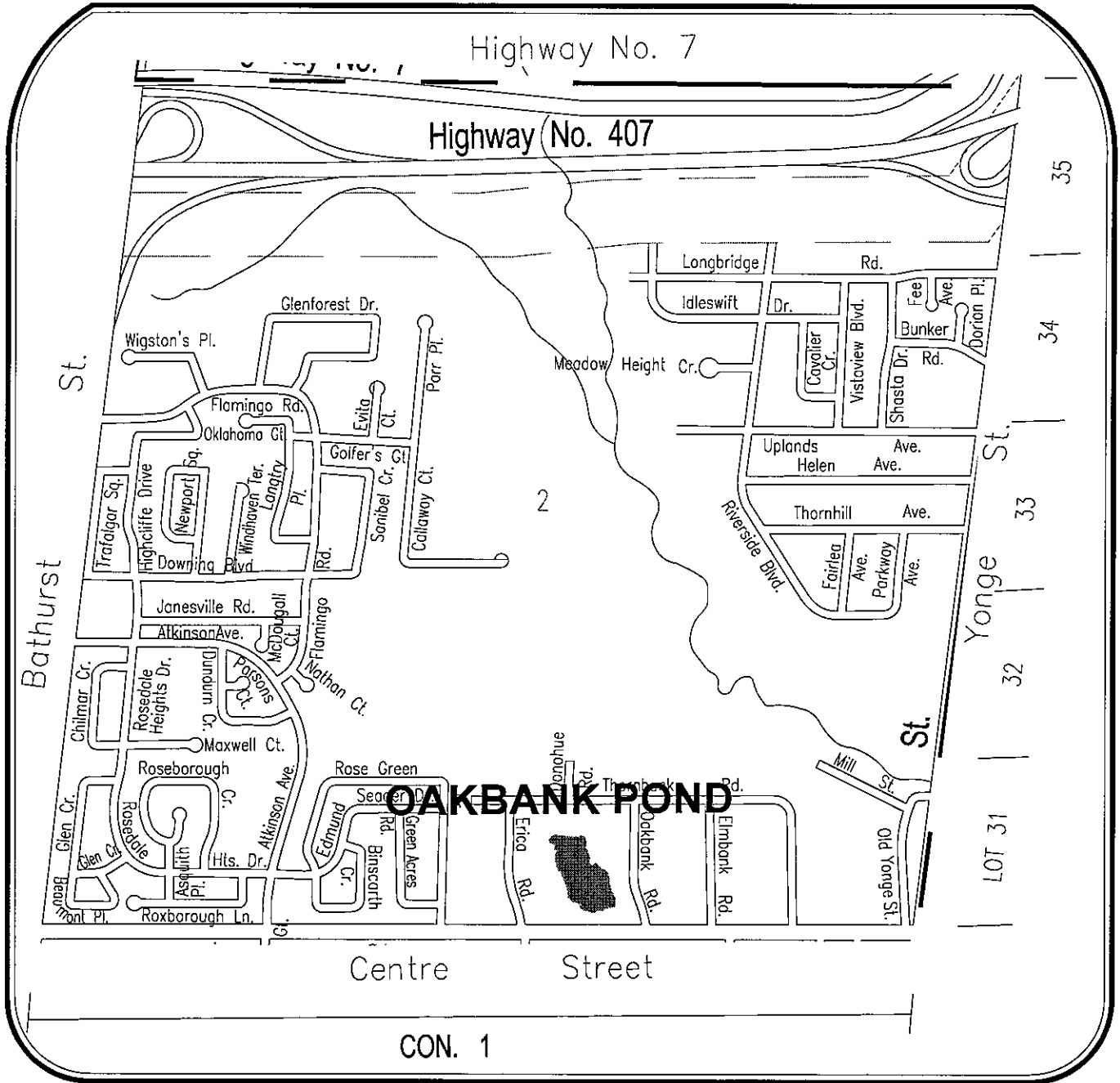
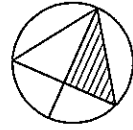


memorandum

46	KEEGAN POND
50	REGINA POND
51	ASHBRIDGE POND
52	AVDELL POND
52	VAUGHAN MILLS POND
53	ELDER'S MILLS POND
53	SUNSET POND
53	NAPA VALLEY POND
54	PEARSON POND
54	WESTRIDGE POND
55	RAINBOW'S END POND
57	ROYAL POND
57	CROSSROADS POND
58	VAUGHAN VALLEY POND
58	ENTERPRISE POND N.
58	HUNTINGTON POND
58	ENTERPRISE POND S.
62	FOREST POND

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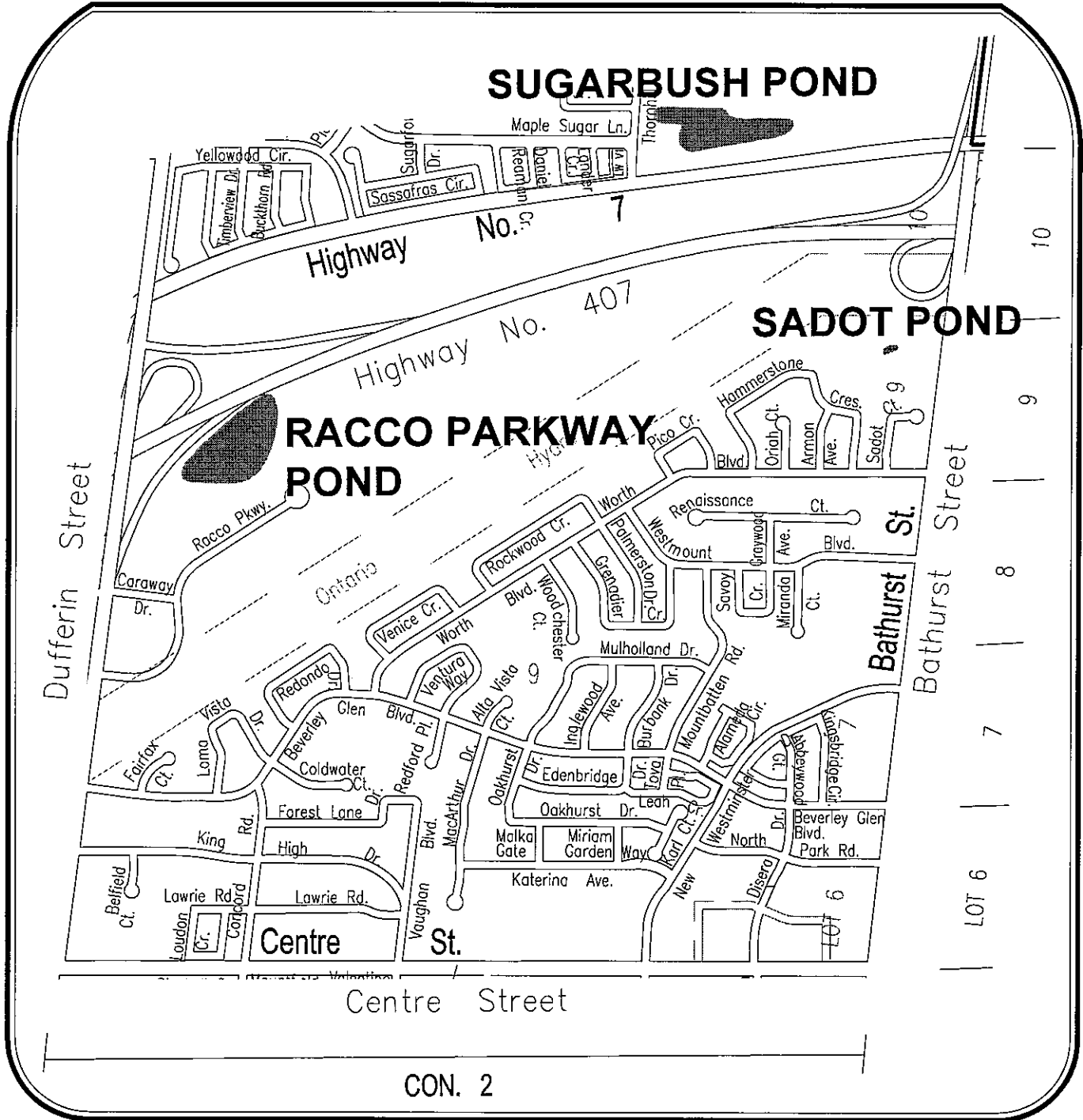
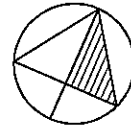


Public Works

... Working For You!

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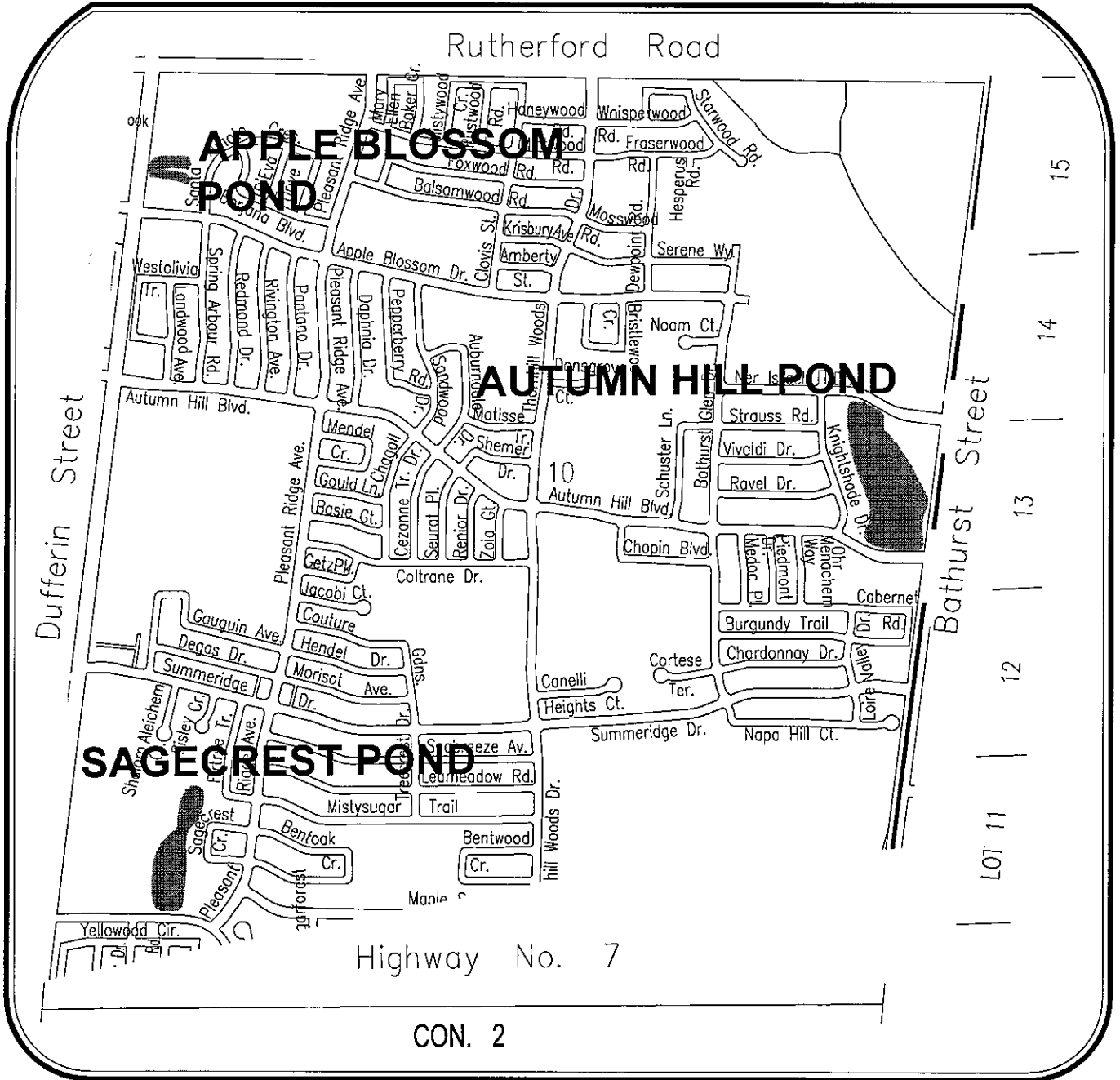
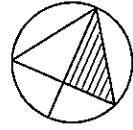
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Public Works  
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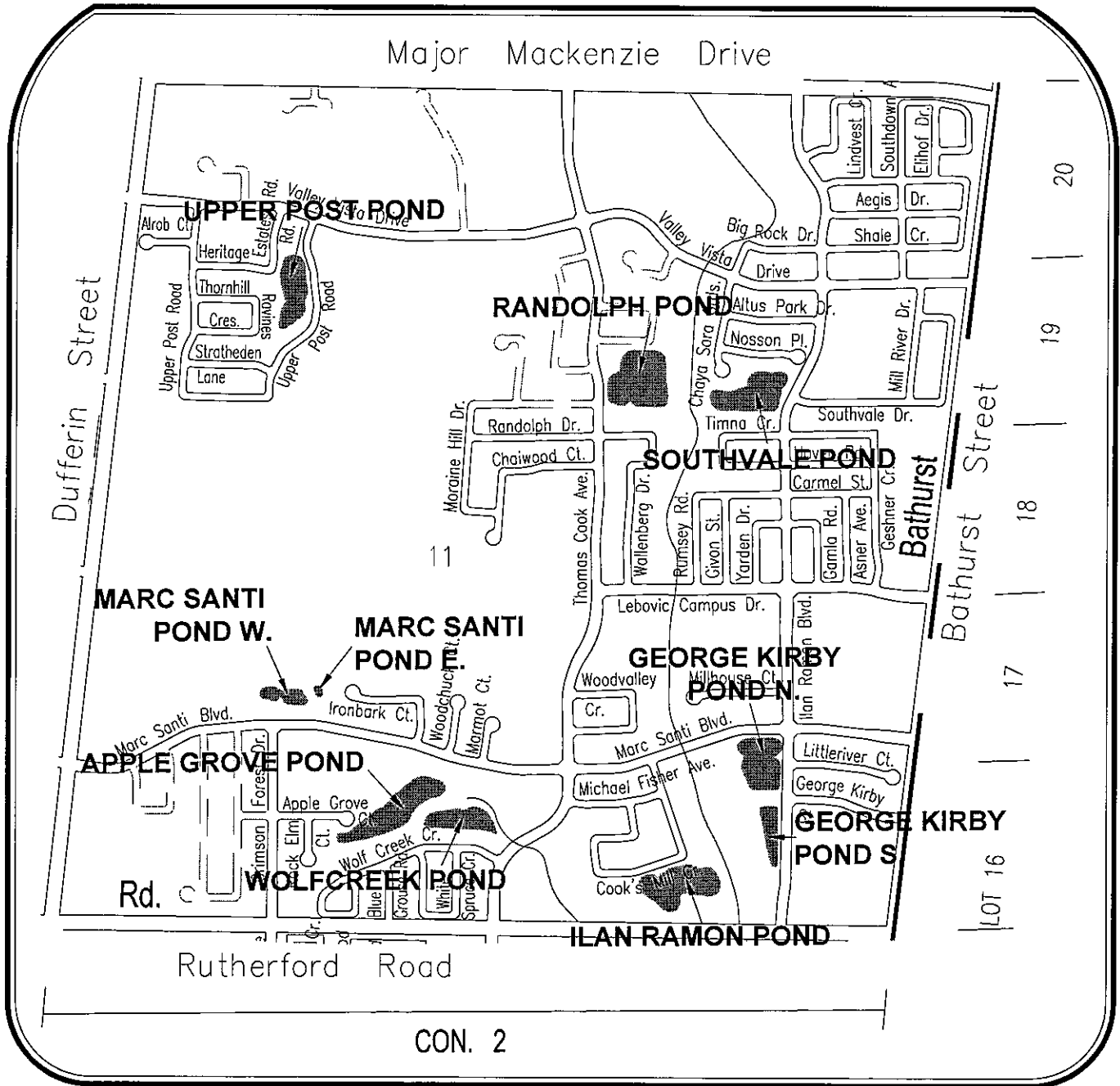
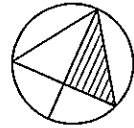


Public Works

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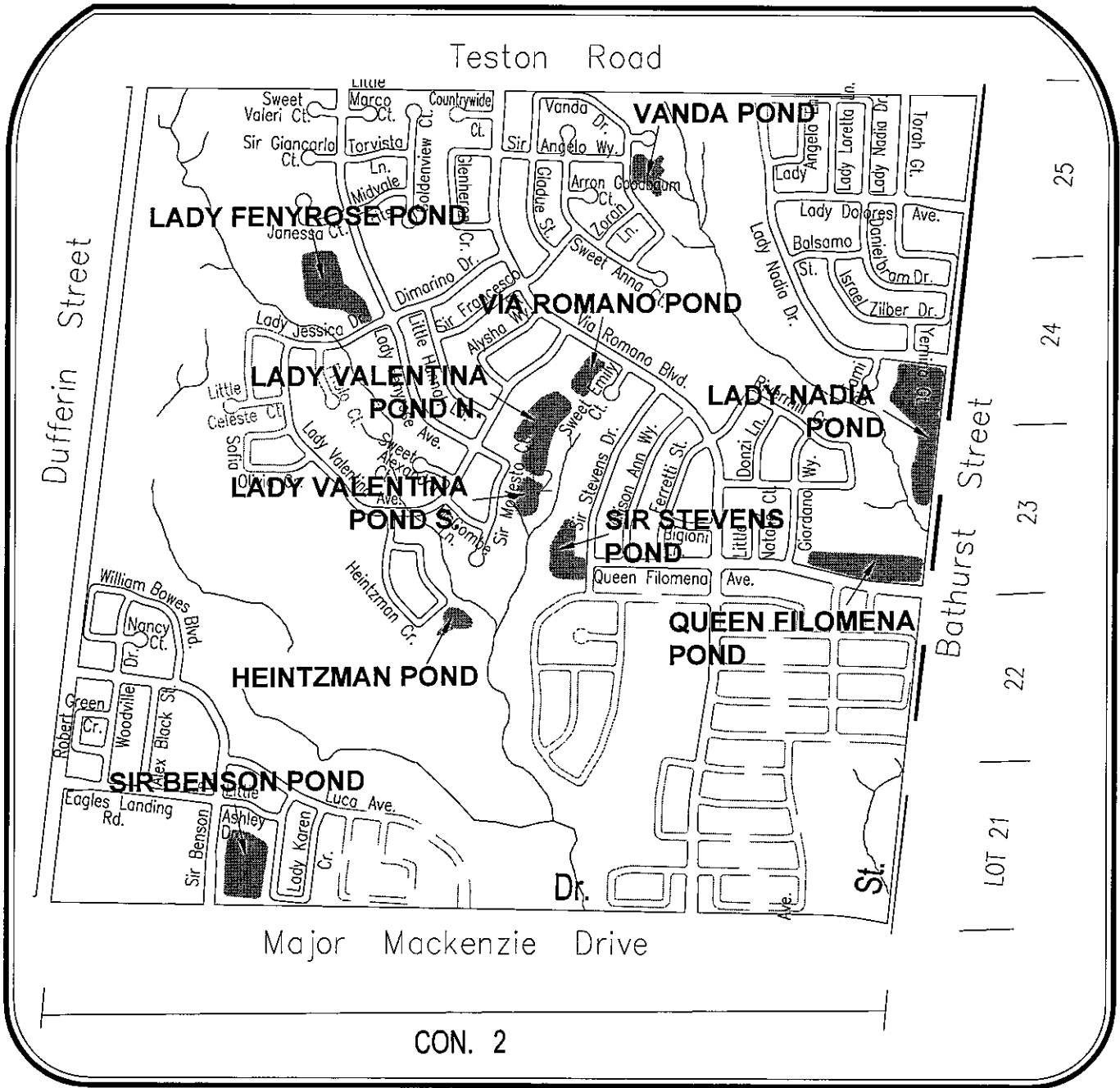
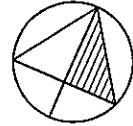


Public Works

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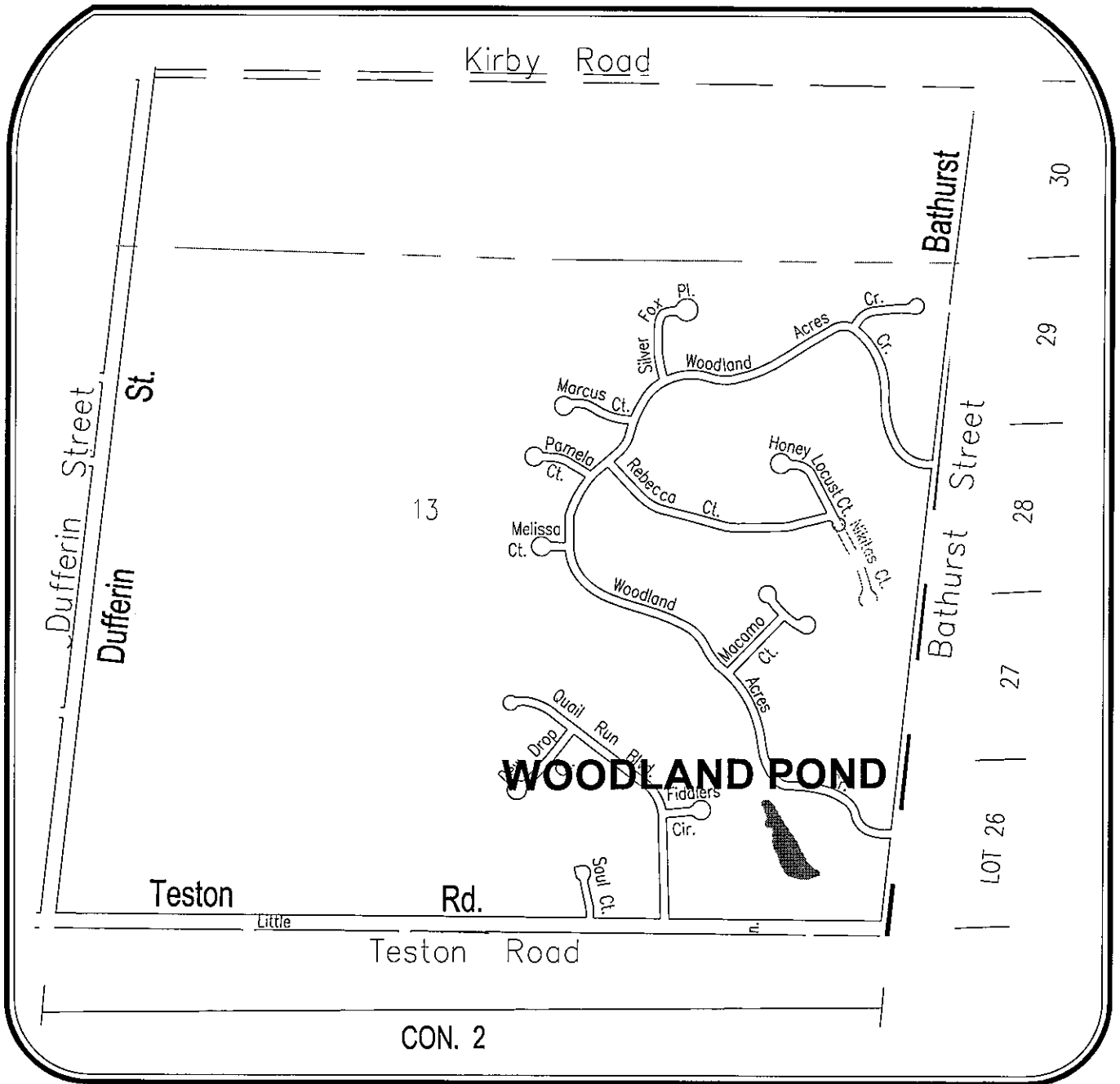
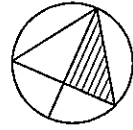


Public Works

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# CITY BLOCK NUMBER 13

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Public Works

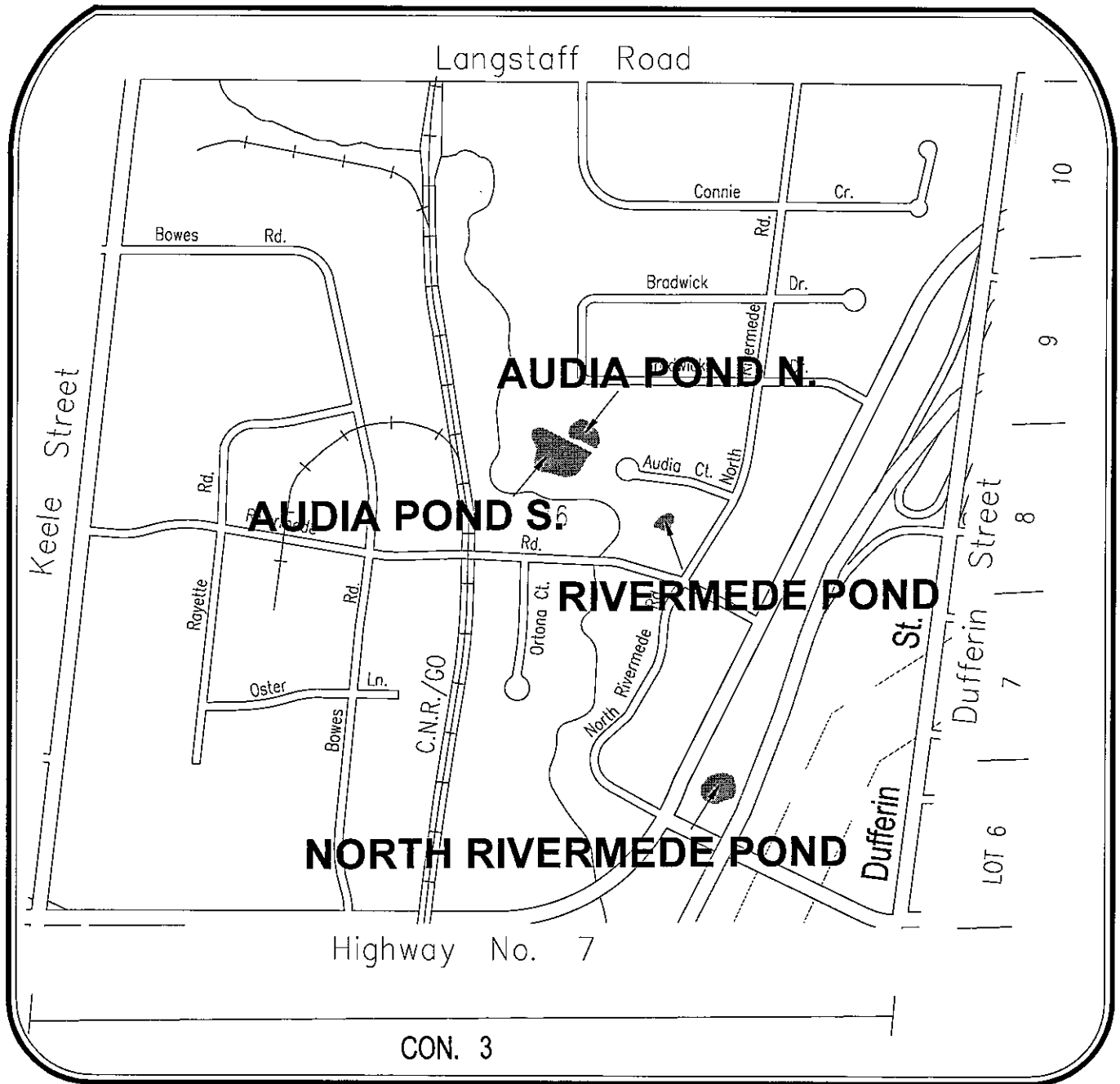
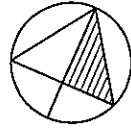
... Working For You!





# CITY BLOCK NUMBER 16

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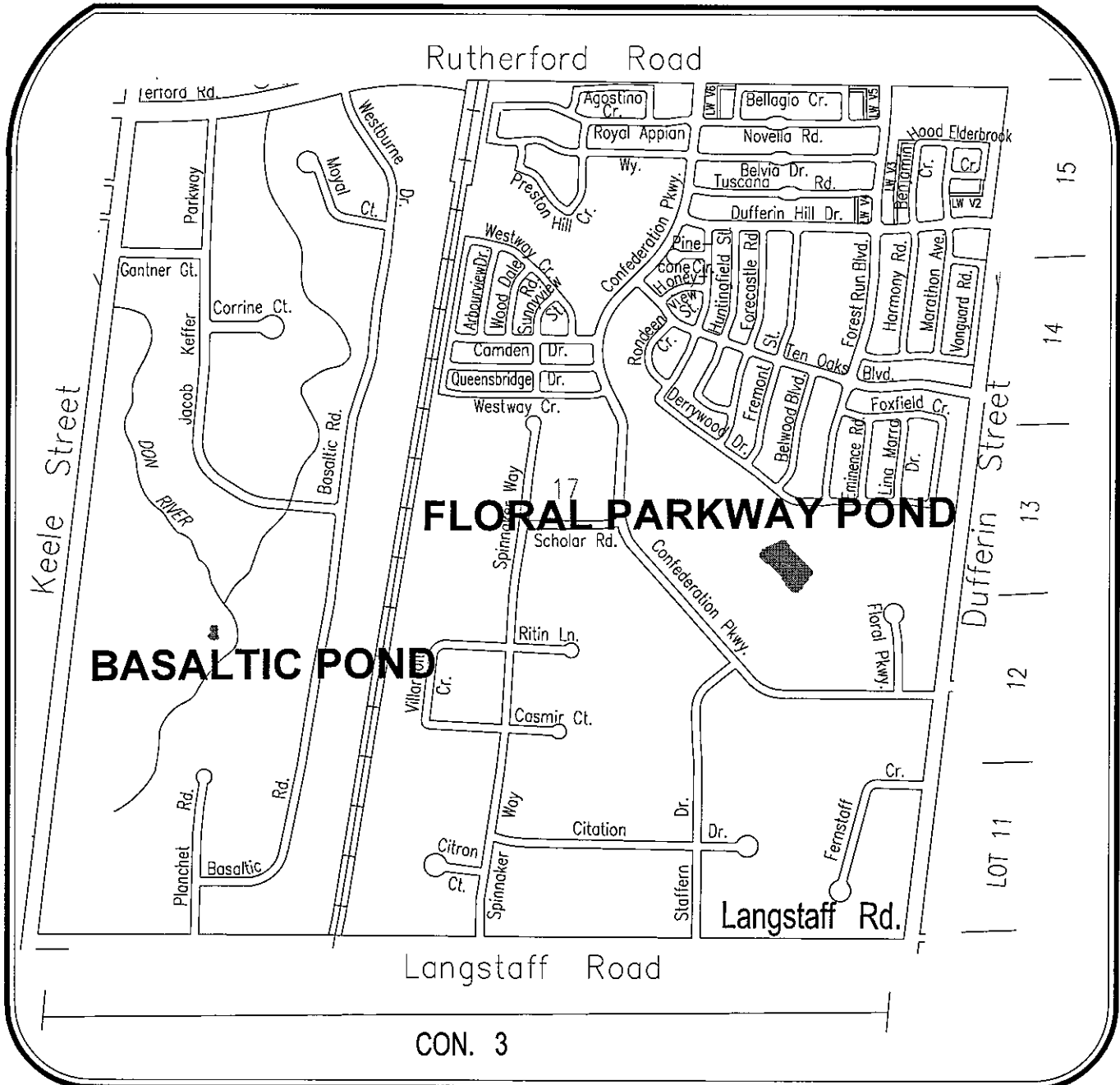
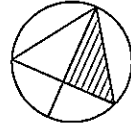


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# CITY BLOCK NUMBER 17

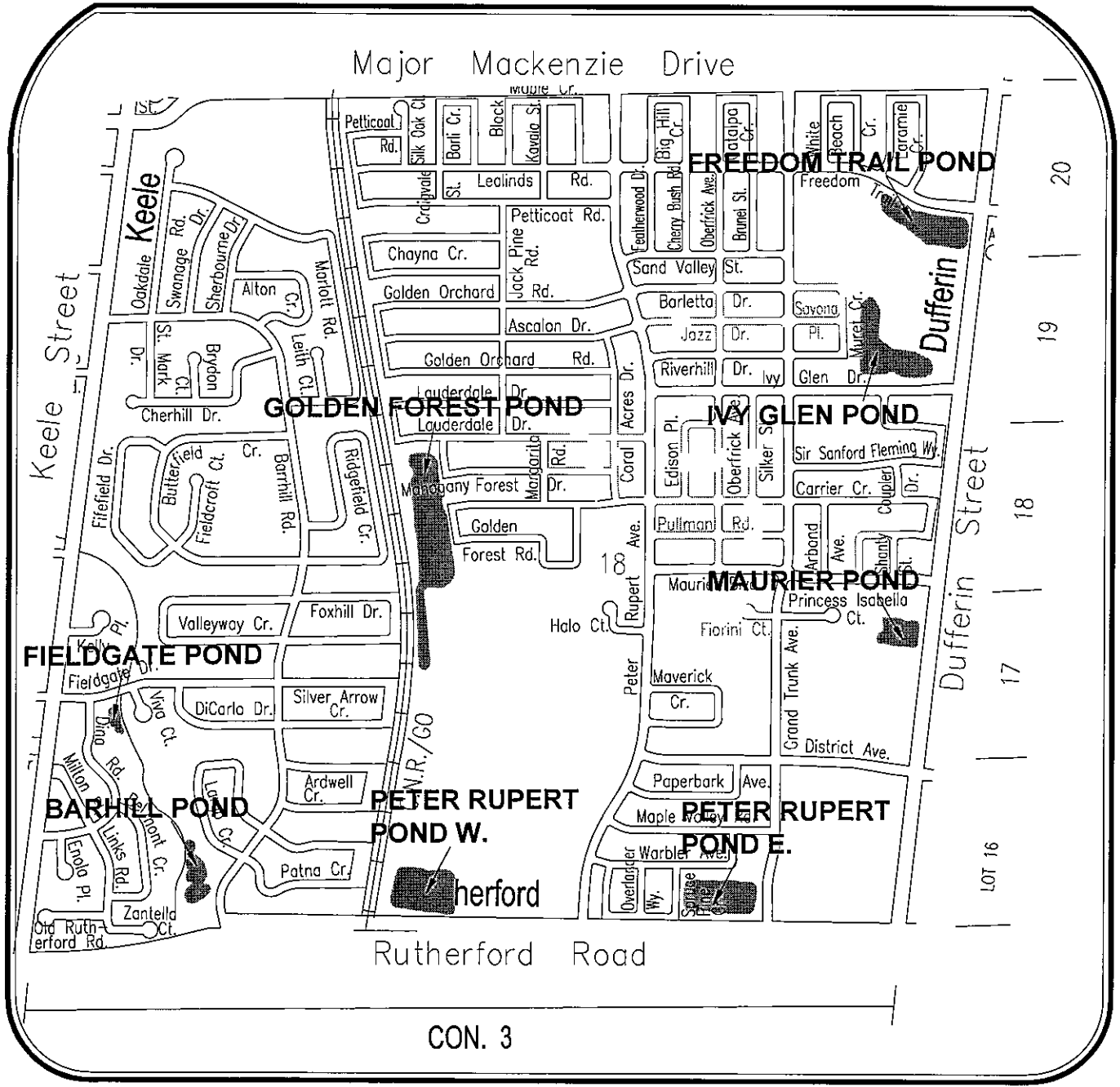
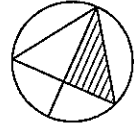
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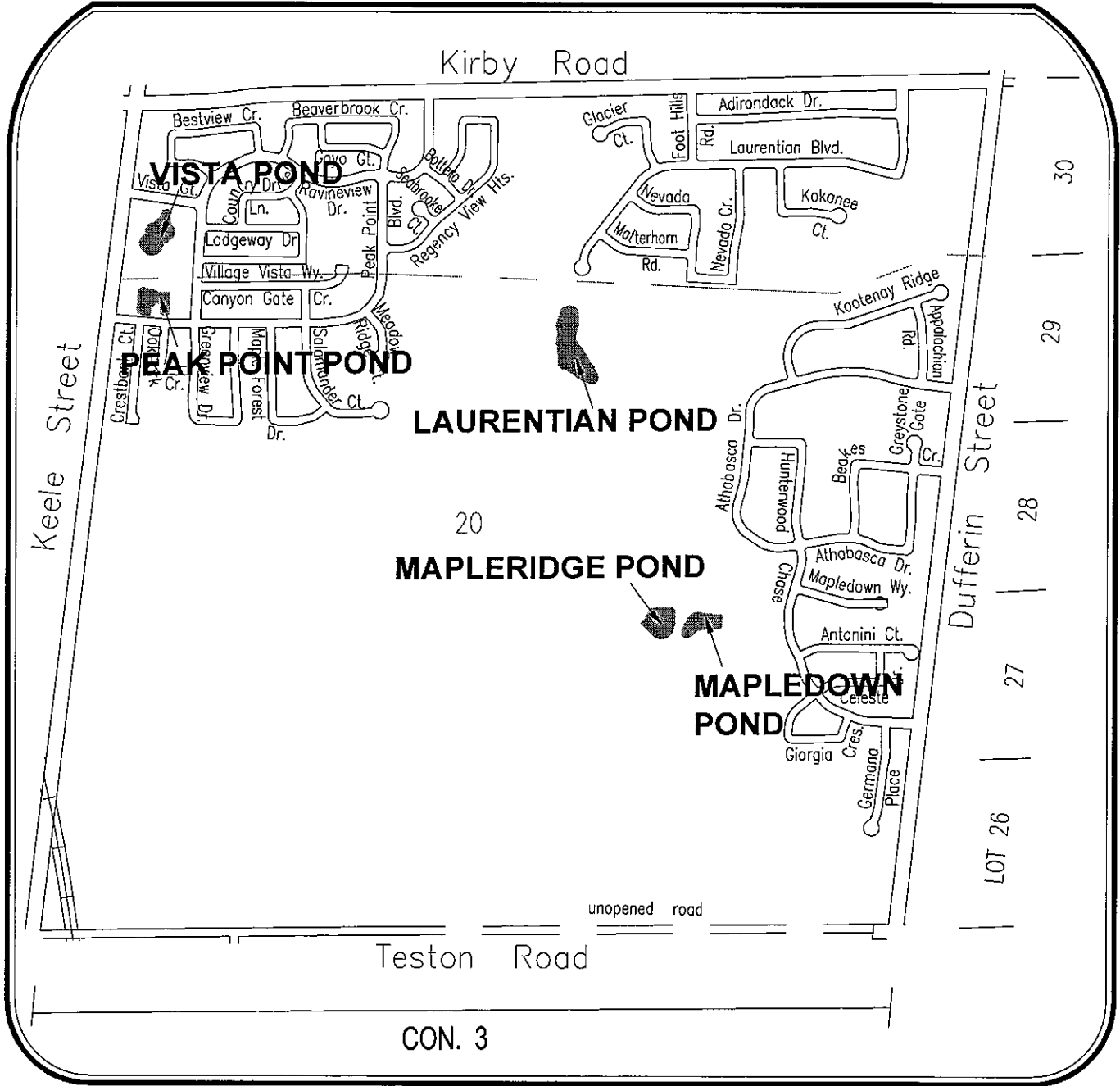
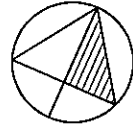
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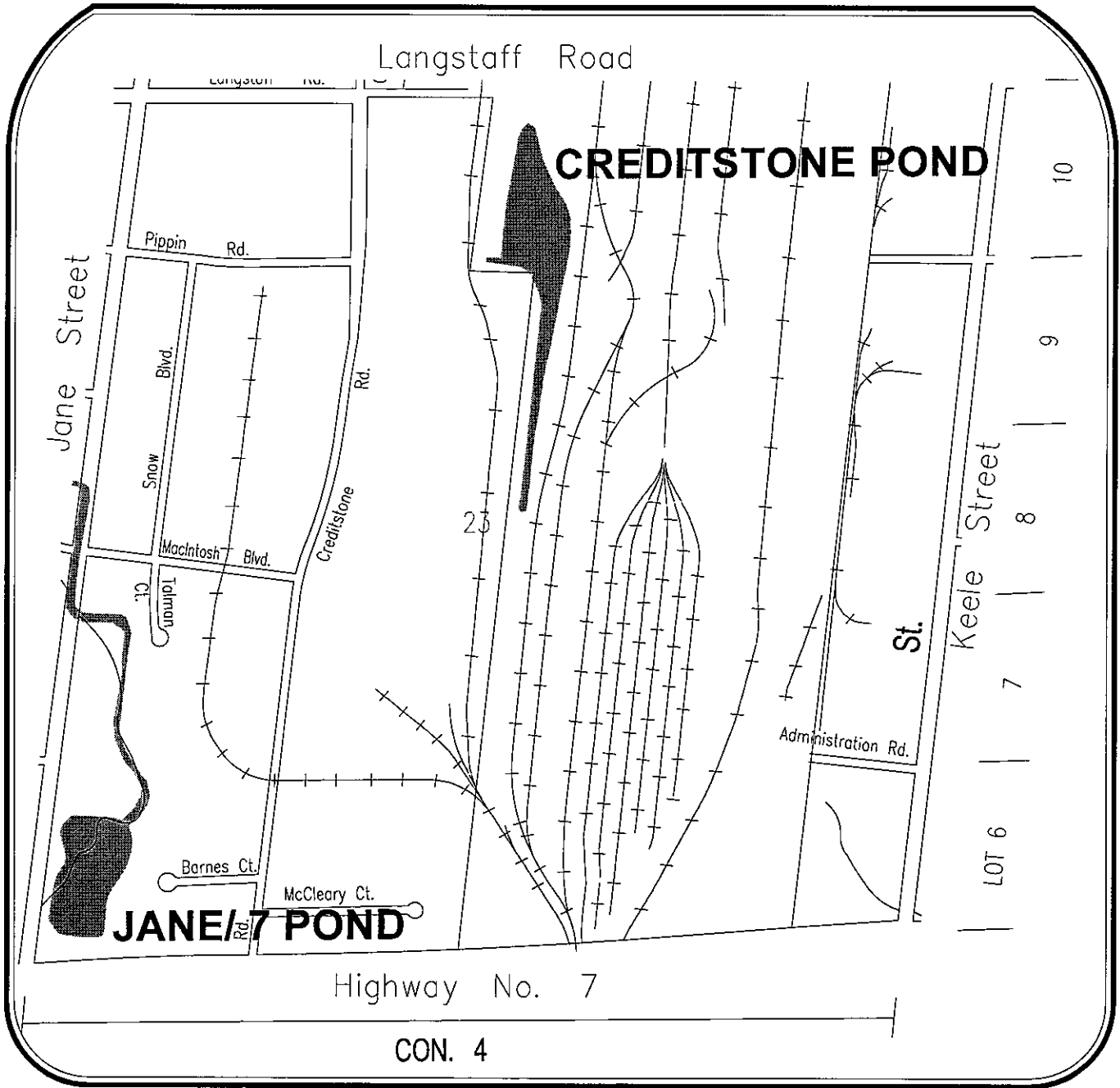
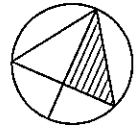


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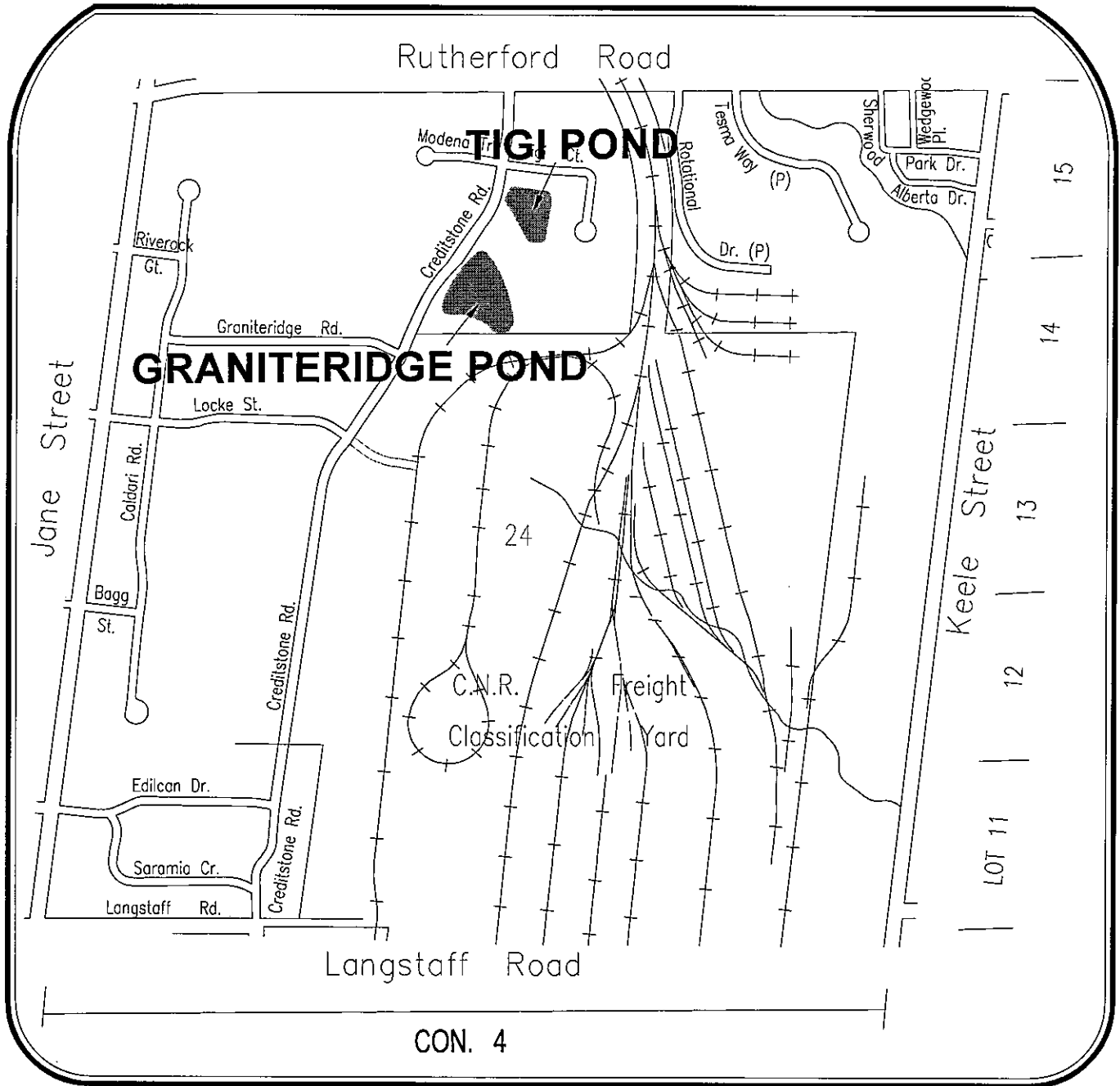
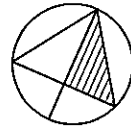
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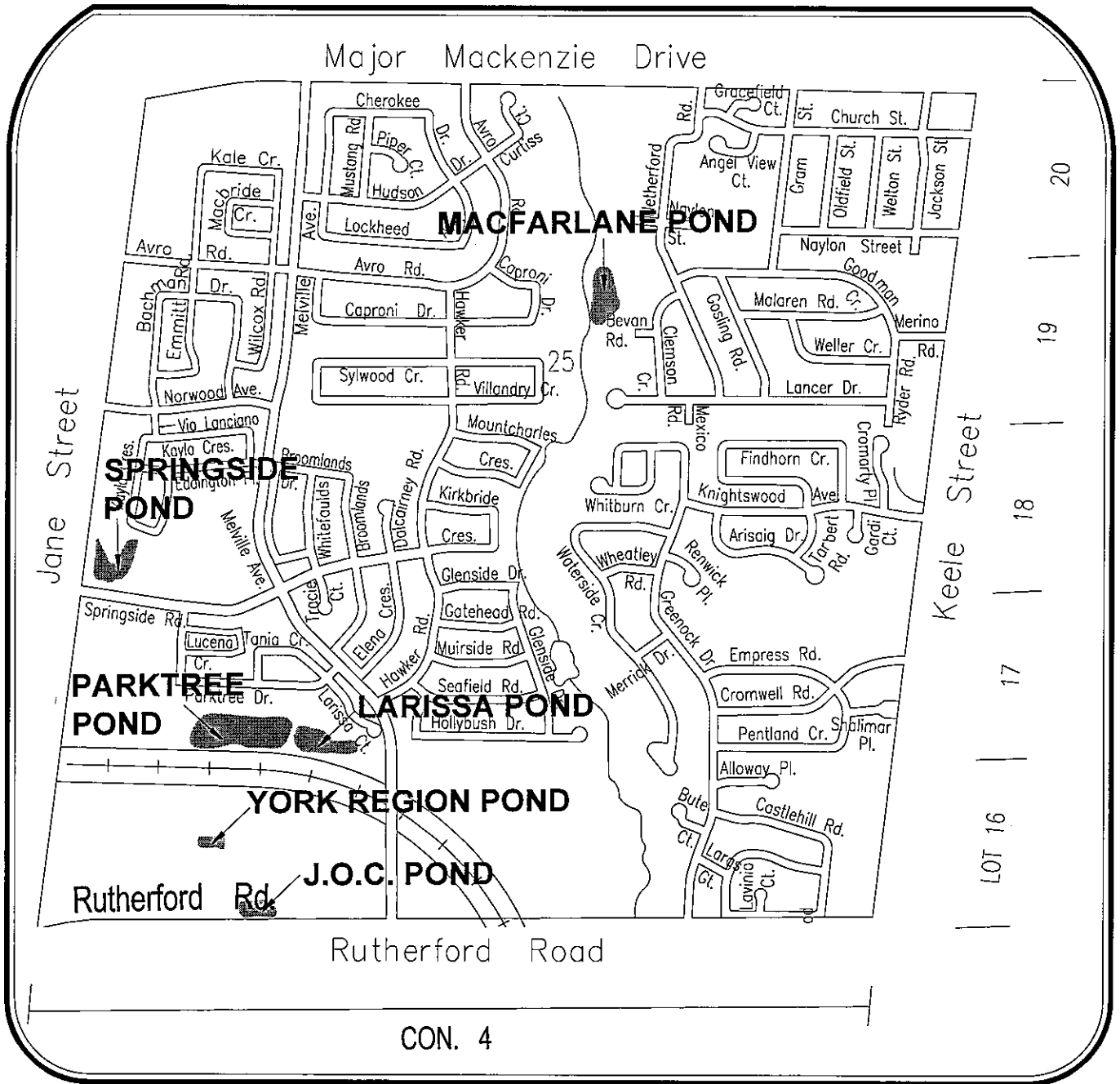
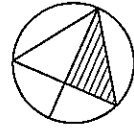


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# CITY BLOCK NUMBER 25

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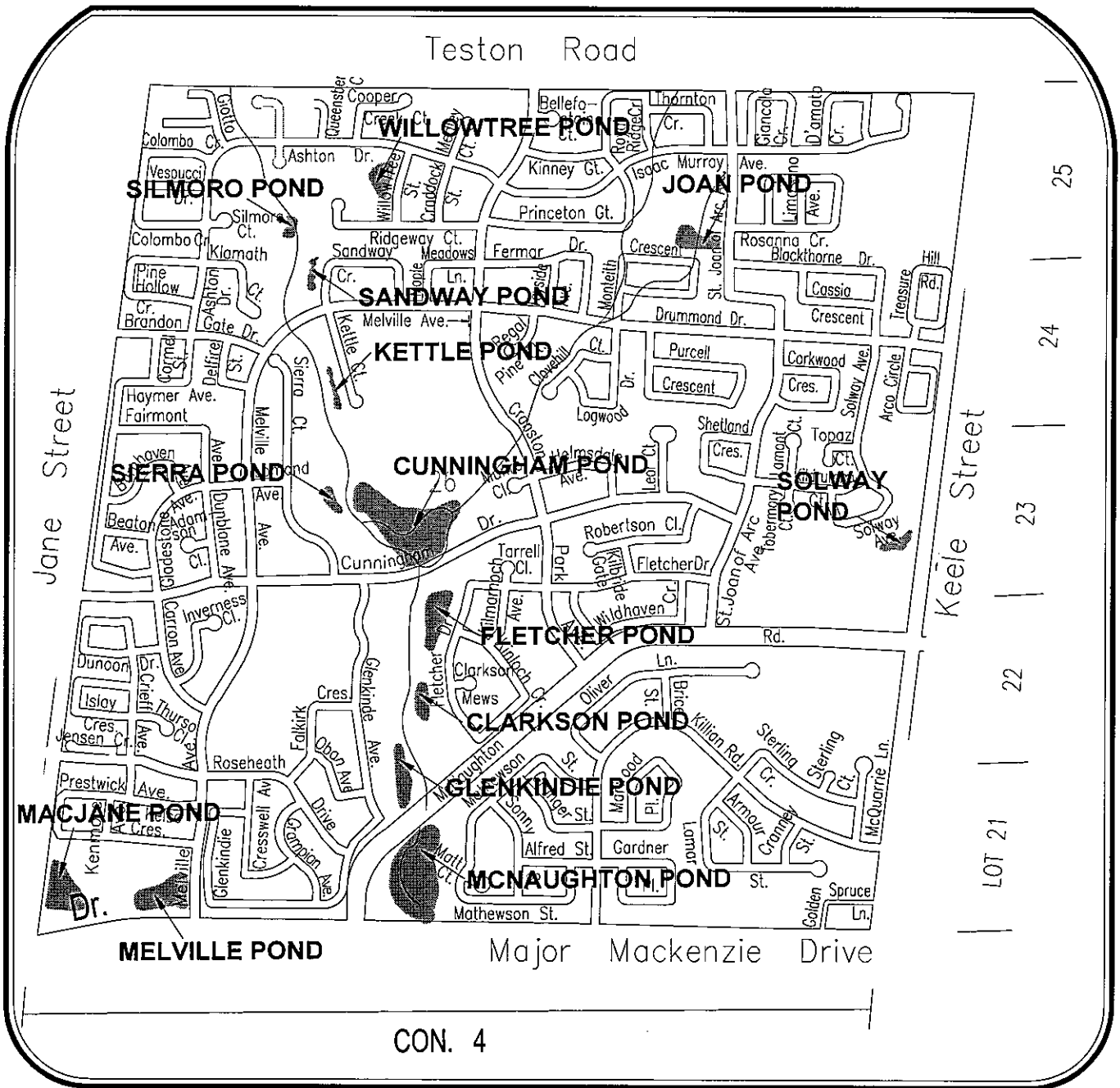
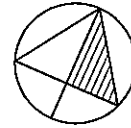
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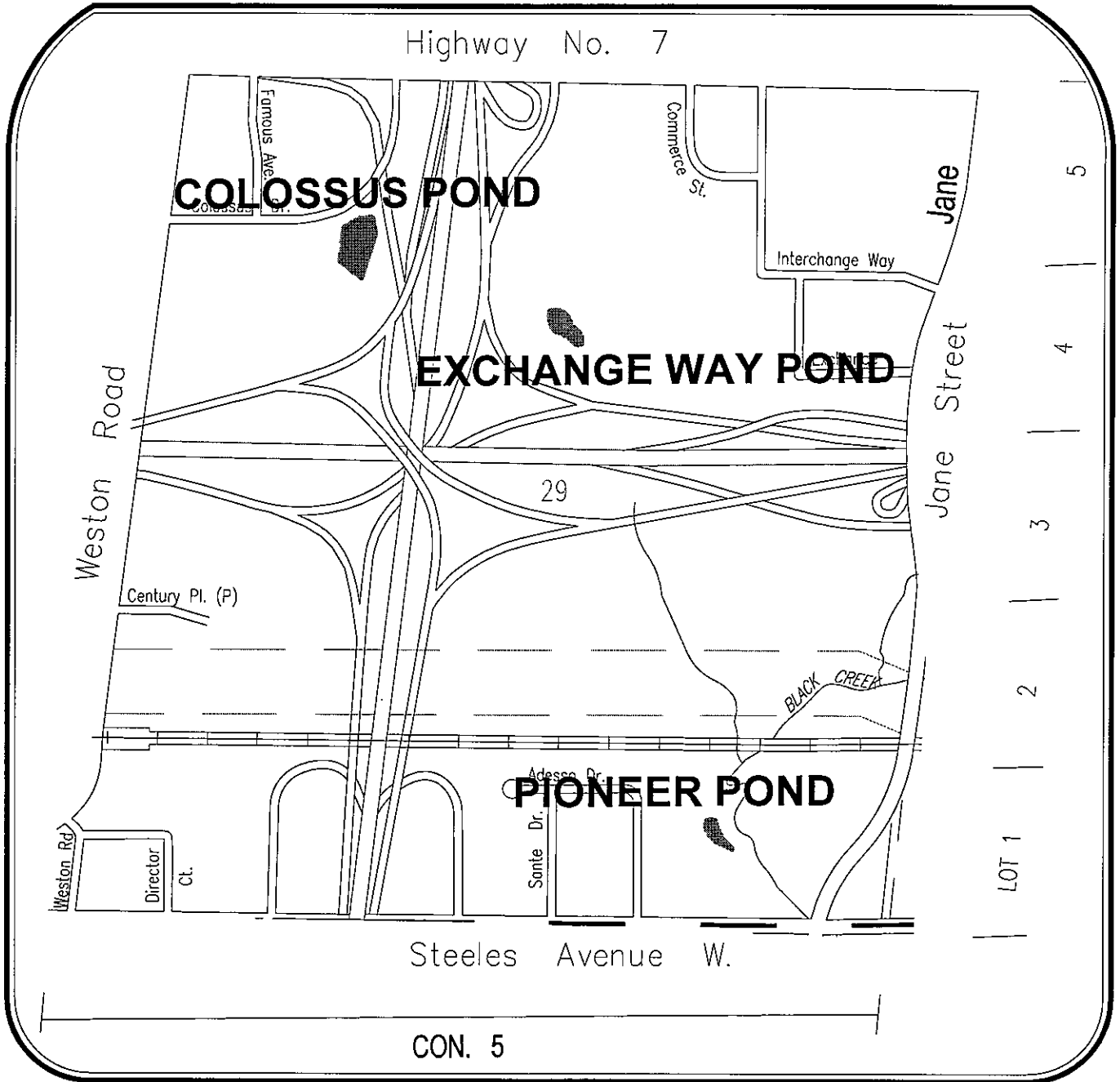
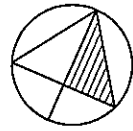


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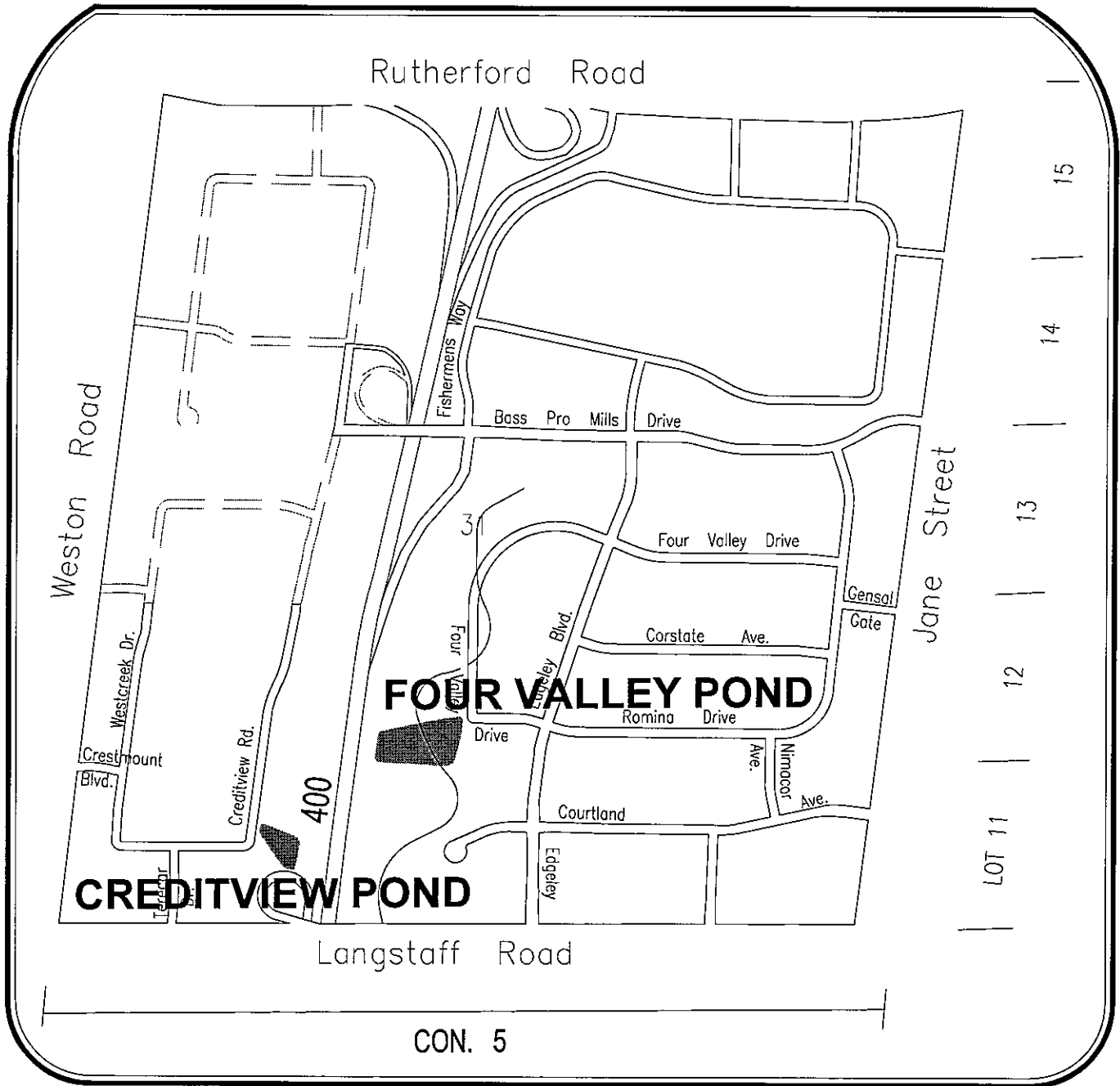
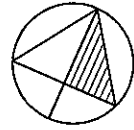


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# CITY BLOCK NUMBER 31

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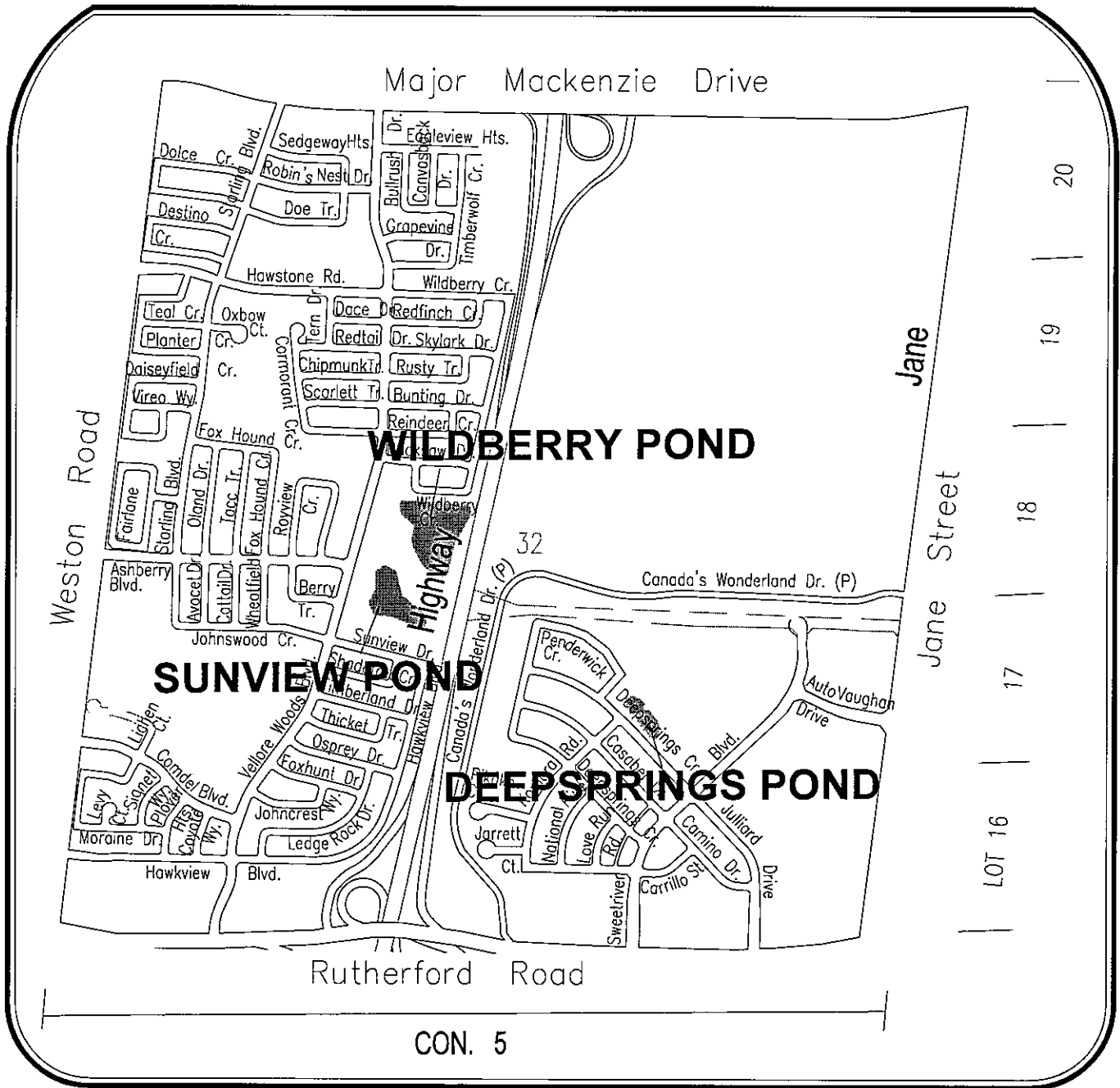
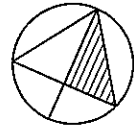


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# CITY BLOCK NUMBER 32

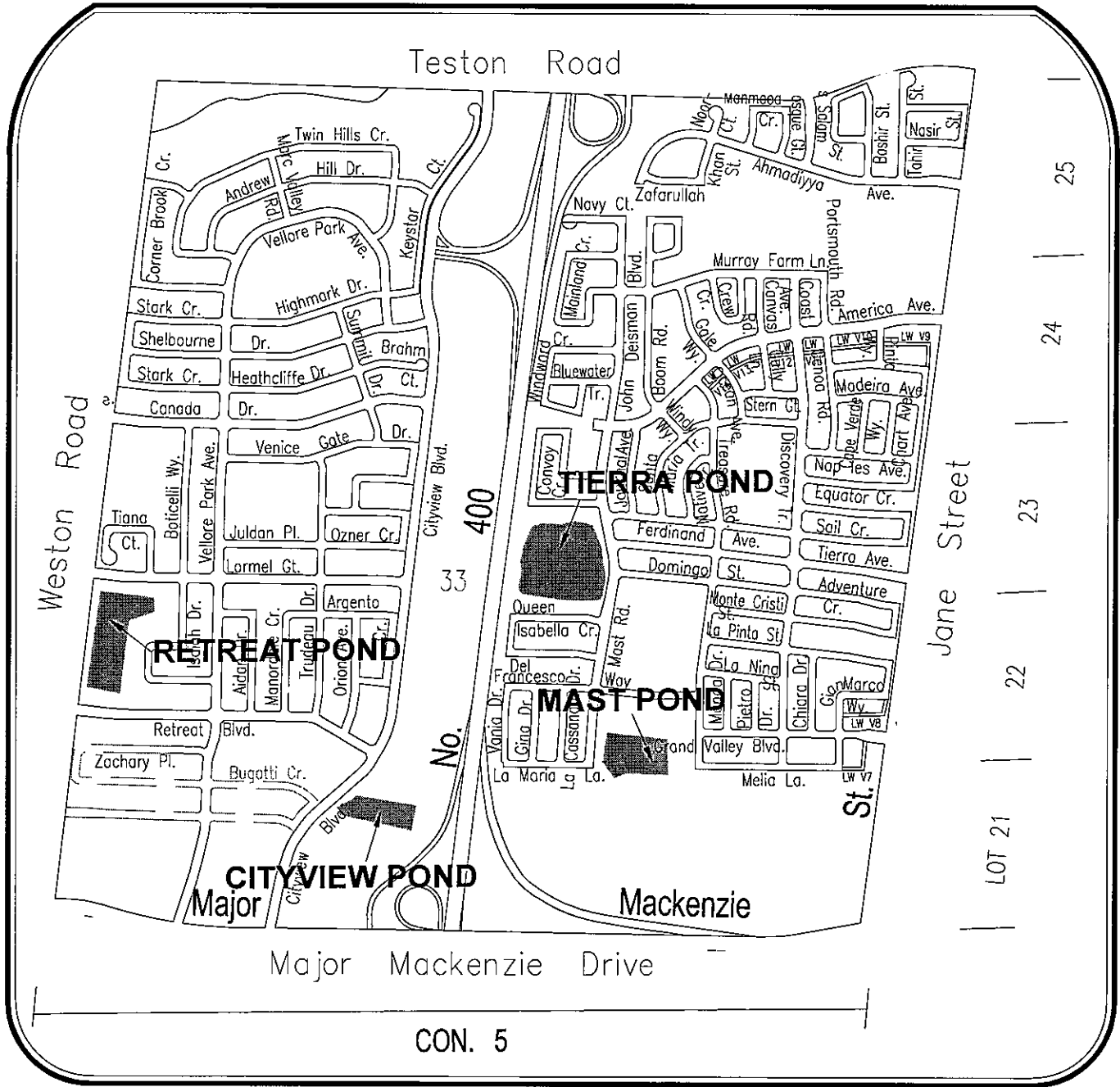
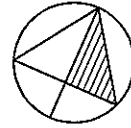
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# CITY BLOCK NUMBER 33

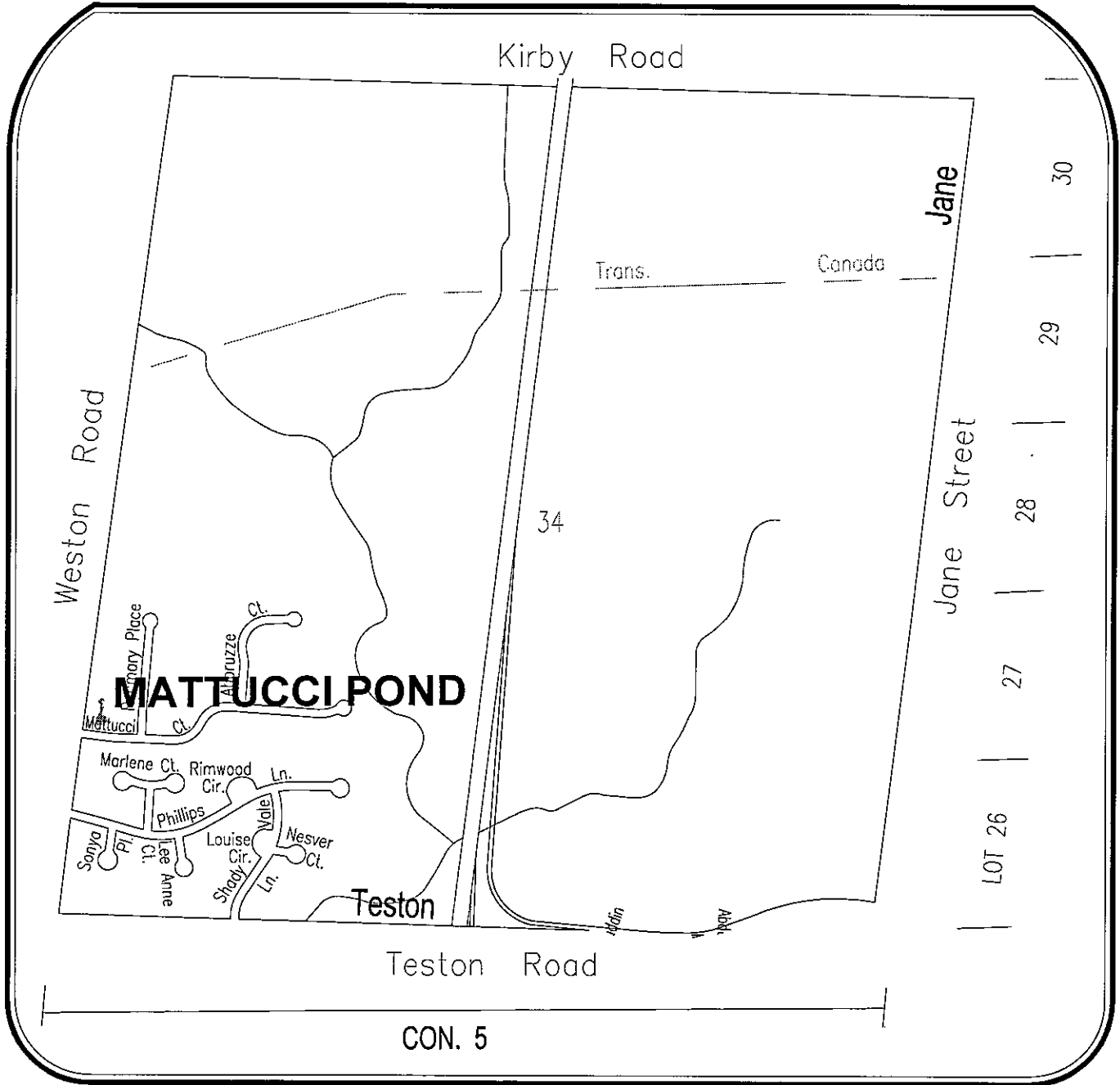
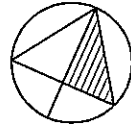
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# CITY BLOCK NUMBER 34

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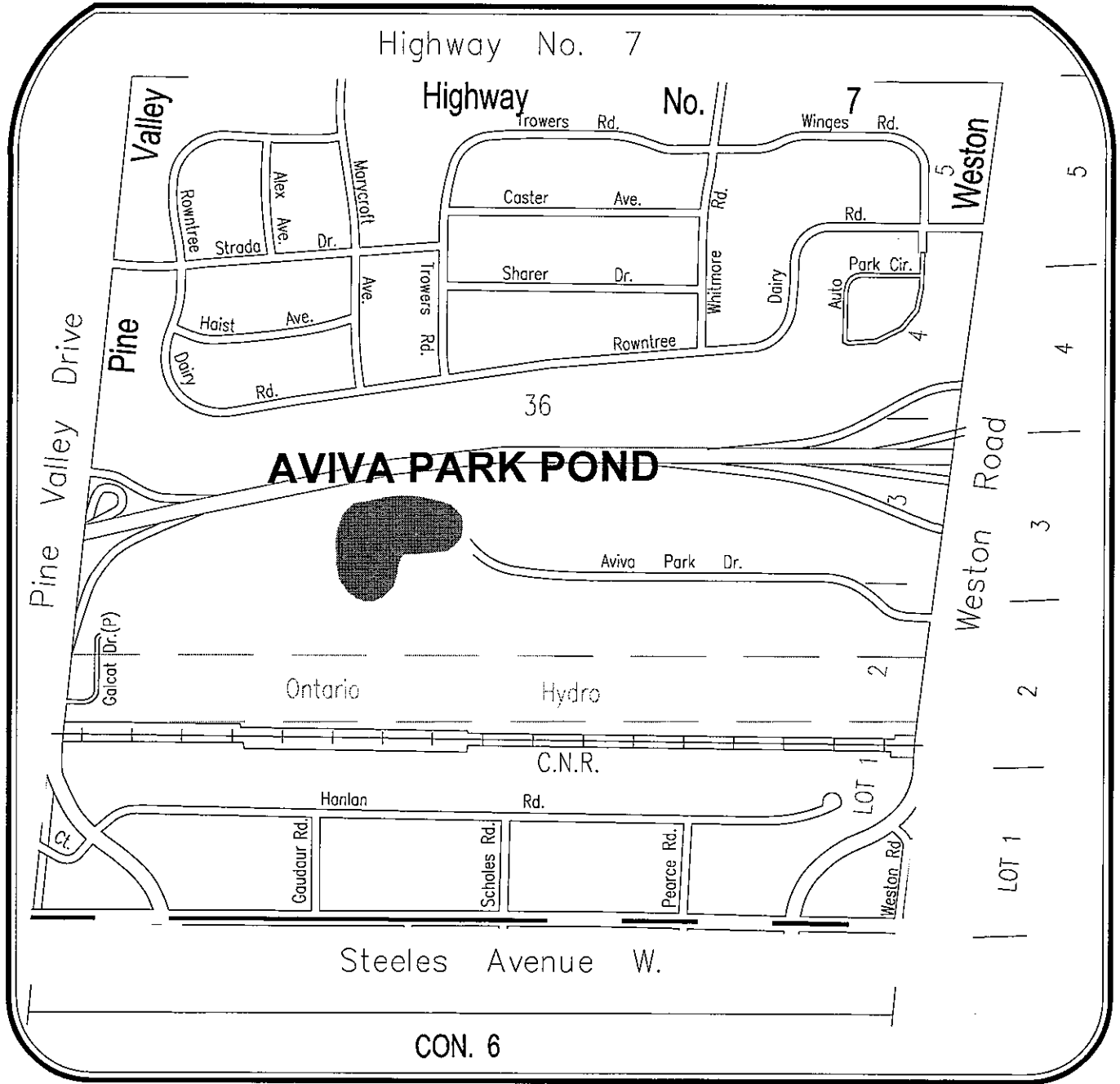
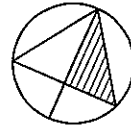


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# CITY BLOCK NUMBER 36

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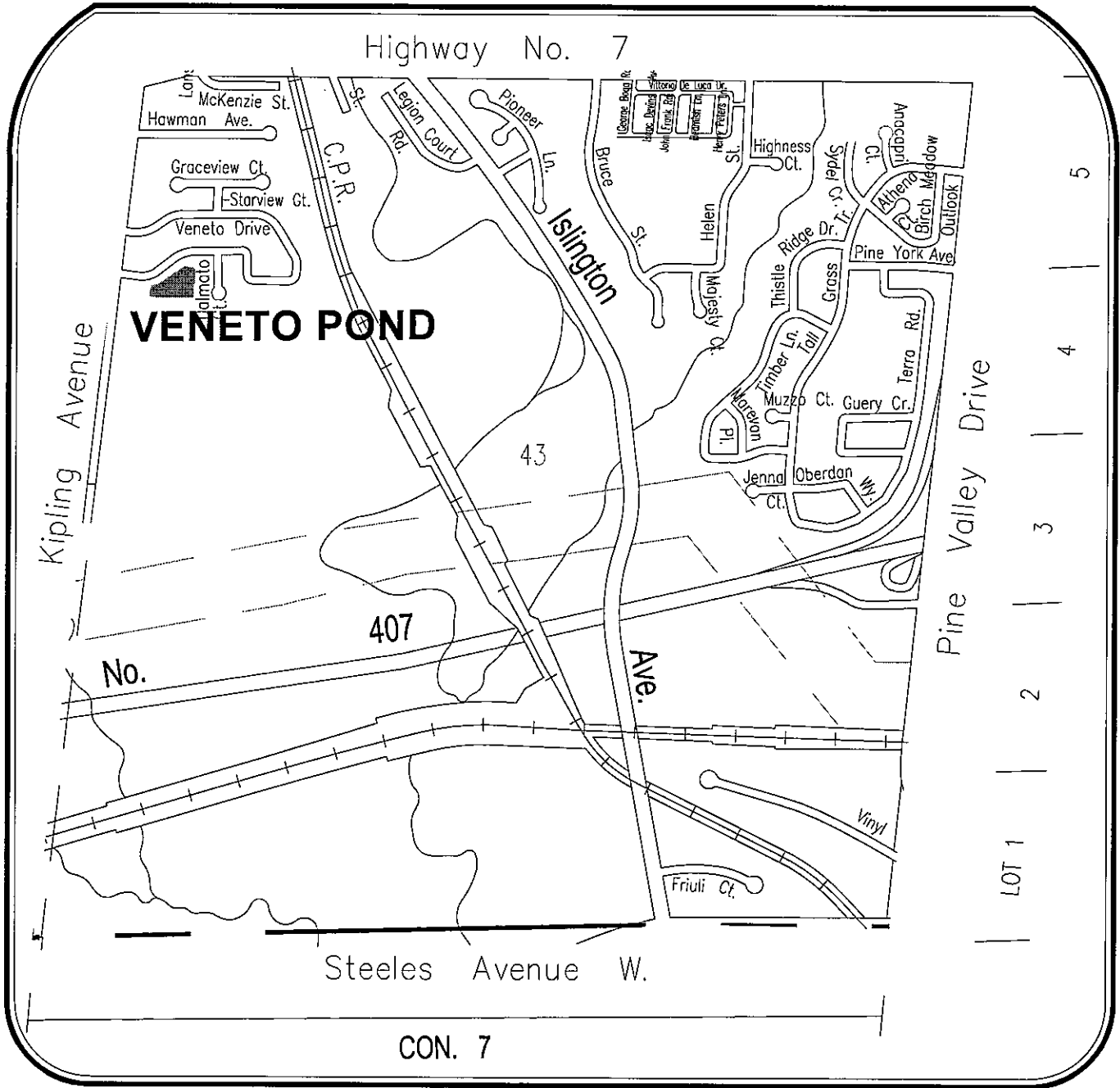
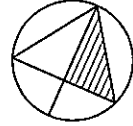
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# CITY BLOCK NUMBER 43

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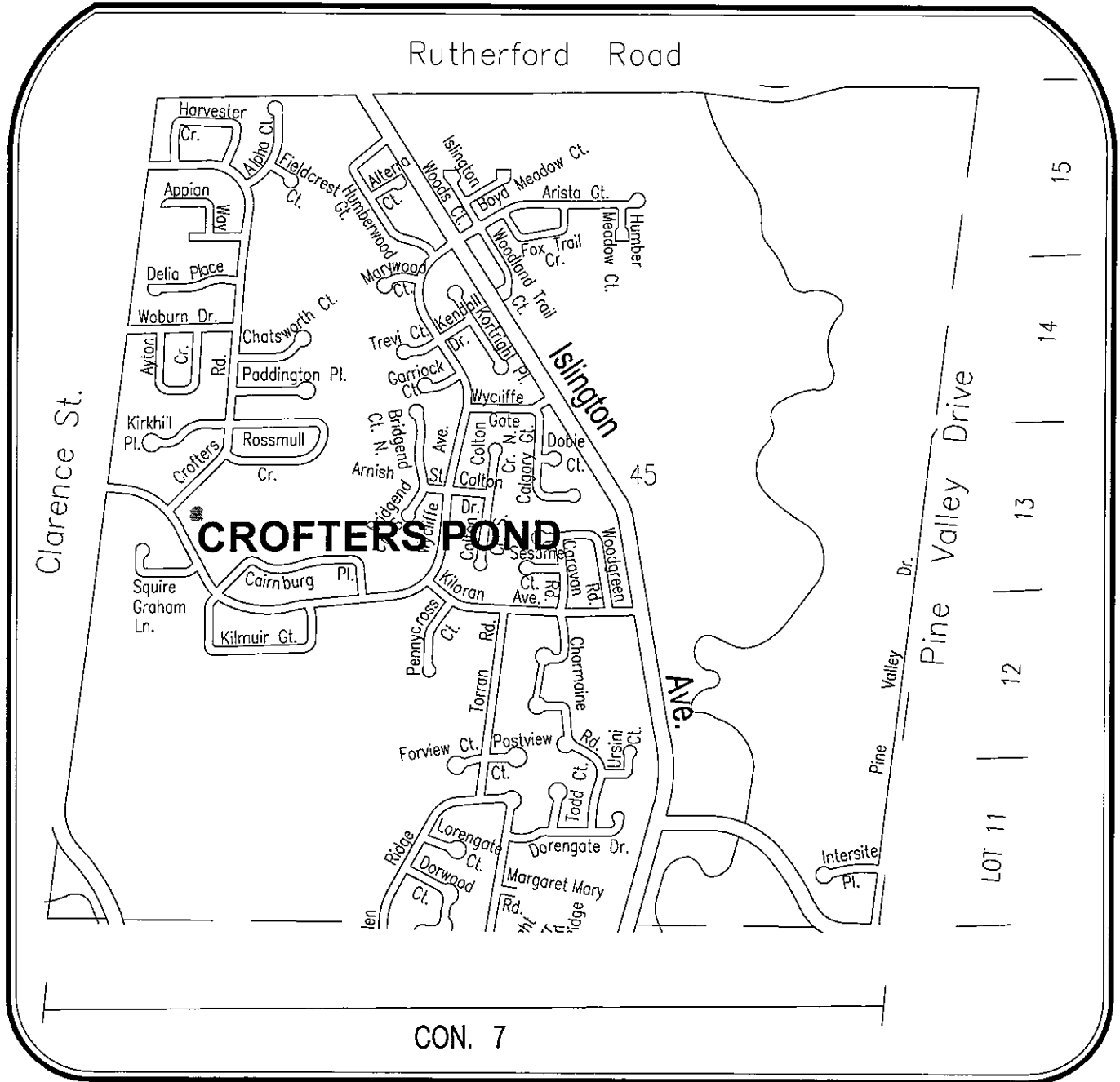
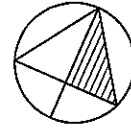


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# CITY BLOCK NUMBER 45

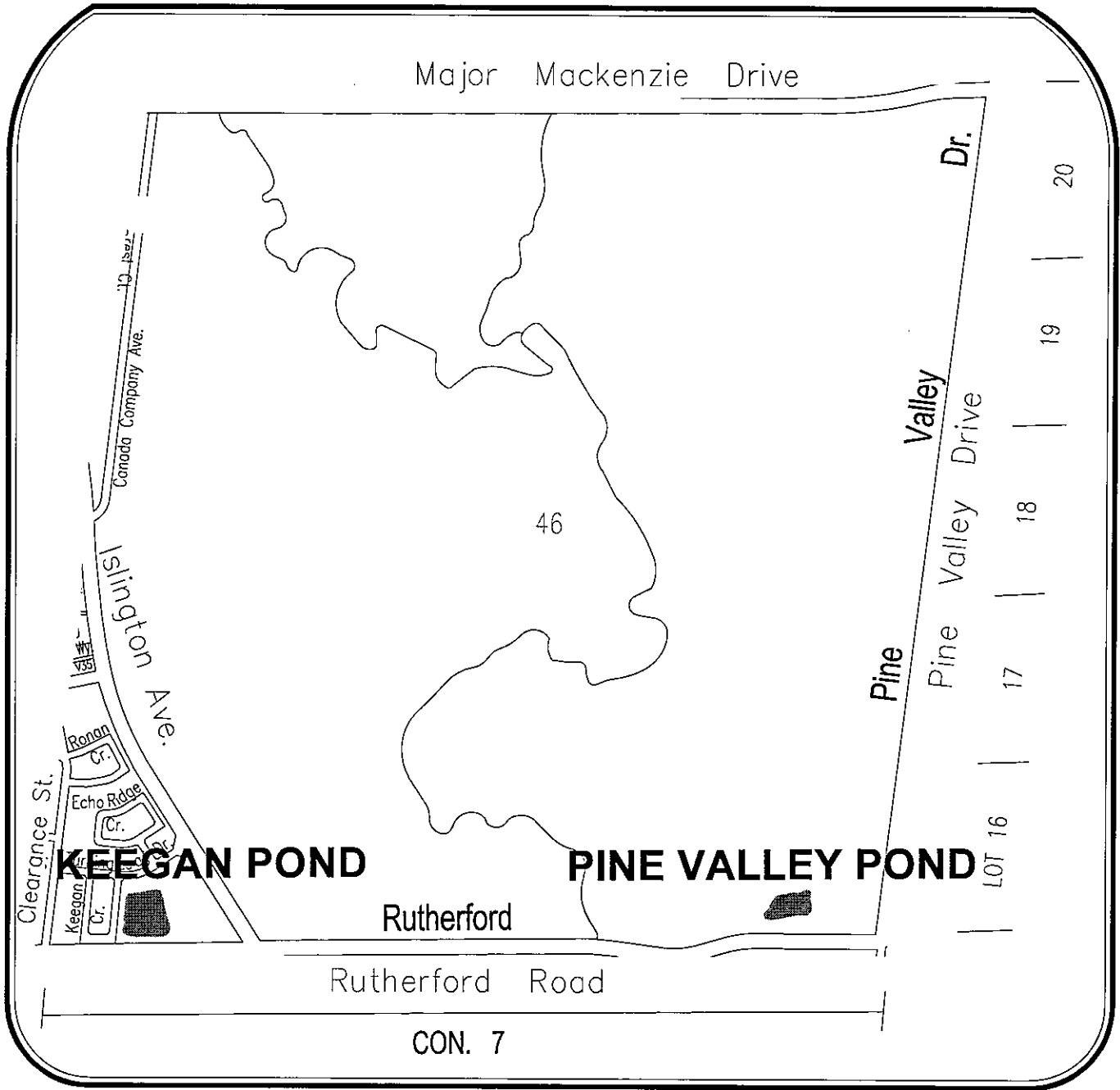
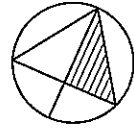
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# CITY BLOCK NUMBER 46

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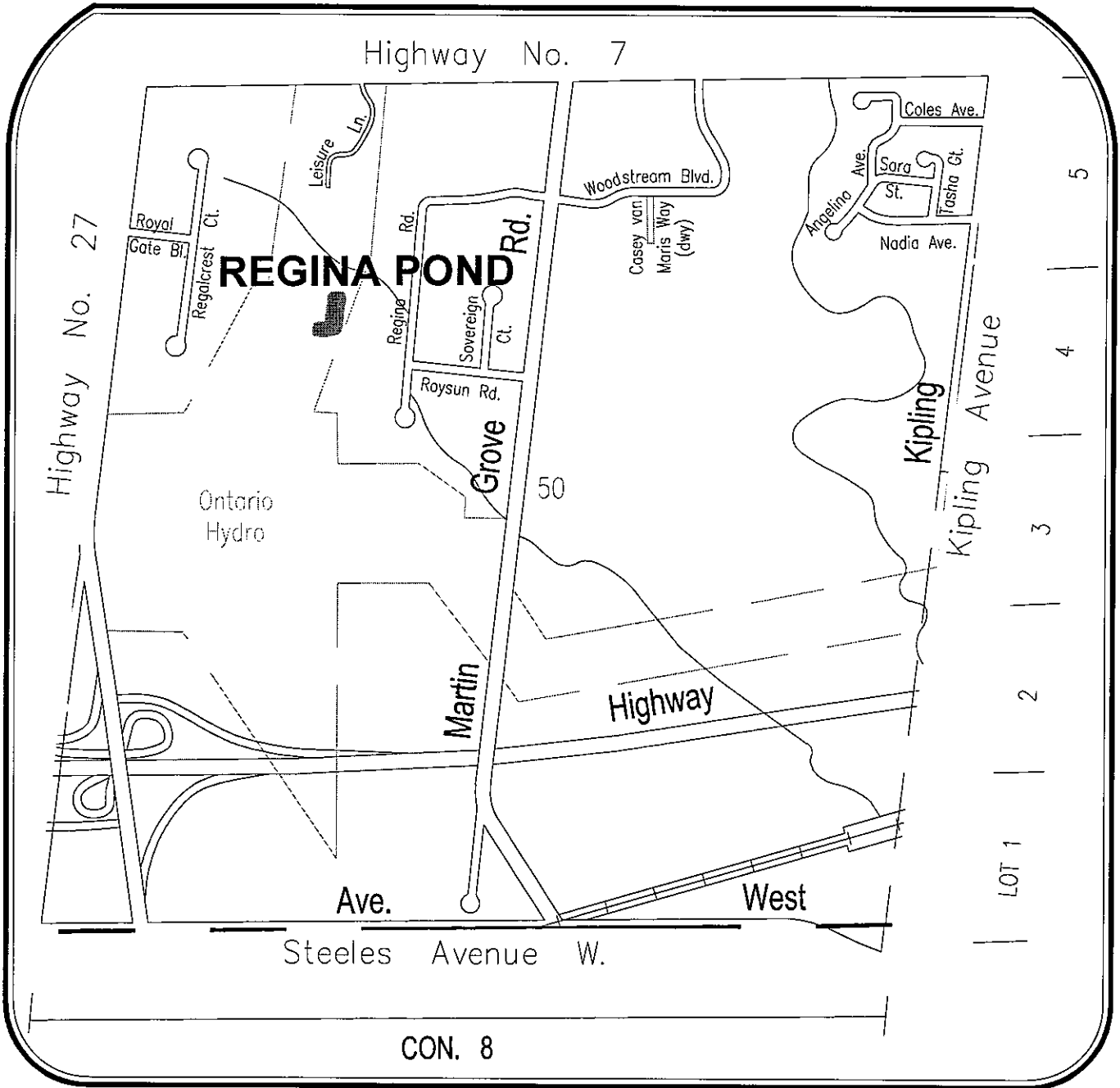
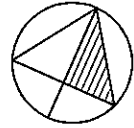


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# CITY BLOCK NUMBER 50

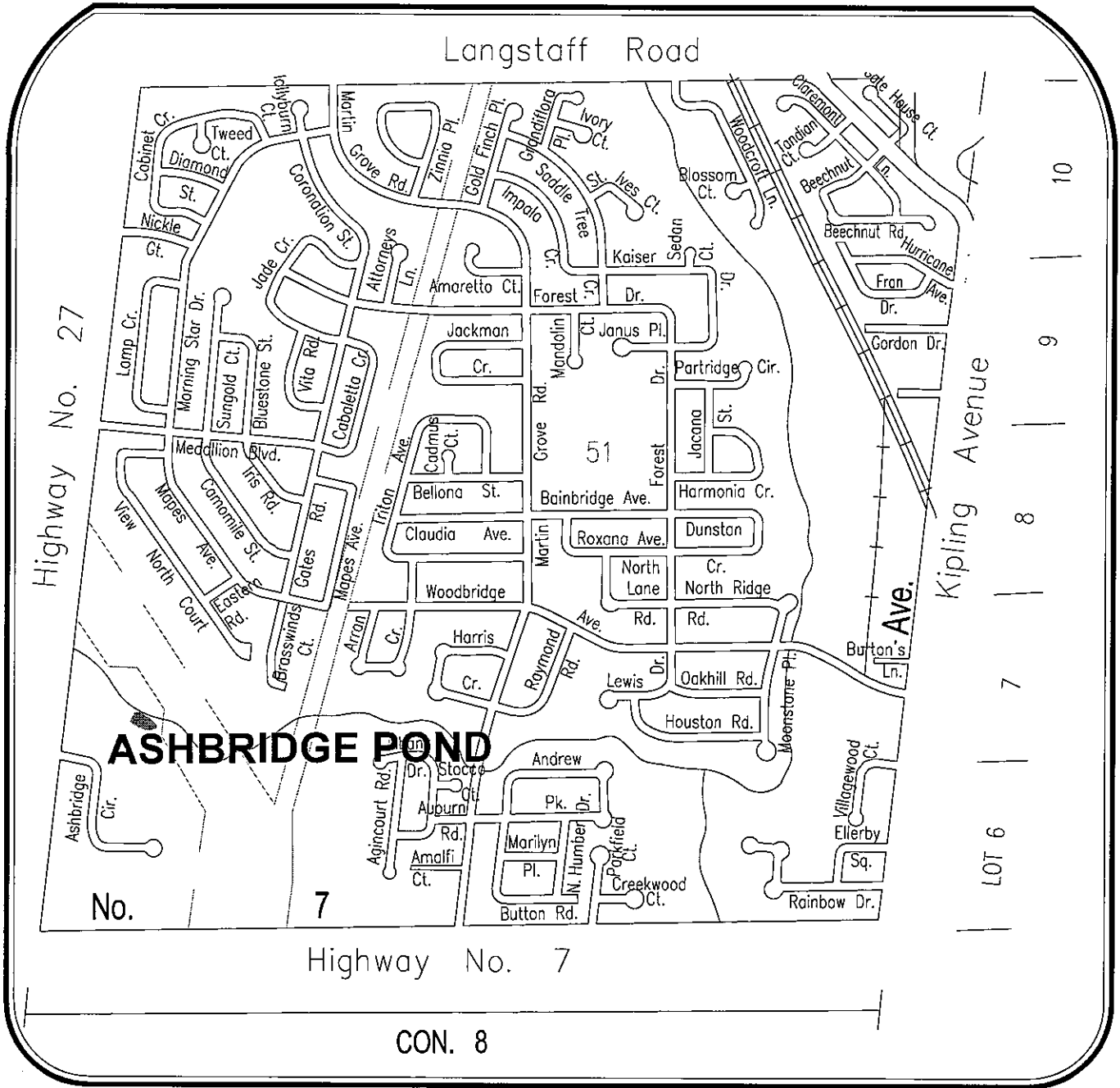
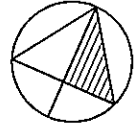
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# CITY BLOCK NUMBER 51

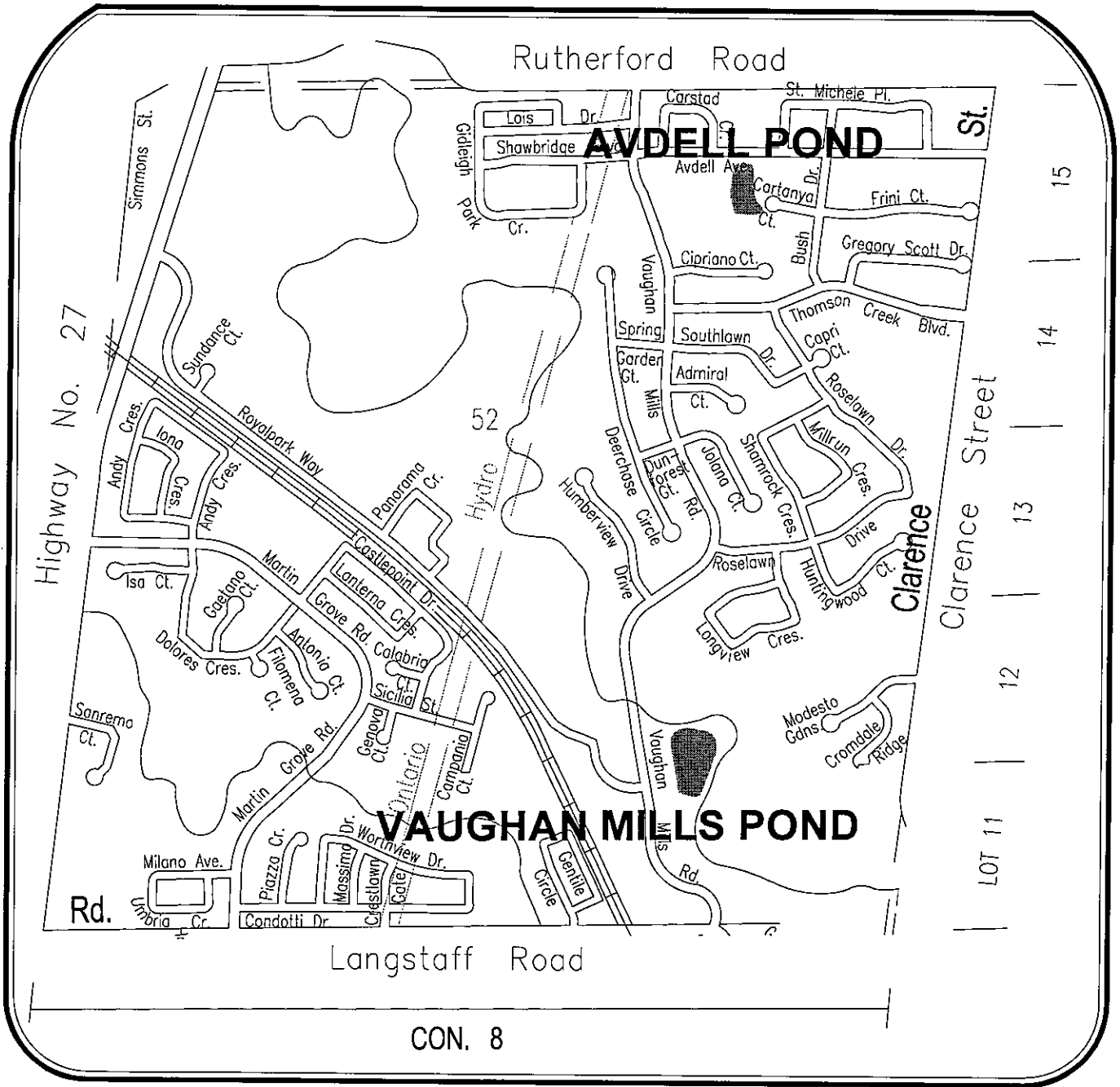
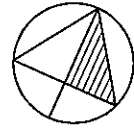
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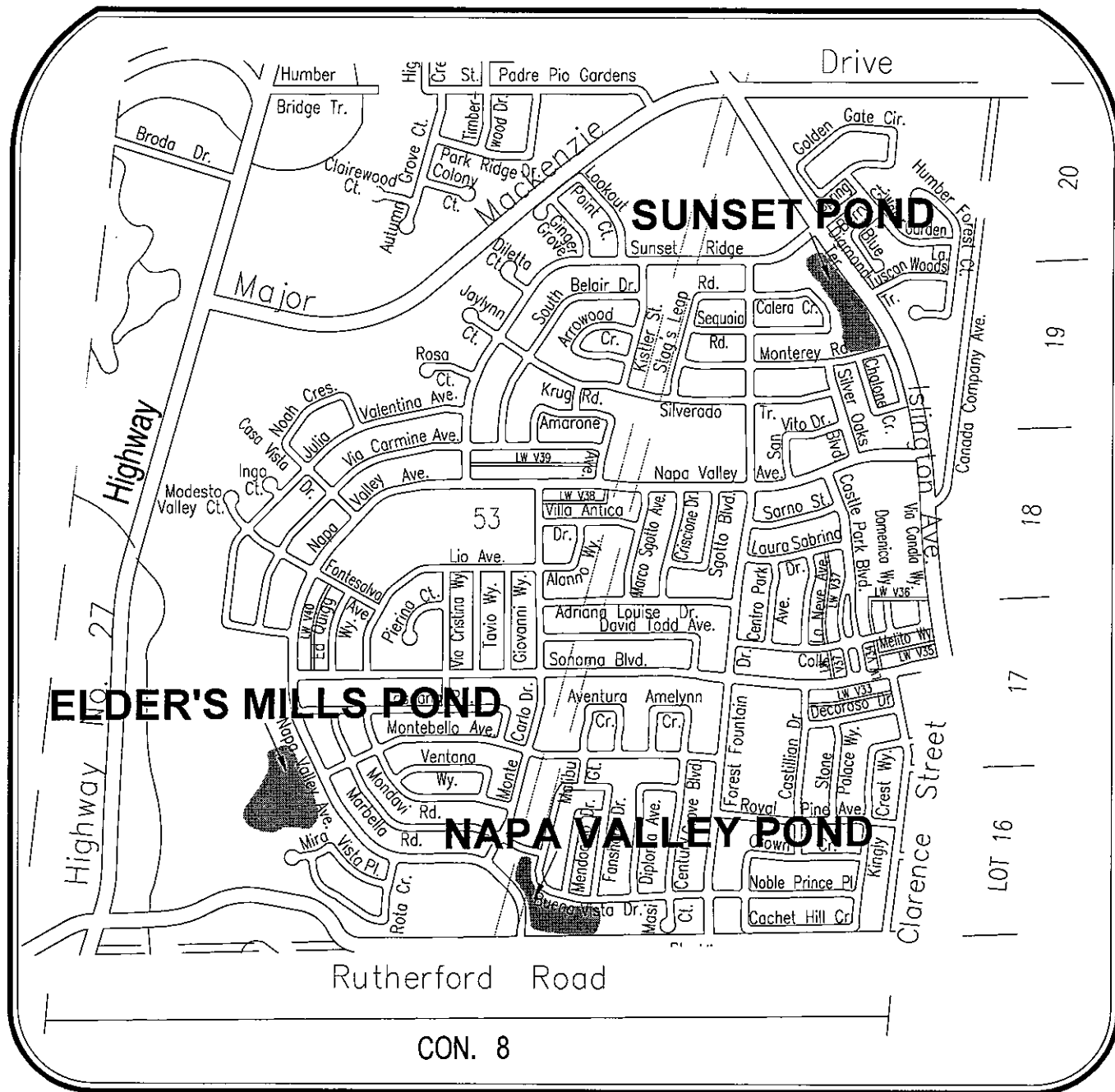
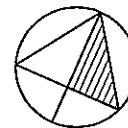


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# CITY BLOCK NUMBER 53

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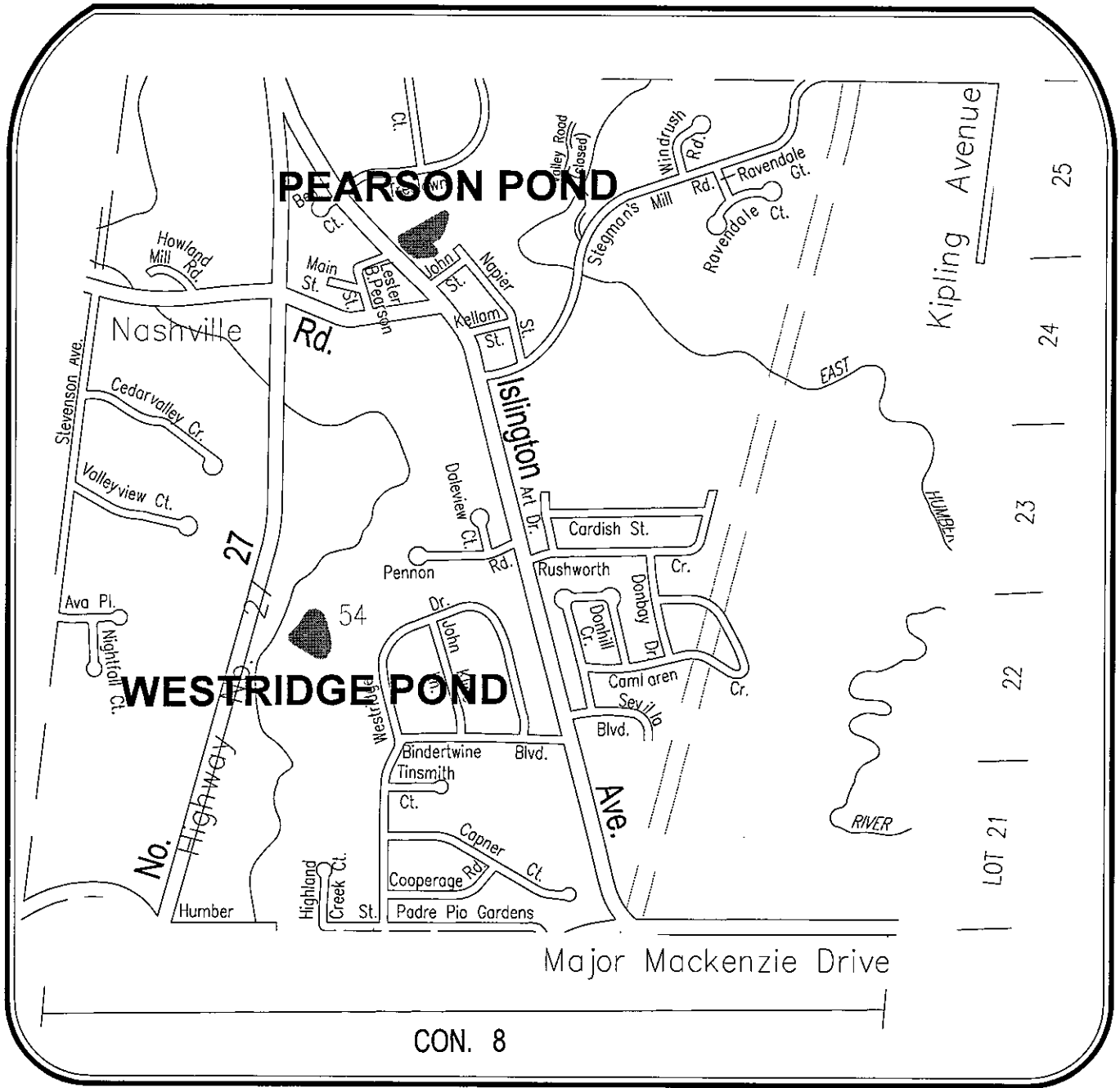
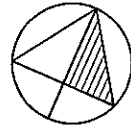
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# CITY BLOCK NUMBER 54

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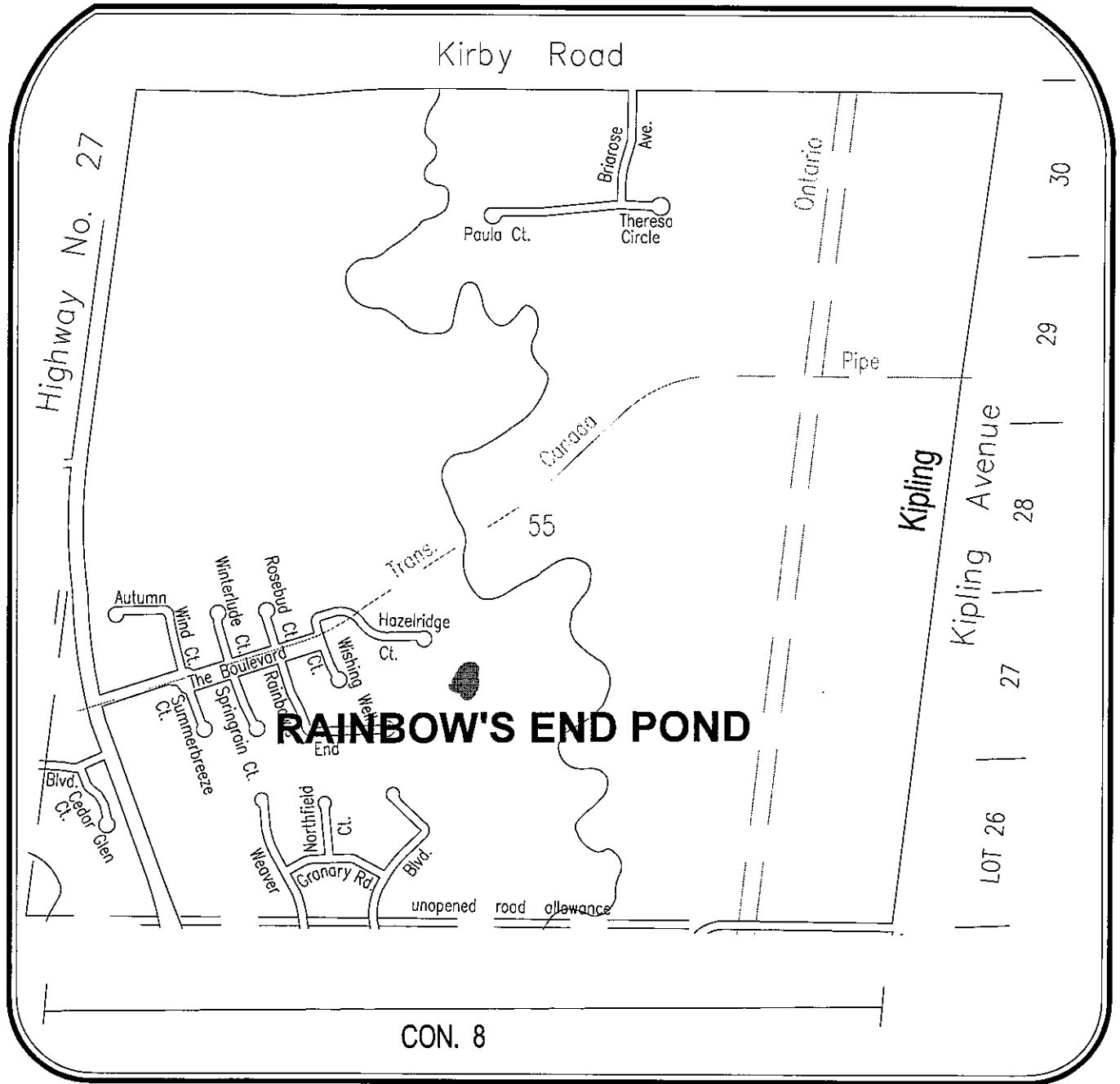
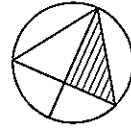


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# CITY BLOCK NUMBER 55

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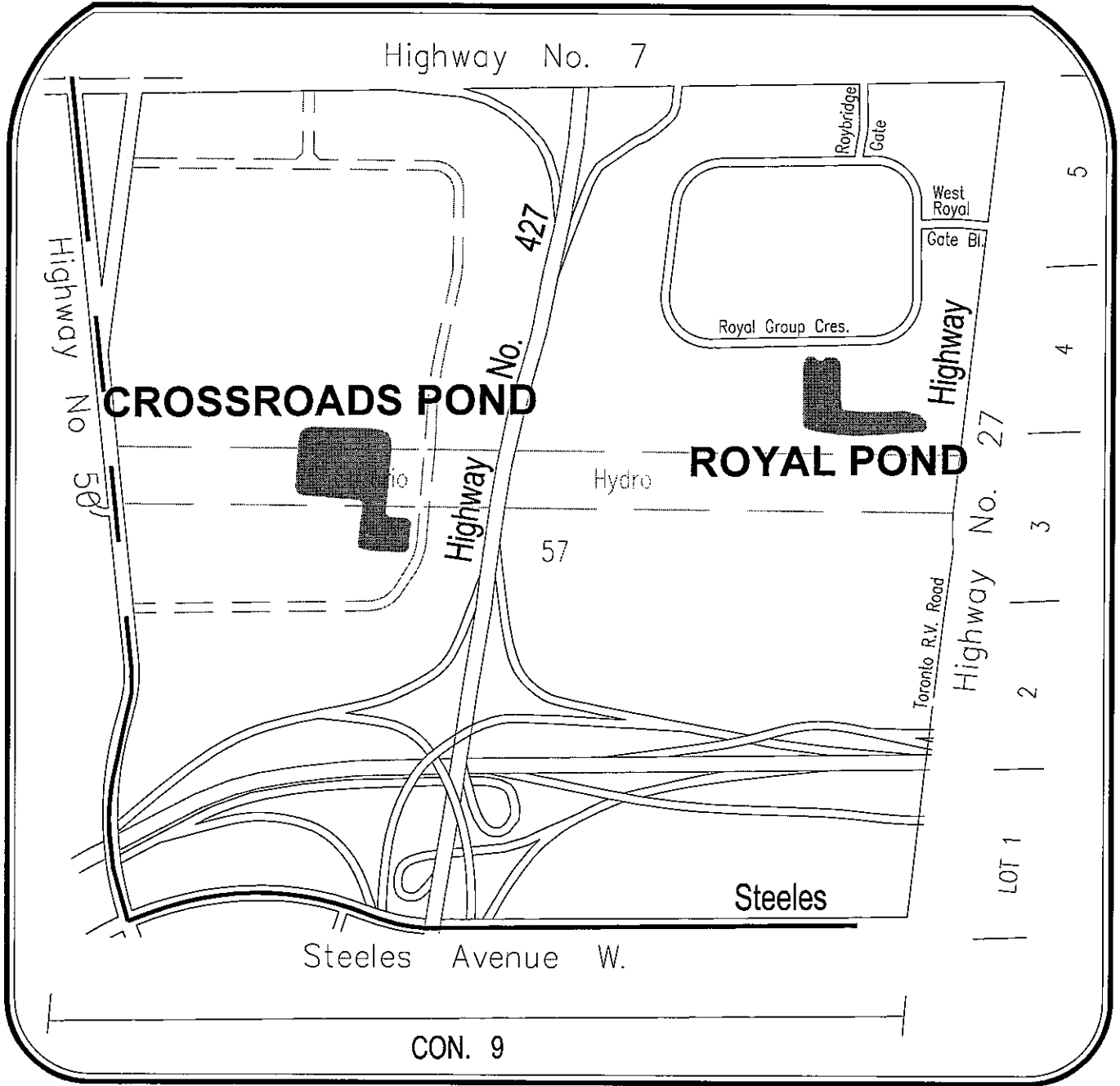
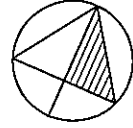


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# CITY BLOCK NUMBER 57

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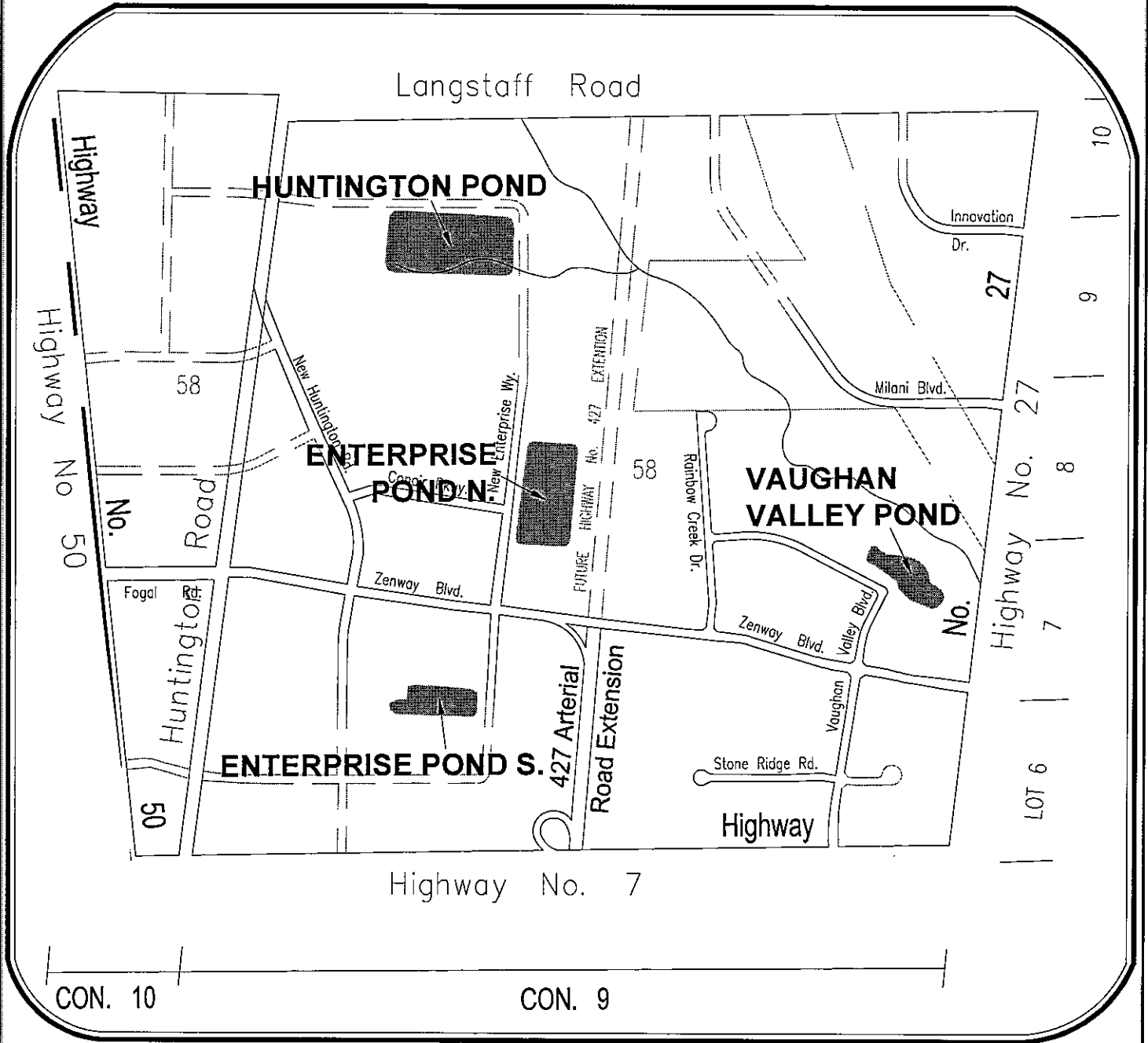
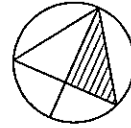


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# CITY BLOCK NUMBER 58

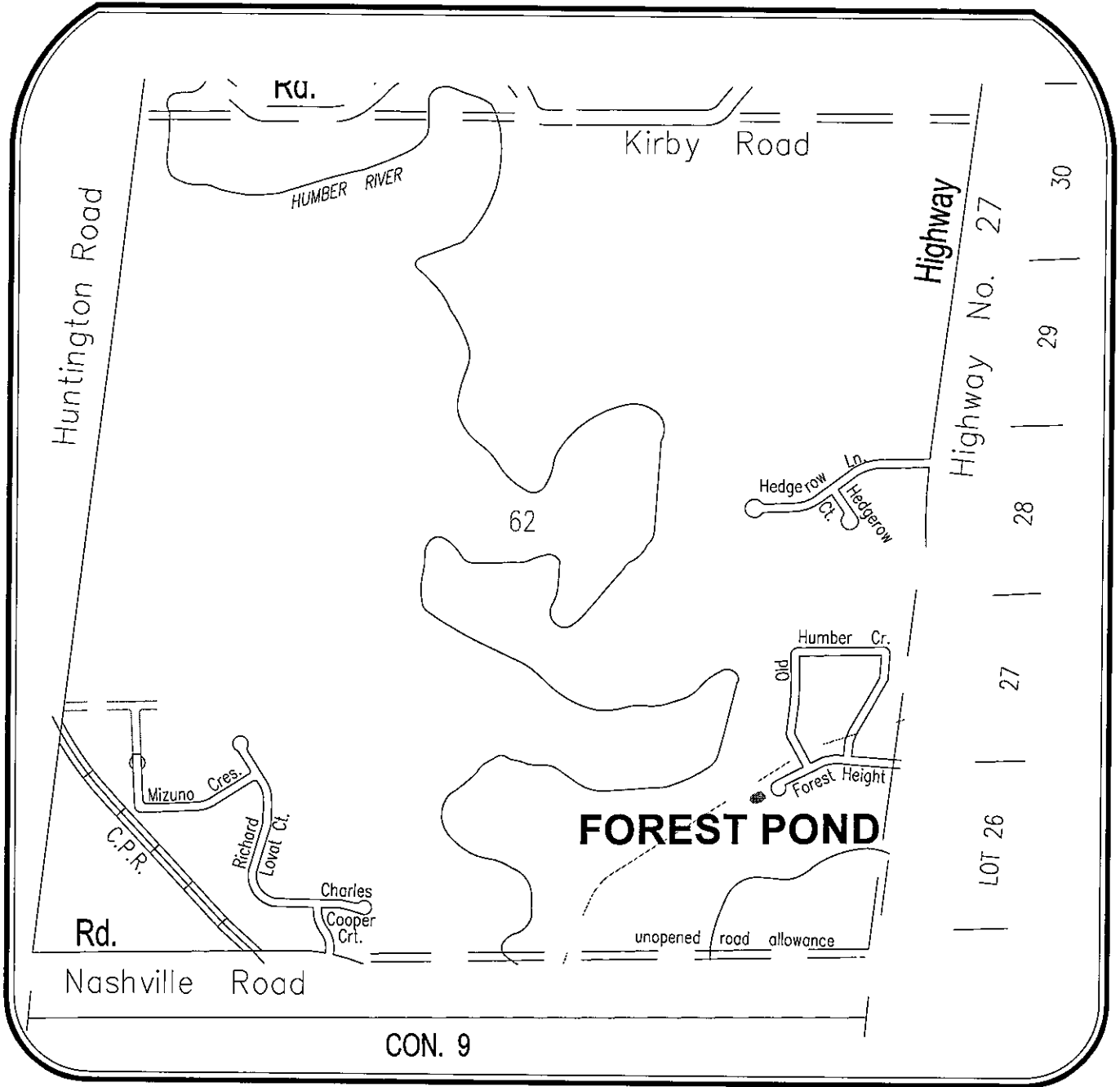
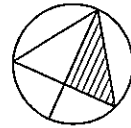
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# CITY BLOCK NUMBER 62

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**Barristers & Solicitors****In Association**

David M. Pomer, B.A., B.B.A., LL.B.

Robert A. Boccia, B.A., LL.B.

Me Doug LaFramboise DEC,B.ECON,B.COMM.,B.B.A.,LL.B,LL.L

**Counsel**

Allan Rouben, B.A., LL.B.

Report No. <u>25</u> Item No. <u>31</u>
Council <u>June 26/12</u>

4000 Steeles Avenue West, Suite 212  
Woodbridge, Ontario, L4L 4V9  
Telephone: (416) 213-7450  
Toll Free: 1-888-544-3328  
Fax: (905) 850-8086Email: [dlaframboise@pomerandboccia.com](mailto:dlaframboise@pomerandboccia.com)City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

June 22, 2012

two pages by fax to: (905) 832-6130

Attn: Janice Atwood-Petkovski

**Re: Tow Truck Industry – General Licensing By-Law Review**

Dear Ms. Atwood-Petkovski,

I am counsel for the York Regional Towing Association and its members collectively.

I have been advised that the above-noted by-law review has been ongoing over for several months now, and has been deferred at Committee and Council levels several times for further consultation with both the public as well as the Towing Industry Stakeholders.

My client's have expressed concerns over several issues. The first being that in the recommendations brought forth by the City of Vaughan staff, by way of a report submitted on June 5, 2012, advised of consultations with representatives of the CAA as well as the Insurance Bureau of Canada, but no members of the Towing Industry were invited, not even those involved in the preparation of the Tow Study Report.

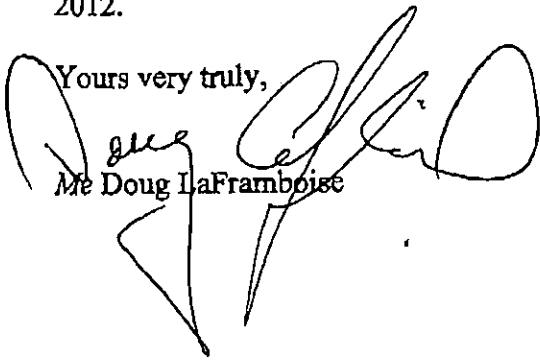
The second being that there are two other major auto clubs, that combined, hold memberships equal to or greater than the number of CAA members and who also actively represent the public's interest, and were also never contacted with regards to any public consultations. These auto clubs, unlike CAA, actually payout the accident rate to their service providers and they too were not included in the consultation process of December 2011 or May 2012.

In the City of Vaughan report there were also points made stating that the information set forth in the Tow Rate Study submitted by the Towing Industry, were based on data that was unverifiable, however, it is my client's position that all the data, unlike most data accumulated by the City of Vaughan staff, is not only verifiable by independent parties but is industry specific.

My client's are aware that this by-law is set to go before Council on June 26, 2012 for approval and as such my client's are requesting an opportunity to provide some input and/or clarification of their financial figures prior to this by-law being passed.

It would be much appreciated if you could advise if this request could be granted so that all interested parties have had their input heard and clarified prior to seeking approval of the by-law on June 26, 2012.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Doug LaFramboise', written over the typed name. The signature is stylized with large loops and a long horizontal stroke.

**Mr Doug LaFramboise**

# *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg, Ontario, L0J 1C0  
Email: [kara@kara-inc.ca](mailto:kara@kara-inc.ca) Website: [www.kara-inc.ca](http://www.kara-inc.ca)

June 26, 2012

City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

cw c26  
Report No. 29 Item No. 3  
Council June 26/12

Attn: Mayor & Members of Council

**Re: Report # 29 from the Committee of the Whole, June 19, 2012. Item #3.**

It has recently come to our attention that a motion to remove the phasing requirements for the New Community Areas in the New Vaughan Official Plan will be considered at the Council meeting on June 26, 2012. We understand that the Natural Heritage Study is not complete.

Approval of the 2010 Official Plan was very disappointing for a great many citizens in Vaughan. Extending the Urban Boundary was deemed, by many, to be unnecessary. Meeting the Province's numbers did not require an extension of the previous boundary. Development in identified 'intensification areas', and land already zoned for development, should have been well underway before any boundary extension was considered.

The notion of "Phasing in" was planned, we thought, to slow down the urban sprawl process – a chance to take a second look at the far too rapid growth in Vaughan. The loss of valuable agricultural land and increasing traffic problems surely enforced the need for careful "phasing in" of new communities.

Now, a motion to amend the 2010 Official Plan makes a mockery out of the concept of "Phasing in". Whatever happened to input from citizens? We certainly get the impression that the City of Vaughan Council and the Region of York, are not the least bit concerned with what the citizens of Vaughan think – nor are they interested in hearing from us.

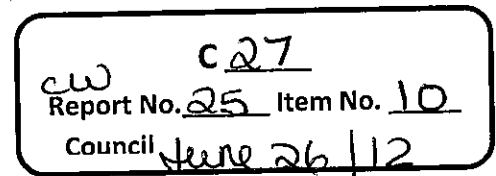
The Presentation by the Regional Municipality of York entitled "Ground Related Housing Demand/Supply Analysis" is a lengthy document – which KARA has not had an opportunity to review. Any development of the New Communities certainly affects Kleinburg and Maple.

KARA is asking the City Council to defer accepting the recommendation by the Commissioner of Planning, and the Presentation from the Region of York – until we (KARA) have reviewed the entire presentation, and until the Natural Heritage Network Study has been completed. We are asking the City of Vaughan to "slow down", listen to concerned citizens, and not to amend the 2010 Official Plan at this time.

Sincerely,



Ken Schwenger  
President, KARA



**AWARD OF TENDER T12-042  
WOODROSE NEIGHBOURHOOD PARK  
WARD 4**

**Recommendation**

The Commissioner of Community Services, in consultation with the Acting Director of Purchasing Services, Directors of Parks & Forestry Operations, Legal Services and Budgeting and Financial Planning, recommends:

- 1) That Tender T12-042 for the Construction of Woodrose Neighbourhood Park be awarded to the lowest bidder Mopal Construction Ltd. in the amount of \$655,403.40, plus applicable taxes and administration recovery; and,
- 2) That provisional items be also awarded to Mopal Construction Ltd. in the amount of \$23,882.40, plus applicable taxes and administration recovery; and,
- 3) That a 15% contingency in the amount of \$101,892.87, plus applicable taxes and administration recovery be approved within which Parks Development is authorized to approve amendments to the contract; and,
- 4) That the Mayor and City Clerk be authorized to sign all documentation necessary to complete the contract.

**Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

**Economic Impact**

Funding for the total tender costs in the amount of \$804,614.03 is available within the approved Capital project PK-6273-10, Woodrose Neighbourhood Park.

An annual operating cost of \$24,860 is required as of 2013 to maintain this park and will be considered during the next year budget process.

**Communications Plan**

Not applicable.

**Purpose**

The purpose of this report is to seek Council approval to award Tender T12-042 – Woodrose Neighbourhood Park Construction to Mopal Construction Ltd.

**Background - Analysis and Options**

Further to the information provided in Report 25, Item 10, at the Committee of Whole meeting of June 5, 2012 that Tender T12-042 for Woodrose Neighbourhood Park Construction be brought forward to the Council meeting of June 26, 2012.



The project is a new neighbourhood park for Ward 4 in Block 12 which includes a junior / senior playground, mini soccer field, pathways, open play areas, and naturalized planting areas.

This project will provide a new neighbourhood park in a rapidly growing and established community.

All twelve (12) prequalified general contractors were invited to provide bids for Tender T12-042 and were notified that the tender would close and be publicly opened on June 25. All bid quotes have been reviewed for compliance with Purchasing Services and confirmation was received from Legal Services. A total of seven (7) bids were picked-up and six (6) bids were received as follows:

Contractor	Base Price (excl. HST)
Mopal Construction Ltd. *	\$655,403.40
Pine Valley Enterprises Inc.	\$704,170.00
Gateman Milloy Inc. *	\$716,228.80
Melfer Construction *	\$748,310.50
Forest Contractors Ltd.	\$749,003.00
Rutherford Contracting Ltd. **	\$784,362.94

\* Minor arithmetic corrections

\*\* Major arithmetic corrections (Note: Rutherford Contracting Preliminary Bid Price \$633,220.09 after arithmetic corrections \$ 784, 362.94)

<b>T12-042 Woodrose Neighbourhood Park Construction</b>	
<b>Financial Summary – Mopal Construction Ltd.</b>	
<b>Approved Capital Budget (PK-6273-10)</b>	<b>935,240.00</b>
Less: Expenses/ Commitments to Date	33,281.48
Current Funds Remaining	901,958.52
Tender Costs (T12-042)	655,403.40
Provisional Items	23,882.40
Contingency Allowance (15%)	101,892.87
Sub-Total	781,178.67
Non Refundable Portion of HST (1.76%) *	<i>Full HST</i>
	<i>Rebate</i>
Sub-Total	781,178.67
Administration Recovery (3%)	23,435.36
Total Tender Costs	804,614.03
<b>Total Tender Costs</b>	<b>804,614.03</b>
<b>Balance Remaining</b>	<b>97,344.49</b>

\* Permitting parks receive a full HST rebate and therefore HST is not included in capital project.

Expenses and funds committed to date include: geotechnical, electrical, engineering, surveying and arborist consulting fees as well as miscellaneous minor production costs. Parks

Development staff has reviewed the submitted bids and confirm the low bidder meets the requirements of the bid.

A total contingency amount of 15% of the bid price of (\$101,892.87) is requested, covered within the approved capital budget, and will be used to address any unforeseen work. Based on the available borehole reports for this park site there may be potential for unforeseen issues greater than those anticipated. If there are residual funds following completion and deficiencies being resolved, we will recommend the project for closure.

### **Relationship to Vaughan Vision 2020 / Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- **STRATEGIC GOAL:**  
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**  
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness - To deliver high quality services and to promote health and wellness through design and program.

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

### **Regional Implications**

There are no regional implications.

### **Conclusion**

The low bid Contractor is deemed to meet the requirements of the tender. Sufficient funding is available in the 2010 Capital Budget (PK-6273-10) to complete this project. Parks Development staff recommend that this contract be awarded to Mopal Construction Ltd. in the amount of \$679,285.80 plus contingency allowance, applicable taxes and administration recovery. The contractor will be expected to start within eight (8) working days of notification of award and construction is expected to be completed late 2012 pending weather and unforeseen issues.

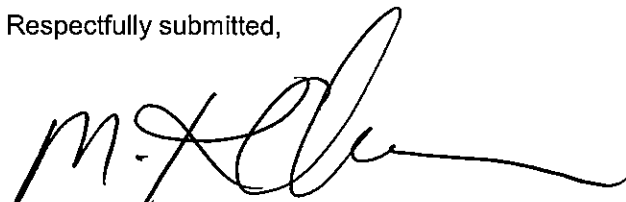
### **Attachments**

N/A

### **Report prepared by:**

Melanie Morris, Construction Coordinator, Ext. 8058  
Michael McNamara, Landscape Architect, Ext. 8110

Respectfully submitted,



Marlon Kalkdean,  
Commissioner of Community Services

**Bonsignore, Connie**

---

**From:** Antony Niro P.Eng. <antony.niro@gmail.com>  
**Sent:** Tuesday, June 26, 2012 11:47 AM  
**To:** Bevilacqua, Maurizio; Schulte, Deb; DeFrancesca, Rosanna; Rosati, Gino; Shefman, Alan; Racco, Sandra; Di Biase, Michael; Carella, Tony; Iafrate, Marilyn  
**Cc:** Clerks@vaughan.ca; Adam Martin-Robbins  
**Subject:** Vaughan Urban Boundary Expansion Fast Tracked by Council? Item 3, Committee of the Whole Report 29

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Members of Council,

Last week, out of the blue, a motion was put on the table at Committee of the Whole to "Fast Track" the urban boundary expansion areas of the Vaughan Countryside. Councillors and staff alike were obviously not prepared to provide meaningful comment and discussion on an item of such importance. This whole scenario seemed eerily similar to the behaviour of the previous Council where hard work, on this same subject I might add, was thrown out the window by certain councillors at the last minute walking in and out of the crowd talking to developers and completely ignoring the right thing for the community.

One of the first things this new Council did a little over a year ago was pass the appropriate resolution to "phase in" the urban expansion areas in the Countryside. While the phasing should have also included concessions for infrastructure improvements, the phasing was a compromise. This was accepted. Growth is coming, but how it gets here is important. We are not unreasonable.

For this council to now turn around a mere 18 months later and accelerate development on the pressures of developers looking to "gain" ignoring the pleading of residents who's quality of living will be "degraded" due to a lack of traffic infrastructure seems irresponsible. It's been acknowledged we have a traffic problem, we have no solution, and now we're going to "Fast Track" that problem? Those looking to gain should be made accountable to solve the problem they'll be creating. At the very least lets get a commitment by those gaining for Kirby to be expanded and extended to Bathurst and interconnected to the 400 before any changes in phasing occur.

Those directly affected by this decision, such as those in Maple just south of Teston, my neighbourhood at Kirby between Keele and Dufferin, and the Vellore Village area will certainly be made aware of this through the Countryside Newsletter I will be circulating.

I hope Council does the right thing and sticks to its original decision from 18 months ago. Don't repeat the same mistakes of the previous Council. Be proud of your changes. You have the respect of the residents right now...don't throw it away for nothing.

-Antony.

Antony Niro P.Eng.  
Founder Time for Change Vaughan

030

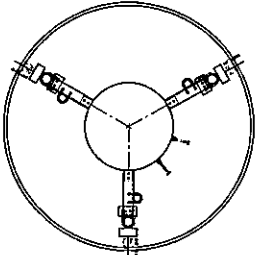
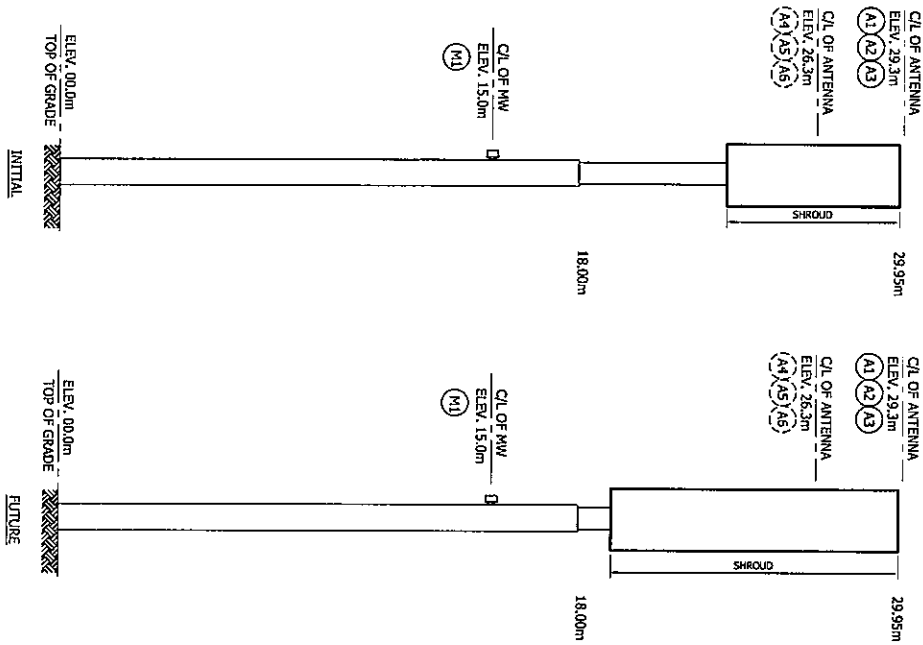
P0225/18

Report No. 25 Item No. 18  
 Council June 26/12

DESIGN SPECIFICATION: CSA-S37-01  
 WIND PRESSURE: 480 Pa  
 RADIAL LCE: 25 mm  
 TWIST & TILT: < 1.0°  
 SERVICEABILITY FACTOR: 0.7  
 IMPORTANCE FACTOR: 1.0

RADIO ANTENNA				RADIO ANTENNA SCHEDULE				RADIO REPORT UNIT				OPTICAL FIBER		DC CABLE		STATUS	
MAST	SECTOR	MODEL	AZIMUTH	ELEVATION (m)	ELECT TILT	MECH TILT	RET	MODEL	#	MODEL	LG. (m)	TYPE	LG. (m)				
A1	1	KATHREIN 74215	330°	29.3	2	0	1	FRB	1	TBD	50	#6 AWG	50	INITIAL			
A2	2	KATHREIN 74215	120°	29.3	2	0	1	FRB	1	TBD	50	#6 AWG	50	INITIAL			
A3	3	KATHREIN 74215	220°	29.3	2	0	1	FRB	1	TBD	50	#6 AWG	50	INITIAL			
A4	1	KATHREIN 74215	TBD	TBD	2	0	1	FRB	1	TBD	50	#6 AWG	50	FUTURE			
A5	2	KATHREIN 74215	TBD	TBD	2	0	1	FRB	1	TBD	50	#6 AWG	50	FUTURE			
A6	3	KATHREIN 74215	TBD	TBD	2	0	1	FRB	1	TBD	50	#6 AWG	50	FUTURE			

MICROWAVE TRANSMISSION SCHEDULE									
MAST	N/W #	MODEL	CODE SITE	SIZE	AZIMUTH	ELEVATION	LENGTH	STATUS	
ML	1	TBD	OTR0205	1'	291	15.0	20	INITIAL	



PLAN VIEW

GENERAL NOTES:

1. WINDMOBILE SHALL SUPPLY EQUIPMENT, RADIOS, ANTENNAS AND MOUNTING BRACKETS. PICK UP, TRANSPORTATION, INSTALLATION AND HANDLING IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL COMPLETE THE SWEEP TESTS IMMEDIATELY AFTER ANTENNA & FEEDERS HAVE BEEN INSTALLED.
3. THE CONTRACTOR SHALL PROVIDE A REPORT (PAPER COPY AND SOFT COPY WITH OPTIONS TO VIEW THE RAW FILES COLLECTED FROM THE TOOLS) IN WHICH THE FOLLOWING WILL BE PRESENTED:
  - a) VSWR (LOAD AND ANTENNA)
  - b) RETURN LOSS (ANTENNA)
  - c) DISTANCE TO FAULT (WITH ANTENNA)
4. ANTENNA ELEVATIONS REFERRED TO THE CENTRE OF THE ANTENNA.
5. WIND MOBILE IS RESPONSIBLE FOR THE RF DESIGN.
6. CABLE LENGTHS TO BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING.
7. TOWER & FOUNDATION DESIGN SHALL MEET ALL REQUIREMENTS OF WIND MOBILE.

**IRRIS**  
 70 York Road  
 North York, ON M2H 0A9  
 Tel: 416-291-9600 Fax: 416-291-9433  
 www.rris.com

REV.	DESCRIPTION	DNW.	CHK.	APP.
1	ISSUED SHROUD	FSV		
2	REVISED SHROUD	FSV		
3	DATE: 22/MAY/12	FSV		
	DATE: 22/MAY/12	FSV		

**MAST** 29.95m Monopole

**COLUMNS** TUBULAR STEEL

**VERT. DIMS** WADDS (OTR0214)

**TOWER PROFILE**

NO.	DATE	BY	CHK.	APP.
1	2012-05-22	FSV		