

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 1, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**1** **VAUGHAN FIRE COMMUNICATIONS SERVICE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief, dated May 2, 2005:**

**Recommendation**

The Fire Chief in consultation with the City Manager, the Director of Human Resources and the Director of Capital Reserves and Investments, recommends:

1. That staff undertake to assess the feasibility of various options for the provision of fire communication services;
2. That appropriate external assistance as necessary be retained; not to exceed \$75,000 as provided from the Fire Reserve Fund;
3. That staff proceed with the required notification for an amendment to the 2005 Capital Budget with respect to the \$75,000 cost of retention of consulting services addressing the fire communications service solution;
4. That the Vaughan Professional Fire Fighters Association be advised of these undertakings and further advised that they will be consulted at the appropriate times and;
5. That the Region of York be advised accordingly.

**Economic Impact**

The consolidated fire communications project was intended to avoid the future cost increases anticipated in the continued operation of a stand-alone Vaughan Fire Communications Centre. All of the study costs had been absorbed by the Region, with implementation costs proposed to be 'front-ended' by the Region and amortized to the users over future years. Now that consolidation will not be pursued any further at this time, Vaughan will have to front its own costs of determining the best business case and technology solution for Vaughan's fire communication services.

**Purpose**

The Special Committee of the Whole on April 11, 2005 recommended that staff "...provide a report...respecting the status, options and recommendations, for a City of Vaughan fire dispatch."

**Background - Analysis and Options**

Council had previously directed staff to investigate the possibility of consolidating fire communication services with several other municipalities in conjunction with the Region of York. During that process it was determined that an amendment to the *Fire Protection and Prevention Act, 1997* (FPPA) would be required. Subsequently the Government of Ontario advised that "the government does not view this as a general legislative priority, nor does it view it as appropriate to make a general change to this legislation to accommodate a single situation."

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It is understood that staff of the Region of York will be advising Regional Council accordingly and that it is anticipated that the Region of York will not pursue the consolidation of fire communications any further at this time.

The City Manager has been advised by the respective CAOs of Richmond Hill and Markham, that they are open to discussions regarding the provision of fire communication services to any of the seven municipalities previously engaged in the proposed Regional Fire Communications project.

It has been suggested to staff to discuss possibilities with Richmond Hill and Markham fire departments and the Fire Chief thinks there are three options that may be considered:

1. Investigate the feasibility of acquiring complete fire communication services from the Town of Richmond Hill Fire Department;
2. Investigate the feasibility of acquiring complete fire communication services from the Town of Markham Fire Department;
3. Investigate the feasibility of acquiring computer-aided dispatch (CAD) technology services from the Town of Markham Fire Department, while continuing the operation of the Vaughan Fire Communications Centre and employ of our current staff.

To assist in this endeavour, it is also recommended that internal resources be assigned where available and that funding not to exceed \$75,000 for external consulting resources be provided as funded from the Fire Reserve Fund as an amendment to the 2005 Capital Budget, such:

1. That McCauley-Nichols (the consultant engaged by the Region to develop the 7-member business case) be retained by the City of Vaughan to modify the business case to reflect the new options for the City of Vaughan.
2. That a technical consultant be engaged as necessary to assist City of Vaughan Information Technology Management Department staff, as determined by the Chief Information Officer, in the determination of specific hardware/ software/ communication links, etc., to achieve the various options.
3. That internal legal and human resource services and external service, as determined by the Commissioner of Legal and Administrative Services, be provided to assist with the governance and labour relations aspects of the options.

#### Relationship to Vaughan Vision 2007

This report recommends a change from the priorities previously set by Council and the necessary resources have not been allocated.

#### Conclusion

Given the Government of Ontario will not amend the FPPA and the Region of York therefore will no longer pursue or fund the consolidation of fire communication services for the interested municipalities, the City of Vaughan must now consider its options and refine its own business cases to determine the preferred solution and implementation of fire communication services, including significant technological solutions for the future.

Finance has advised that should Council concur with staff recommendations, then this would be considered as an amendment to the Capital Budget. Pursuant to the Municipal Act Sec 291 (1)

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before amending a budget, a municipality shall give notice of its intention to amend a budget at a Council meeting. In accordance with By-Law #394-2002, notice of an intention to adopt an amendment at least fourteen (14) days prior to the date of the Council meeting at which this proposed amendment is to be considered. Therefore, if Council increases the expenditures to the Capital Budget, staff is directed to provide notice of an intention to adopt an amendment to the Capital Budget pursuant to By-Law #394-2002.

**Attachments**

1. Letter from Michael Fenn, Deputy Minister of Community Safety
2. Letter from C. D. Weldon, CAO, Town of Richmond Hill

**Report prepared by:**

Glenn Duncan, Deputy Fire Chief, extension 8206  
John Sutton, Fire Chief, extension 8205

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

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Item 2, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**2** **UPLANDS GOLF AND SKI CENTRE - CHAIRLIFT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 2, 2005:

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Reserves & Investments recommends:

1. That Option 1, for the engineering review and refurbishing of the existing chairlift located at the Uplands Golf and Ski Centre be approved at an estimated cost of \$200,000 and that the funding be from the Uplands Revenue Reserve;
2. That staff proceed with the required notification for an amendment to the 2005 Capital Budget with respect to the Uplands Golf and Ski Centre chairlift.

**Economic Impact**

There is no financial impact on the City of Vaughan taxpayer. It is the intent of the Uplands Golf and Ski Centre to be revenue neutral.

**Purpose**

To obtain Council approval for the engineering review and refurbishing of the chairlift located at the Uplands Golf and Ski Centre.

**Background - Analysis and Options**

In 1994 DDL, the previous operator, purchased and install a used double chairlift. The City contributed approximately 50% of the cost of the chairlift which amounted to \$105,000.

The Technical Standards and Safety (TSA) Act 2000 has the responsibilities for the Elevating Devices. The Ontario Regulations 209/01, Section 24 states that:

“Every above surface passenger ropeway shall be subject periodically to a complete engineering review and assessment to ensure its continued operational safety in accordance with guidelines set by the director.”

Chairlifts are considered to be above surface passenger ropeways according to the Regulation 209/01. The periodic engineering review and assessment of every above surface passenger ropeway will ensure continued compliance with TSS Act, Elevating Devices Regulation intended to ensure operational safety. The Director's Order stated that the Uplands Golf and Ski Club must have an engineering review and assessment no later than December 31, 2005. If these reviews and assessments are not completed by this date, the ski facility cannot operate.

The refurbished chairlift was installed in 1994 and was originally built in 1982. Given the age of the chairlift staff and the operator explored two options:

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Option 1 – Refurbishing

An engineering review and refurbishing for the existing chairlift is estimated at \$200,000. The chairlift engineering review and refurbishing is comprised of but not limited to:

- (i) complete lift taken apart, x-rayed and tested;
- (ii) chairlift posts x-rayed;
- (iii) bull wheel replacement;
- (iv) service brake replacement;
- (v) counterweight tested;
- (vi) electrical taken apart and replaced.

The chairlift would be subject to engineering review every five (5) years. Future costs to this engineering review cannot be estimated.

Option 2 – Purchase New Chairlift

The estimated purchase price for a new quad chairlift is approximately \$1,200,000. This new chairlift will also be subject to future engineering reviews and assessment to ensure it's continued operational safety.

As it is the City's obligation under the agreement to provide for quiet enjoyment of Uplands by the Facility Manager subject to the provisions set out in the agreement between the City and the Facility Manager, one of the two options must be approved.

Attachment #1 provides a proforma of the Uplands Revenue Reserve for the option period of the contract, based on proposed new items. The proforma provides for estimated revenues and proposed capital expenditures for the period January 1<sup>st</sup> 2005 to October 31, 2010.

**Relationship to Vaughan Vision 2007**

This report is consistent with the Vaughan Vision 2007, in that it encourages public private partnerships throughout the organization (2.4) as well it strengthens the ongoing management of partnership agreements (2.4.3).

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and not approved.

**Conclusion**

Given that it is the intent the Uplands Golf and Ski Centre is revenue neutral, it is recommended that Option 1 estimated at \$200,000 be approved.

The Uplands Revenue Reserve currently has a deficit of \$105,000. The five year projected Uplands Revenue Reserve shows there will be sufficient revenues earned to fund future capital expenditures including the costs related to the chairlift. In the interim, this capital project will be funded from the General Working Capital Reserve and repaid from future license fee revenue earned from Uplands.

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Should Council concur with staff recommendation, then this action would be considered as an amendment to the Capital Budget. Pursuant to the Municipal Act 2001 Sec 291 (1) before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. In accordance with By-law #394-2002, notice of an intention to adopt an amendment at least fourteen (14) days prior to the date of the Council meeting at which this proposed amendment is to be considered. Therefore, if Council increases the expenditures to the Capital Budget, staff is directed to provide notice of an intention to adopt an amendment to the Capital Budget pursuant to By-law #394-2002.

**Attachments**

1. Attachment #1 – Proforma Uplands Revenue Reserve

**Report prepared by:**

Ferruccio Castellarin CGA, Director, Reserves & Investments, ext. 8271  
Lynne A. Bonneville, Administrative Manager, ext. 8296

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

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Item 3, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**3 UPLANDS GOLF COURSE AND SKI CENTRE, MANAGEMENT AGREEMENT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 2, 2005:

**Recommendation**

The Commissioner of Community Services, in consultation with the Uplands Working Committee recommends:

- i. That the option to renew the management contract with Smirnov Golf Management Inc. be approved and;
- ii. That the Uplands Working Committee and the Legal Department finalize the details of the extension;
- iii. That the Mayor and Clerk be authorized to sign the necessary documents.

**Economic Impact**

There is no financial impact as it relates to the City of Vaughan's operating or capital budget. It is the intent of the Uplands Golf and Ski Centre to be revenue neutral.

**Purpose**

To respond to Council with respect to their comments on the Uplands Golf and Ski Centre and to obtain authorization from Council to renew the management contract with Smirnov Golf Management Inc.

**Background - Analysis and Options**

The Budget Committee at its meeting of April 16, 2004 requested that staff review the Uplands Golf Centre contract and provide a report addressing the ongoing operations of the Uplands Golf Centre.

The City of Vaughan entered into an agreement with Smirnov Golf Management Inc. (Facility Manager) effective November 1, 2000 for 5 years with a further 5 year renewal option. The City granted the Facility Manager exclusive right to maintain manage and operate the facilities comprised of the Uplands Golf Course and Ski Centre.

Under the terms of the agreement, the Facility Manager provides and is responsible for the cost of all site operation and maintenance, including but not limited to:

- i. All utility costs;
- ii. Minor Maintenance and repairs to all ski and golf course maintenance equipment as well as snow making equipment;
- iii. Minor Repair and maintenance to chair lift;
- iv. Carry out any minor construction, maintenance or repairs necessary on the premises required for public safety.

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The City's obligation under the same agreement is:

- i. To provide for quiet enjoyment of Uplands by the Facility Manager, subject to the provisions set out in the agreement between the City and the Facility Manager;
- ii. To provide a reliable water system to Uplands;
- iii. To pay municipal property taxes, if applicable;
- iv. To repair major defects in the structure of the buildings, including exterior walls and roofs, major defects in the electrical mechanical, plumbing heating ventilation and air conditioning systems;
- v. That all revenues received from the Facility Manager are deposited in a reserve account and that all future capital projects, as appropriate, are funded from the Uplands Revenue Reserve.

Pursuant to the financial terms of the agreement, the Facility Manager pays the City a License Fee and a contribution towards a Course Improvement Fund:

License Fee

- i. 12% of Gross Revenue as reported by the Facility Manager for the preceding calendar month; or
- ii. In the event that Gross Revenue for the current management year exceeds \$1,000,000, the Facility Manager pays the City 20% of Gross Revenue as reported by the Facility Manager for the preceding calendar month.

In any event the license fee paid by the Facility Manager shall not be less than \$50,000.

The total license fee collected during the first four (4) years of the management agreement totals \$615,082. These monies are deposited in the Uplands Revenue Reserve and are committed to major capital improvements to the Uplands site such as providing a reliable water system (water pond).

Course Improvement Fund

The Facility Manager pays the City the following amounts:

- i. \$1.00 for each 18 hole round of golf played
- ii. \$0.50 for each 9 hole round of golf played
- iii. \$1.00 for each two or ski lift ticket purchased
- iv. \$0.50 for each junior ski lift ticket purchased

The funding received for the Course Improvement Fund is not to be used for any purpose other than the repair, maintenance or improvement of Uplands.

The Course Improvement fee collected during the first four (4) years of the Management Agreement total \$66,632. These monies are allocated to various capital course improvements and approved as part of the yearly capital budget presented to Council.

All capital expenditures funded from the License Fee and/or the Course Improvement Fund is submitted for Council approval during the Capital Budget deliberations.

The management agreement with Smirnov Golf Management Inc. is subject to a renewal for one further period of five (5) years commencing November 1, 2005 on the same taxes and conditions,



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save and except for any changes which are agreed upon by both parties. The Manager has proposed to keep the same terms and conditions with the exception of the license fee calculation. He proposes the license fee calculation of 12% on the first \$1,000,000 of gross revenue be changed to 12% on the first \$1,200,000 of gross revenue. This reflects the inflationary costs over the past five (5) years and could have a potential reduction in revenues of \$16,000 per year.

The partnership between Smirnov Golf Management Inc. and the City of Vaughan has been very positive both financially and in providing benefits and services to the community and the residents of the City of Vaughan.

During its five years, Uplands will have provided approximately 40,000 ski lessons (1,000 lessons x 8 weeks x 5 years) and 3,250 golf lessons (650 lessons x 5 years).

By the end of its initial five (5) year term of the contract, Smirnov Golf Management Inc. will have contributed on estimated \$795,000 in revenue to the Uplands/Revenue Reserve based on their proposed revised terms. Council approved a \$1,000,000 in 2003 to provide a permanent water source (ponds) for the snow making operation attributed to the ski centre which accounts for the slight deficit. The revenue for the period November 1, 2005 to October 31, 2010 is estimated to be \$899,000 from the license fee.

**Relationship to Vaughan Vision 2007**

This report is consistent with the Vaughan Vision 2007; in that it encourages public private partnerships throughout the organization (2.4) as well it strengthens the ongoing management of partnership agreements (2.4.3).

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

**Conclusion**

Staff recommend that the management contract with Smirnov Golf Management Inc. be renewed for a further five (5) years and that the license fee calculation will be based on 12% of the first \$1,200,000 of gross revenue.

**Attachments**

None

**Report prepared by:**

Ferruccio Castellarin, CGA, Director, Reserves & Investments, ext. 8271  
Lynne A. Bonneville, Administrative Manager, ext. 8296

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Item 4, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**4**

**AWARD OF TENDER T05-044  
SUGARBUSH HERITAGE PARK – PARK DEVELOPMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 2, 2005:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Directors of Purchasing, Reserves and Investments and Parks Development recommends:

1. That T05-044, SUGARBUSH HERITAGE PARK – PARK DEVELOPMENT be awarded to Forest Contractors Ltd. for the amount of \$630,090.47 (excluding G.S.T.); and,
2. That a contingency allowance of 10% be approved, within which the Commissioner of Community Services 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.

**Economic Impact**

Capital project #5977-0-01 was approved in the 2005 budget. The annual operating cost of \$18,000.00 is required to maintain this park once completed.

**Purpose**

The purpose of this report is to seek approval to award tender T05-044, for the development of SUGARBUSH HERITAGE PARK.

**Background - Analysis and Options**

The project is for the construction of a new park named Sugarbush Heritage Park located near Bathurst Street and Highway No. #7. Project #5977-0-01, was approved in the 2005 capital budget and includes the following in accordance with the master landscape plan: poured in place concrete, unit paving and asphalt paving; site furniture; armour stone walls; sodding and hydraulic seeding with compost topsoil; tree and shrub planting; culverts; playground area; gazebo structure and trellis. Additional provisional items include park lighting; lighting conduits and cedar split rail fencing. The proposed park components were developed through community consultation and were reviewed by the York Regional Police with regards to the principles of CPTED – Crime Prevention Through Environmental Design.

This tender was advertised in the Daily Commercial News and the Electronic Tender Network (ETN). Tenders were closed and publicly opened on Wednesday, April 05, 2005 at 3:00pm. Thirty-two (32) bid documents were issued and thirteen (13) were received. The bid results are as follows:

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<b><u>Contractor</u></b>	<b>Base Tender Price (Excluding GST)</b>	<b>Provisional Items (Excluding GST)</b>	<b>Total Tendered Price (Excluding GST)</b>
1. Forest Contractors Brampton, Ontario	\$583,726.00	\$46,364.47	\$630,090.47
2. Pinevalley Enterprises. Concord, Ontario	\$595,000.00	\$36,616.80	\$631,616.80
3. Lima's Gardens & Con. Woodbridge, Ontario	\$610,821.00	\$46,448.59	\$657,269.59
4. Mopal Construction Gormley, Ontario	\$640,255.00	\$64,205.60	\$704,460.60
5. P. Gabriele & Sons Woodbridge Ontario	\$644,577.85	\$72,750.73	\$717,328.58
6. Sarra General Contractor Brampton, Ontario	\$647,100.00	\$53,271.02	\$700,371.02
7. Rutherford Contractors Gormley, Ontario	\$663,133.88	\$62,047.54	\$725,181.42
8. Melfer Construction Inc. Scarborough, Ontario	\$678,248.50	\$32,546.72	\$710,795.22
9. NLG Construction Mississauga, Ontario	\$681,964.81	\$99,048.69	\$781,013.50
10. Atlas Paving C.O. Etobicoke, Ontario	\$699,151.00	\$317,757.00	\$1,016,908.00
11. Hollandia Enviro. Chelmsford, Ontario	\$739,591.00	\$33,214.95	\$772,805.95
12. Dig-Con Bolton, Ontario	\$744,699.75	\$79,532.71	\$824,232.46
13. Serve Construction Toronto, Ontario	\$770,210.00	\$62,429.90	\$832,639.90

**Relationship to Vaughan Vision 2007**

Sugarbush Heritage Park Implementation will provide facilities that promote a safe, livable, and sustainable parkland environment for the local community.

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

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**Conclusion**

Parks Development and Purchasing staff have reviewed the bid submissions and have determined that the lowest bid contractor, Forest Contractors Ltd, meets the requirements of the contract. Therefore, it is appropriate to award this contract to Forest Contractors Ltd.

Upon award of tender, this project will commence during the last week of May 2005, weather permitting, and will be completed by the end of August 2005.

**Attachments**

None

**Report prepared by:**

Edwina Chan, Landscape Architect, Ext. 3206  
Paul Gardner, Director of Parks Development, Ext. 3209

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Item 5, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.



**5**

**AWARD OF TENDER T05-051  
WILSON CENTURY THEATRE PARK – PARK DEVELOPMENT**

**The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of May 2, 2005.**

*Refer to Item 4, Committee of the Whole (Closed Session) Report No. 30 for disposition of this matter.*

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Item 6, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**6**

**FREE-MULCH GIVEAWAYS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 2, 2005:**

**Recommendation**

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

1. That staff and resources be allocated to support two free mulch giveaways:
  - a) One outside of the Asian Long-horned Beetle regulated zone on Saturday, May 14, 2005; and,
  - b) One within the Asian Long-horned beetle regulated zone on Saturday, October 29, 2005; and,
2. That the additional cost of \$2,000 be absorbed within the 2005 Parks and Forestry Department Operating budget.

**Economic Impact**

There is no economical impact as it is anticipated that the \$2,000 will be absorbed in the current approved 2005 operating budget.

**Purpose**

The purpose of this report is to provide the feasibility of hosting two free mulch giveaways and to obtain Council's approval to host the events.

**Background - Analysis and Options**

At the November 8, 2004 Council Meeting, Council directed staff to explore the feasibility of holding a free mulch giveaway day for Vaughan residents outside the regulated zone. In addition, at the Asian Long-horned Beetle Intergovernmental Task Force meeting of March 9, 2005, staff was requested to include a 2nd free mulch giveaway day to residents in the ALHB infested and regulated zone. The following information is provided to address the feasibility of these two initiatives.

On November 20, 2004, The Parks and Forestry Department held a free mulch giveaway day at the Woodbridge Yard. The event was very successful and staff received very positive feedback from the residents. The City of Vaughan Parks and Forestry section have an extensive mulching program and supports this initiative as there are many benefits to mulching which includes:

- Increased moisture retention around trees
- Lessens trunk damage from grass cutting mowers and weed eaters
- Recycles woody brush instead of paying for unnecessary disposal
- Improves soil fertility
- Controls weeds around the base of trees
- Enhances the appearance of trees

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Staff recommends that Saturday, May 14, 2005 be approved as the first free mulch giveaway day, outside of the regulated zone, as it coincides with the Public Works Department's kick off of the public works week. The event will be held at the Joint Operations Centre, located at 2800 Rutherford Road and will run from 10:00 a.m. to 3:00 p.m.

Parks staff also recommends that the second free mulch giveaway day, which would be within the regulated zone, be held on Saturday, October 29<sup>th</sup>, 2005. The event will be held at the Woodbridge yard located on Langstaff Road, between Pine Valley Drive and Islington Avenue, from 10:00 a.m. to 3:00 p.m.

For both of the free mulch giveaway days, staff will ensure that the appropriate notices are provided to the public. The events will be advertised on the City of Vaughan's *City Page*, as well as the corporate web site and at the community centres.

Equipment for loading mulch, containers (donated bags) for transporting, the mulch material and staff time are required to run these events at cost of \$2,000.

**Cost Breakdown**

36 Staff Hours	\$ 1000.00
Equipment hours	\$ 600.00
Advertisements for October 29 <sup>th</sup>	<u>\$ 400.00*</u>
<b>TOTAL</b>	<b>\$2,000.00</b>

\*Advertising costs for the Public Works Week kick off event and mulch giveaway at the JOC on May 14<sup>th</sup>, will be covered by Public Works.

**Relationship to Vaughan Vision 2007**

Providing free-mulch and educating the public on the benefits of tree mulching has direct impact on safeguarding our environment.

This report is consistent with the priorities previously set by Council and the necessary resources have not been allocated and approved.

**Conclusion**

With the devastation to our trees due to the Asian Long-horned Beetle in Vaughan, our urban forest has been significantly impacted. The longevity and health of our trees can be greatly improved by the application of mulch. This is another example of Vaughan's commitment to protecting the environment through responsible leadership, practices and education.

**Attachments**

None

**Report Prepared By**

Marjie Fraser, Director of Parks, Ext. 6137

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Item 7, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

7

**REQUEST FOR PROPOSAL (RFP05-034)  
ESTABLISHMENT OF PREFERRED VENDORS  
FOR SUPPLY, DELIVERY, INSTALLATION AND SUPPORT  
OF COMPUTER EQUIPMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated May 2, 2005:**

**Recommendation**

The Commissioner of Economic/Technology Development and Communications, in consultation with the Chief Information Officer (CIO), and the Director of Purchasing Services, recommends:

1. That the following two (2) companies be established as the City's Preferred Vendors for the supply, delivery, installation and support of computer equipment, as outlined in the Request For Proposal (RFP05-034), in the amount not to exceed Council-approved Capital and Operating budgets for such goods and services:

Albert White Technologies, Markham, ON  
Infiniti Technology Inc., Mississauga, ON

- and -

2. That a By-law be enacted to authorize the Mayor and the City Clerk be authorized to execute related contracts.

**Economic Impact**

The establishment of Preferred Vendors allows the City to benefit from competitive pricing for computer equipment, expedited acquisition process and value added services. The financial impact is identified and justified during the budget preparation process. Actual expenditures for acquisition of computer equipment and related services will vary due to competitive vendor pricing, but will conform with the established budgets for such goods and services.

**Purpose**

To award Request For Proposal (RFP05-034) to establish two (2) Preferred Vendors for the supply, delivery, installation and support of computer equipment. This will be a one (1) year contract, with option to renew for two (2) additional one (1) year periods. Renewal of the contract will be subject to satisfactory pricing and performance reviews.

**Background - Analysis and Options**

In 2002, Council approved the establishment of Preferred Vendors for supply, delivery, installation and support of computer equipment. The experience over the past 3 years has been beneficial for the City, as it allowed for competitive pricing throughout the term of the agreement, as well as access to multiple vendors' resources for support. The term of the existing Preferred Vendors agreement expires on April 30, 2005. Consistent with the practice established in 2002 and based on positive experience, the same arrangement is preferred for the next agreement.



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A Request for Proposal (RFP) for Preferred Vendors for the supply, delivery, installation and support of computer equipment was issued on February 24, 2005, and closed on March 15, 2005. The RFP was advertised in “The Liberal” newspaper, the City of Vaughan Web Site, as well as the Electronic Tendering Network (ETN). One addendum was issued to clarify vendors’ questions.

Eleven (11) copies of the RFP were picked-up, and three (3) responses were received. One (1) submission was non-compliant. An evaluation team, comprising of staff from the Information & Technology Management Department and the Purchasing Services Department evaluated the received proposals in accordance with the established evaluation criteria in the RFP.

As outlined in the RFP, the top three (3) proponents would be established as the City’s Preferred Vendors for the supply, delivery, installation and support of microcomputer equipment. A cycling method between Preferred Vendors will be used for equipment orders under \$20,000. A bidding process between the Preferred Vendors will be used for equipment orders above \$20,000. The bids will be awarded to the best-buy vendor based on price and availability of equipment at the time of orders. The total value of all orders will not exceed Council-approved annual Capital and Operating budgets during the term of the agreement.

This approach, of using three (3) Preferred Vendors, will ensure that the City receives the following benefits:

- a) Most competitive pricing available at the time of purchase,
- b) Accelerated procurement process,
- c) Continual “value added” services from multiple vendors,
- d) Better and broader customer/vendor relations.

The following scoring method was established and used by the evaluation team to evaluate vendor proposals:

- i. The vendor’s past business practices, management and financial stability – 5%
- ii. Proponent’s capability to perform this contract – 40%
- iii. Pricing – vendor’s demonstrated ability to offer competitive pricing – 35%
- iv. Additional value-added services and/or cost reductions/bonus programmes included in the proposal at no additional cost – 20%

Because only two (2) qualified proposals were received and evaluated, the Preferred Vendors list will consist of two (2) vendors:

<u>Vendor</u>	<u>Evaluated Total Score</u>
Albert White Technologies	94.67%
Infinity Technology Inc.	83.70%

Staff made inquiries with some of the vendors who picked up the RFP documents, but did not submit any proposals. The reasons for no submissions included lack of time to respond, not being able to offer competitive pricing, and non-exclusivity.

**Relationship to Vaughan Vision 2007**

- Finance and Economic Development – establishment of multiple Preferred Vendors for supply, delivery, installation and support of computer equipment allows the City to manage its computer assets at the lowest cost possible, and receive best possible support.

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- Technology and Innovation – on-going technology maintenance program ensures reliability and optimum performance of corporate computing facilities, thus ensuring effectiveness and productivity of staff and service excellence.

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

**Conclusion**

Based on the results of the RFP evaluation team, it is recommended that Albert White Technologies, Markham, ON, and Infiniti Technology Inc., Mississauga, ON, be established as Preferred Vendors for the supply, delivery, installation, and support of computer equipment.

**Attachments**

None

**Report prepared by:**

Jack Dhaliwal, Director of Information Technology & Telecommunications – ext. 8132

CITY OF VAUGHAN

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Item 8, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**8 PROCLAMATION - 2005 NATIONAL PUBLIC WORKS WEEK AND KICK-OFF EVENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 2, 2005:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends that Council adopt the following resolution:

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

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

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

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

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

NOW THEREFORE BE IT RESOLVED THAT Council proclaim the week of May 15 – 21, 2005 as "National Public Works Week" in the City of Vaughan, and request that all citizens and elected officials recognize the contributions which Public Works make every day to our health, safety, comfort, and quality of life.

**Economic Impact**

There is no economic impact on the 2005 Operating Budget as the necessary resources have been allocated and approved.

**Purpose**

To request that Council proclaim May 15 – 21 as "National Public Works Week" in the City of Vaughan, and present an overview of the 2005 National Public Works Week Kick-Off event to be held at the Joint Operations Centre on Saturday May 14, 2005.

**Background - Analysis and Options**

Since 1960, the American Public Works Association has sponsored National Public Works Week. The purpose of National Public Works Week is to celebrate the hard work and dedication of the many public works professionals. For 2005, Public Works Week is the week of May 15 to May 21. The theme for this year is "Public Works is Everywhere You Look", and is meant to reflect the all-pervasive nature of Public Works in people's everyday lives.

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Traditionally, the City's Public Works Department has participated in the 'York Region Area Municipalities Challenge', where area municipalities challenge each other in Municipal Works equipment operating contests. As part of the event, the Mayors of the area municipalities also compete against each other, driving plough trucks and other equipment through an obstacle course.

Although this tradition will continue, staff thought it would be beneficial to provide a more public forum to educate, and get feedback from, residents about roads, water and specifically waste management initiatives. As such, although one day early, on Saturday May 14, 2005, the City of Vaughan will host a Public Works Week Kick-Off event at the Joint Operations Centre located at 2800 Rutherford Rd.

This event will be held at the northeast employee parking lot (rain or shine) from 10:00 a.m. to 3:00 p.m. This event is intended to enhance the public's understanding of various practices and initiatives undertaken by the Public Works Department.

The Public Works Department has invited the participation of other City departments that engage in related activities. As such, the Parks Department will be having their mulch give-away day at this event. In addition, the Region of York has arranged to have a charitable organization (Goodwill) at the City's event to receive "gently used" items.

The event itself will be somewhat multi-faceted, and as a result has the potential to draw a number of people. The event includes:

- A Reuse event, whereby residents will be encouraged to donate their gently used items to a charitable organization (Region of York)
- The opening of the Region's Household Hazardous Waste facility in Vaughan (Region of York). Residents will be directed to the Region's new HHW depot on the west side of the Joint Operations Centre.
- The promotion of Kraft Paper Bags (Region of York)
- The sale of Blue Boxes at \$5.00/each (City of Vaughan – Public Works)
- The sale of Backyard Composters \$17.25/ea (City of Vaughan – Public Works)
- The promotion of new leaf and yard collection requirements and other waste management initiatives (City of Vaughan – Public Works)
- A display about Water Quality (City of Vaughan – Public Works)
- The Mulch Give-away (City of Vaughan – Parks Department)

Although there will be some minor cost to advertise and host this event, they will be shared between Public Works and the Region.

It is intended that this event will grow over time, and will not only encompass Public Works Week, but will 'morph' into a formal Environmental Day as well.

#### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council.

#### **Conclusion**

The 2005 National Public Works Week Kick-Off event provides a venue by which the City can inform, educate, and in some cases, give back to the public, initiatives borne by public works departments.

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**Attachments**

None

**Report prepared by:**

Caroline Kirkpatrick, C.E.T., M.C.I.P.  
Manager of Solid Waste Management

Brian T. Anthony, CRS-S, C. Tech



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 9, CW Report No. 29 – Page 2

This report is consistent with the priorities previously set by Council.

**Conclusion**

It is therefore appropriate that the municipal services in 65M-3126 be assumed and the municipal services letter of credit be reduced to \$10,000. Once the two lots have been built upon, the letter of credit will be released.

**Attachments**

1. Location Map

**Report prepared by:**

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461

VR/fc

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 10, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**10**

**ASSUMPTION – WEST MAPLE CREEK – PHASE 1  
STORM MANAGEMENT POND AND SPRINGSIDE ROAD  
19T-93008/ 65M-3060, 65M-3061**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 2, 2005:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the remaining municipal services in the Subdivision Agreement for Plans 65M-3060 and 65M-3061, and that the municipal services letter of credit be released.

**Economic Impact**

Upon assumption of this development, approximately 1.8 lane kilometres of roadway and associated municipal infrastructure will be added to the City of Vaughan's system. There will be a future cost associated with the operation and long-term maintenance of the additional inventory of lands and public highways that may include roads, sewers, watermains, street lighting, streetscaping, storm water management ponds, parks, etc.

**Purpose**

The subdivision has been completed and is ready to be assumed by the City.

**Background - Analysis and Options**

The development described by Registered Plans 65M-3060 and 65M-3061 is a residential subdivision. The development is located east of Jane Street, north of Rutherford Road, as shown on Attachment 1.

The Subdivision Agreement was signed on March 6, 1995. The municipal services in Plan 65M-3060 and 65M-3061 were installed in June 1996 and the top course asphalt was placed in September 2001. Subsequently, this subdivision was assumed by the City on October 15, 2001 except for Springside Road and the storm water management pond. The balance of these municipal works are now completed.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

**Relationship to Vaughan Vision 2007**

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600 (4.7.1). OPA policies require that development take place in accordance with the requirements and standards of the City and relevant agencies.



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 10, CW Report No. 29 – Page 2

This report is consistent with the priorities previously set by Council.

**Conclusion**

It is therefore appropriate that the municipal services in 65M-3060 and 65M-3061 be assumed and the municipal services letter of credit be released.

**Attachments**

1. Location Map

**Report prepared by:**

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461

VR/fc

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



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**Conclusion**

It is therefore appropriate that the municipal services in 65M-3061 and 65M-3062 be assumed and the municipal services letter of credit be released.

**Attachments**

1. Location Map

**Report prepared by:**

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461  
Engineering

VR/fc

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 12, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**12**

**ASSUMPTION – DUFFERIN HILLS  
19T-97V11/ 65M-3336**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 2, 2005:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3336, and that the municipal services letter of credit be released.

**Economic Impact**

Upon assumption of this development, approximately 1.0 lane kilometres of roadway and associated municipal infrastructure will be added to the City of Vaughan's system. There will be a future cost associated with the operation and long-term maintenance of the additional inventory of lands and public highways that may include roads, sewers, watermains, street lighting, streetscaping, storm water management ponds, parks, etc.

**Purpose**

The subdivision has been completed and is ready to be assumed by the City.

**Background - Analysis and Options**

The 41 lot development is a residential subdivision. The development is located south of Rutherford Road, east of Dufferin Street, as shown on Attachment 1.

The Subdivision Agreement was signed on June 2, 1999. The municipal services in Plan 65M-3336 were installed in June 1999 and the top course asphalt was placed in September 2002.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

**Relationship to Vaughan Vision 2007**

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600 (4.7.1). OPA policies require that development take place in accordance with the requirements and standards of the City and relevant agencies.

This report is consistent with the priorities previously set by Council.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 12, CW Report No. 29 – Page 2

**Conclusion**

It is therefore appropriate that the municipal services in 65M-3336 be assumed and the municipal services letter of credit be released.

**Attachments**

1. Location Map

**Report prepared by:**

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461

VR/fc

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 13, Report No. 29, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 9, 2005, as follows:

**By replacing Clause 3 of the Committee of the Whole recommendation with the following:**

- 3) ***That a community meeting be held in consultation with the Ward 3 Sub-Committee, to provide a factual presentation on the results of the study to residents, prior to June 30, 2005.***

13

**WESTON DOWNS COMMUNITY  
TRAFFIC INFILTRATION STUDY**

The Committee of the Whole recommends:

- 1) That Clauses 1 and 2 of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 2, 2005, be approved;
- 2) That the proposed turning prohibitions along Velmar Drive and Valeria Boulevard not be implemented;
- 3) That a community meeting be held, in consultation with the local councillor, to provide a factual presentation of the results of the study to residents, prior to June 30, 2005; and
- 4) That the following deputations be received:
  - a) Mr. Nat Tari, 136 Santa Barbara Place, Woodbridge, L4L 8J6;
  - b) Dr. Michael Pizzuto, resident of Santa Barbara Place; and
  - c) Ms. Maria Tari, 136 Santa Barbara Place, Woodbridge, L4L 8J6.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That this report on staff's findings regarding an assessment of traffic operations for the Weston Downs Community be received;
2. That no further traffic calming measures be installed for the Weston Downs Community upon completion of the Weston Downs Phase II works scheduled for Summer, 2005 construction; and
3. That Council's direction from the January 24, 2005 meeting, wherein the proposed turning prohibitions along Velmar Drive and Valeria Boulevard not be implemented, be so confirmed.

**Economic Impact**

Not Applicable.

**Purpose**

To report on the findings of the traffic infiltration and other traffic studies for the Weston Downs Community as per Council direction.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 13, CW Report No. 29 – Page 2

**Background - Analysis and Options**

At its meeting on January 24, 2005, under Item 18, Report No. 1 Council approved, amongst other related recommendations:

**“That staff be directed to perform a traffic infiltration study within the entire Weston Downs Community and provide a report to the Committee of the Whole meeting of May 2, 2005.”**

Further, at the meeting of February 28, 2005, Item 7, Report No. 10, Council confirmed its earlier direction:

**“That no further action be required until after a comprehensive traffic study has been conducted by Engineering staff and a report summarizing the findings be provided for Council consideration.”**

There are pre-existing all-way stop controls and traffic calming measures located within the Weston Downs Community. Refer to Attachment No. 1 for the area neighbourhood.

**Traffic Studies – Conducted subsequent to the construction of Rutherford Road**

Staff collected speed and volume data on various roadways within the Subdivision from March 30, 2005 to April 6, 2005. The collected speed and volume data covered a 24-hour time period and is summarized below. Velmar Drive, Valeria Boulevard, Village Green Drive and Orr Avenue are designed as feeder roadways (23.0m right-of-way) typically accommodating volumes up to 8,000 vehicles per day.

<b><u>Location</u></b>	<b><u>Day of Week (highest weekday volume)/Saturday</u></b>	<b><u>Direction</u></b>	<b><u>24 Hour Volume</u></b>	<b><u>Average Speed over Study</u></b>
Velmar Dr – south of Topper Ct	Friday	Northbound Southbound Total	2118 1868 3986	43 km/h 43 km/h
Velmar Dr – south of Topper Ct	Saturday	Northbound Southbound Total	1801 1630 3431	
Velmar Dr – south of Cartwright Blvd	Friday	Northbound Southbound Total	1739 1553 3292	44 km/h 45 km/h
Velmar Dr – south of Cartwright Blvd	Saturday	Northbound Southbound Total	1378 1247 2625	
Valeria Blvd – south of Romeo Cres	Tuesday	Northbound Southbound Total	2692 2698 5390	49 km/h 50 km/h
Valeria Blvd – south of Romeo Cres	Saturday	Northbound Southbound Total	2173 2049 4222	

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<u>Location</u>	<u>Day of Week (highest weekday volume)/Saturday</u>	<u>Direction</u>	<u>24 Hour Volume</u>	<u>Average Speed over Study</u>
Village Green Dr – west of Nova View Cres	Friday	Eastbound	1121	41 km/h
		Westbound	1303	39 km/h
		Total	2424	
Village Green Dr – west of Nova View Cres	Saturday	Eastbound	953	
		Westbound	1094	
		Total	2047	
Orr Ave – west of Kimber Cres	Friday	Eastbound	759	40 km/h
		Westbound	775	40 km/h
		Total	1534	
Orr Ave – west of Kimber Cres	Saturday	Eastbound	650	
		Westbound	633	
		Total	1283	

The existing speed limit on all the roadways in the above chart are posted at 40km/h. The collected vehicle speeds are similar to other feeder type roadways within the City.

Staff conducted radar speed studies on the following roadways. Valeria Boulevard is designed as a feeder roadway (23.0m right-of-way) and Santa Barbara Place is designed to a local roadway (20.0m right-of-way).

<u>Location</u>	<u>Time of Day</u>	<u>Direction</u>	<u>Average Speed</u>
Valeria Blvd – east of Columbus Ave	7:15am to 8:45am	Eastbound	44 km/h
		Westbound	45 km/h
	3:45pm to 4:45pm	Eastbound	46 km/h
		Westbound	49 km/h
Santa Barbara Pl – north of Columbus Ave	7:30am to 8:45am	Northbound	38 km/h
		Southbound	38 km/h
	3:00pm to 4:15pm	Northbound	40 km/h
		Southbound	38 km/h

The collected vehicle speeds are similar to other feeder and local type roadways within the City.

Staff conducted an infiltration study for the entire Weston Downs Community bounded by Rutherford Road, Weston Road and Langstaff Road during the AM and PM peak periods on April 5, 2005 in order to determine the amount of “cut through traffic”. Six access locations were manually counted and observed. The following table summarizes the results of this investigation.

<u>Infiltration Pattern</u>	<u>7:00-9:00 AM</u>		<u>4:00-6:00 PM</u>	
	<u>Inbound Volume</u>	<u>( # of Vehicles) % of Entering Traffic</u>	<u>Inbound Volume</u>	<u>( # of Vehicles) % of Entering Traffic</u>
Rutherford/Babak (right turn) to Weston/Astona	56	(0) 0%		
Rutherford/Babak (right turn) to Weston/Valeria	56	(1) 2%		
Rutherford/Babak (right turn) to Langstaff/Valeria	56	(2) 4%		



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<b><u>Infiltration Pattern</u></b>	<b>7:00-9:00 AM</b>		<b>4:00-6:00 PM</b>	
	<b><u>Inbound Volume</u></b>	<b>( # of Vehicles) % of <u>Entering Traffic</u></b>	<b><u>Inbound Volume</u></b>	<b>( # of Vehicles) % of <u>Entering Traffic</u></b>
Rutherford/Velmar (right turn) to Weston/Astona	176	(17) 10%		
Rutherford/Velmar (right turn) to Weston/Valeria	176	(2) 1%		
Rutherford/Velmar (right turn) to Weston/Greenpark	176	(2) 1%		
Rutherford/Velmar (through) to Weston/Valeria	77	(0) 0%		
Rutherford/Velmar (through) to Langstaff/Valeria	77	(4) 5%		
Weston/Astona (left turn) to Rutherford/Babak			550	(5) 1%
Weston/Astona (left turn) to Rutherford/Velmar			550	(50) 9%
Weston/Valeria (left turn) to Rutherford/Babak			247	(0) 0%
Weston/Valeria (left turn) to Rutherford/Velmar			247	(1) 1%
Weston/Greenpark (left turn) to Rutherford/Bakak			166	(0) 0%
Weston/Greenpark (left turn) to Rutherford/Velmar			166	(4) 2%
Langstaff/Valeria (right turn) to Rutherford/Babak			125	(0) 0%
Langstaff/Valeria (right turn) to Rutherford/Velmar			125	(2) 2%
Langstaff/Valeria (through) to Rutherford/Babak			137	(0) 0%
Langstaff/Valeria (through) to Rutherford/Velmar			137	(8) 6%

Clearly, it is shown through the traffic study that the level of traffic infiltration within the Weston Downs Community is minimal after the construction period on Rutherford Road.

**Traffic Studies – Conducted during the construction of Rutherford Road**

Staff previously collected speed and volume data on Velmar Drive and Village Green Drive during 2004, while Rutherford Road was under construction by the Region of York, that covered a 24-hour time period and are summarized below. Velmar Drive and Village Green Drive are designated as a feeder roadway (23.0m right-of-way).

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<u>Location</u>	<u>Date</u>	<u>Direction</u>	<u>Average Speed</u>	<u>24 Hour Volume</u>
Velmar Dr - south of Flushing Ave	June 21 to June 23, 2004	Northbound Southbound Total	43 km/h 44 km/h	1197 1102 2299
Velmar Dr – south of Village Green Dr	November 29 to December 1, 2004	Northbound Southbound Total	N/A N/A	1988 1772 3760
Village Green Dr – west of Nova View Cres	November 29 to December 1, 2004	Eastbound Westbound Total	41 km/h 41km/h	1137 1363 2500

The existing speed on both roadways in the chart is posted at 40km/h. The collected vehicle speeds are similar to other feeder type roadways within the City.

Staff also conducted an infiltration study for Village Green Drive between Rutherford Road/Velmar Drive and Weston Road/Astona Boulevard intersections during the AM and PM peak periods on September 21, 2004 in order to determine the amount of “cut through traffic”. The following table summarizes the results of this investigation.

<u>Infiltration Pattern</u>	<u>AM Peak Period 7:00-9:00</u>		<u>PM Peak Period 3:30-6:00</u>	
	<u>Inbound Volume</u>	<u>( # of Vehicles) % of Entering Traffic</u>	<u>Inbound Volume</u>	<u>( # of Vehicles) % of Entering Traffic</u>
Rutherford Road to Weston Road	375	(174) 46%		
Weston Road to Rutherford Road			741	(230) 31%

Traffic infiltration is normally defined as “vehicular traffic passing through an area when the vehicle operator does not have a destination in the area”. Generally, the threshold value above which through traffic is defined as infiltration is 30%. Clearly, it is shown through the traffic study that traffic infiltration within the Weston Downs Community during Rutherford Road construction was substantial.

Summary Comparison of Studies

The following summarizes the studies before and after the re-construction of Rutherford Road:

- The collected traffic volumes are similar for Village Green Drive and Velmar Drive south of Village Green Drive - pre-construction 3760, after construction 3292, reduction in traffic 12%.
- The average speeds have remained consistent - pre-construction range from 41 km/h to 44 km/h, after construction range from 39 km/h to 50 km/h.
- The ‘cut-through traffic’ of the Weston Downs community is minimal - after construction the cut through movements range from 0% to 10% for all studied locations.
- The ‘cut-through traffic’ between Rutherford Road/Velmar Drive and Weston Road/Astona Boulevard has reduced from 46% in September 2004 to 10% in April 2005 during the morning period.

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- The 'cut-through traffic' between Weston Road/Astona Boulevard to Rutherford Road/Velmar Drive has reduced from 31% in September 2004 to 9% in April 2005 during the afternoon period.
- The total eastbound right turn volume from Rutherford Road onto Velmar Drive has reduced from 375 in September 2004 to 176 in April 2005 (53% reduction) during the morning period.
- The total northbound left turn volume from Weston Road onto Astona Boulevard has reduced from 741 in September 2004 to 550 in April 2005 (26% reduction) during the afternoon period.
- The traffic volume is mostly generated by the residents from within the community.

It can be concluded that motorists would tend to travel through the Weston Downs Community during the construction of Rutherford Road at Weston Road. Since the construction has now been completed the amount of 'cut-through traffic' and the number of vehicles turning into the community has reduced significantly in both the morning and afternoon periods.

Additional traffic calming measures for Greenpark Blvd., Valeria Blvd., Fifth Ave. and Woolcott Road in the form of speed humps and a raised crosswalk will be constructed this Summer as part of completion of Weston Downs Phase II works.

We note that York Regional Police Services have been requested to provide frequent traffic surveillance within the Weston Downs Community, specifically with respect to stop sign compliance and speeding violations. Further, Region of York Transportation and Works staff has now completed their review of the northbound left-turn advance and has concluded that current signal timings for the PM peak hours are adequate.

Staff will continue to monitor traffic on a random basis in the Weston Downs Community.

#### **Relationship to Vaughan Vision 2007**

This traffic study is consistent with Vaughan Vision 2007 as to ensure enhanced safety standards are incorporated in community designs (1.1.2).

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

#### **Conclusion**

This report details staff's findings to date regarding an assessment of the traffic operations for the Weston Downs Community staff have concluded that with the exception of those traffic calming works proposed for installation Summer, 2005 that no further action is required. Staff will however continue to monitor the area on a random basis.

#### **Attachments**

1. Location Map

#### **Report prepared by:**

Mike Dokman, Supervisor, Traffic Engineering, ext. 8031

:MD

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 14, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**14      TENDER AWARD – CQ-05-04 SUPPLY AND DELIVERY OF ASPHALT MATERIALS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 2, 2005:**

**Recommendation**

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

1. That Tender CQ-05-04 for the supply and delivery of hot mix asphalt materials be awarded to Warren Bitulithic Ltd.; and
2. That the Mayor and Clerk be authorized to sign the necessary documents.

**Economic Impact**

Notwithstanding that the lowest bid prices are 7% higher than last year, there is no impact on the 2005 Operating Budget, as the necessary resources have been allocated and approved in various Public Works operating accounts to cover the cost of asphalt materials.

**Purpose**

To award tender CQ-05-04, for the supply and delivery of asphalt material, to Warren Bitulithic Ltd.

**Background - Analysis and Options**

The Town of Newmarket, on behalf of the participating municipal agencies of the York Region Public Buyers Co-operative, called a tender for the supply and delivery of asphalt material required for municipal maintenance operations. The award of the tender will secure unit pricing per tonne of HL2, HL3, HL3A, HL8 hot mix asphalt material and Cold Mix, for two years from date of award, with the possibility of a one (1) year extension.

Tender CQ-05-04 was advertised in the local newspapers and on the Electronic Tendering Network (ETN). The tender closed February 24, 2005 and a total of 4 bids were received. Of the 4 bids, only 3 provided pricing for the materials most commonly used by the City's Public Works Department. The results of these 3 bids are shown below.

<b>Zone #4 - City of Vaughan</b>	<b>Warren Bitulithic</b>		<b>Miller Paving</b>		<b>Innovative Materials</b>		<b>Matrex Co.</b>	
	Supply Only	Supply & Deliver	Supply Only	Supply & Deliver	Supply Only	Supply & Deliver	Supply Only	Supply & Deliver
HL2	<b>\$53.75</b>	<b>\$61.25</b>	\$ 54.00	n/b	n/b	n/b	n/b	n/b
HL3	<b>\$51.75</b>	<b>\$59.25</b>	\$ 52.00	n/b	n/b	n/b	n/b	n/b
HL3A	<b>\$52.75</b>	<b>\$60.25</b>	\$ 53.00	n/b	n/b	n/b	n/b	n/b
HL8	<b>\$50.75</b>	<b>\$58.25</b>	\$ 51.00	n/b	n/b	n/b	n/b	n/b
Cold Mix	\$66.75	\$74.25	\$ 66.00	n/b	n/b	n/b		
HPC Mix	n/b	n/b	n/b		<b>\$33.00</b>	<b>\$41.00</b>	\$38.00	\$42.70

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The contract for the supply and delivery of High Performance Cold Mix asphalt (HPC Mix) will be awarded separately to Innovative Municipal Products Inc., as they were the lowest bid for this material in our geographic area, and the budget allocated to such material would not surpass \$20,000 over a two (2) year period. Warren Bitulithic Ltd. did not enter any bid under that particular item.

The prices represent an increase of over seven percent in year one from current prices, but prices will remain firm for the entire two year contract including the additional optional extension period.

The bids have been checked for mathematical errors, and Warren Bitulithic Ltd., the contractor having the lowest bid, has provided the same material to the City in previous years. Warren Bitulithic Ltd. has two sites in the Toronto area: one at No. 949 Wilson Avenue in Downsview; and, the other at No. 10475 Keele Street, in Maple.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council.

**Conclusion**

Awarding the supply and delivery of asphalt materials to the low bidder, Warren Bitulithic Ltd., secures the pricing of hot mix asphalt materials for at least two years.

**Attachments**

N/A

**Report prepared by:**

Odette McIntyre, C. Tech.  
Technical Coordinator

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 15, Report No. 29, of the Committee of the Whole, which was considered by the Council of the City of Vaughan on May 9, 2005, was dealt with by approving:

***That this matter be referred to the Committee of the Whole meeting of May 16, 2005; and***

***That the written submissions from Mr. Munro Armstrong, Dale Farren & Son Ltd., dated May 8 and 9, 2005, be received.***

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**WINTER ROAD MAINTENANCE CONTRACTS**

The Committee of the Whole recommends:

- 1) That Clauses 2 and 3 of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 2, 2005, be approved; and
- 2) That staff be directed to tender for the east portion of the City's winter road maintenance services.

**Recommendation**

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

1. RFP00-15 with Dale Farren & Son Trenching Limited be extended for a three year period, based on the price increases in the equipment standby rate as outlined in this report;
2. RFP00-15 with Gazzola Paving Limited be extended for a three year period, based on the price increase as outlined in this report; and,
3. That the Mayor and Clerk be authorized to sign the necessary documents.

**Economic Impact**

There is no economic impact on the 2005 Operating Budget as the necessary resources have been allocated and approved. There will be an economic impact in the 2006-2007, and 2007-2008 winter seasons, due to growth and the increased standby rates. However, staff are unable to quantify the growth factor at this time.

**Purpose**

To seek Council's formal approval of the extension to the current winter road maintenance contracts for an additional 3 years.

**Background - Analysis and Options**

RFP00-15 was issued in 2000, and covers winter road ploughing, snow removal, as well as the salting and sanding operations for the majority of the City. The original contract was extended for 2 years, and expired at the end of this current winter season (April 2005). Gazzola Paving Limited performs winter road maintenance in the west portion of the City. Dale Farren & Son Trenching Limited maintains the east portion of the City. City staff and equipment provides limited service in both contract areas. Residential driveway windrow clearing is performed by two separate contractors and is not part of the services provided for under these two contracts.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

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Both contractors have submitted letters to the City at the start of the 2004-2005 winter season concerning continued operations past the current term of their contracts. In one case, the letter is to advise of a price reduction from their original proposal; the other is to identify specific price increases if the contract was extended.

Gazzola Paving Limited

In 2003, Gazzola provided the City with prices for a 5 year period, with the option of going for either 2 or 5 years. At the time, the 2 year option was chosen. This current winter season (2004-2005) represents the second and last year of their original proposal to the City in 2003.

Gazzola Paving has indicated that it is willing to amend their original 5 year proposal for the optional 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> year. They have indicated that they are willing to forgo any price increase in the 3<sup>rd</sup> and 4<sup>th</sup> years, and reduce the increase for the 5<sup>th</sup> year to 2%. Originally, their proposal had a 2% increase in the 3<sup>rd</sup> year, a 3% increase in the 4<sup>th</sup> year, and 5% increase in the 5<sup>th</sup> (last) year.

In speaking with the contractor, they indicated that they are able to maintain their current costs for a number of reasons. The City provides all the fuel used during winter storm operations, saving them from any price increases that have, and will, take place. The City also supplies all the de-icing materials (salt, sand/salt, Clearlane), again saving them from incurring additional operating cost increases. Increased insurance costs can be spread across the entire year and on various other contracts taking place throughout the year. The other main reason that costs can be controlled is that the contract has specific hours guaranteed for each type of equipment.

These guaranteed hours are 50 hrs for ploughing and 175 hours for salting, and were based on seasonal averages.

The impact of the 2% increase in the 5<sup>th</sup> year (2007 – 2008), amounts to approximately \$29,100, based on today's salting and ploughing fleet size, and 175 hrs of salting and 50 hrs of ploughing per unit. Should the City take advantage of the optional 3 years, the only increase related to this work in the first two years would be to cover the growth component, and the resulting need for additional equipment.

Dale Farren & Son Trenching Limited

Dale Farren & Son Trenching have indicated that they too are willing to extend the current contract for a further three years; however, they have included price increases for vehicle standby rates. Unlike Gazzola Paving, Farren's contract contains no guaranteed operating hours for the equipment. The only guaranteed payment is the equipment standby rates. In addition, Farren uses sub-contractors to assist in performing the work.

Dale Farren & Son Limited have indicated in their letter that, "The drastic increases in insurance premiums force us to propose a rate increase on the daily standby rate of 9% for the first term, 7% for the second term, and 3% for the third term."

The proposed equipment standby rates, as outlined in the letter from Dale Farren & Son, would result in increases as follows:

	Daily Standby Rate per Vehicle
Current rate	\$196.91
2005 – 2006	\$214.63
2006 – 2007	\$229.65
2007 – 2008	\$236.54

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It should be noted that they are not proposing to increase the hourly operating costs throughout the 3 years, and the only other impact on costs for the east portion of the City would be related to growth and the resulting need for additional equipment.

The impact of their proposed equipment standby rate increase in 2005 is approximately \$26,000, as it only impacts the last portion of the 2005 budget year (November and December). Even with the proposed increases in the equipment standby rates, the overall contract costs for the two contracts are almost identical.

General

When finalizing the 2005 Operating Budget, the above noted information was used by the Senior Management Team to reduce the Public works Winter Maintenance budget by \$180,000. This number took into account the increase in the City's growth, as well as the prices submitted by the two contractors.

Although the matter of extending the contracts was discussed at Budget Committee, Council did not formally extend the contracts.

As such, it is recommended that the winter road maintenance contracts with Gazzola Paving and Dale Farren & Son be extended for 3 years, based on the conditions contained in their letters.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council.

**Conclusion**

When finalizing the 2005 Operating Budget, a total of \$180,000 was removed from the Public Works Department's proposed 2005 Roads Winter Maintenance Budget, based on the extension of the existing winter maintenance contracts. In order to legitimize the extension of the contracts, it is recommended that Council approve the extensions, and the conditions therein.

**Attachments**

N/A

**Report prepared by:**

Brian T. Anthony, CRS-S, C. Tech  
Director of Public Works



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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 16, Report No. 29, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 9, 2005, as follows:

***By approving the following proposed criteria for assessing candidates for the Greening Vaughan Advisory Committee:***

<i>Criteria</i>	<i>Weight</i>
<i>Candidates must demonstrate a significant interest, knowledge and experience in waste management issues.</i>	<i>40</i>
<i>Candidates must possess strong interest in community activism.</i>	<i>30</i>
<i>Candidates must be 18 years of age or older.</i>	<i>5</i>
<i>Strong communications skills are preferred.</i>	<i>15</i>
<i>Candidates should have access to the internet.</i>	<i>10</i>

**16      GREENING VAUGHAN ADVISORY COMMITTEE - TERMS OF REFERENCE**

The Committee of the Whole recommends that the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 2, 2005, be approved, subject to replacing the sentence "It is expected that these meetings will be held in the mornings." with "The meeting dates and times are to be set by the Committee.", where it appears in Appendix 1 Terms of Reference, under the heading "Meetings".

**Recommendation**

The Commissioner of Engineering and Public Works recommends that the Greening Vaughan Advisory Committee Terms of Reference, as contained in this report, be approved.

**Economic Impact**

There is no financial impact on the 2005 Operating Budget with respect to the establishment of the Greening Vaughan Committee, as the necessary resources have been allocated and approved.

**Purpose**

To present the draft Terms of Reference for the "Greening Vaughan" Advisory Committee.

**Background - Analysis and Options**

On March 1, 2005 at the Committee of the Whole Working Session, staff presented a report entitled "Greening Vaughan – A Comprehensive Waste Management Plan". The report outlined a multi-year, three phase waste management initiative, with the ultimate goal of 60% diversion of waste from landfill. The first phase is to commence September 2005, with the remaining phases being launched at one year intervals (i.e. September 2006 and September 2007).

To assist with the implementation of the "Greening Vaughan" waste management initiative, it was recommended that a Greening Vaughan Advisory Committee be created. The draft Terms of Reference for the Committee is identified in the Appendix 1.

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The benefits of forming a 'Greening Vaughan' Advisory Committee (GVAC) are numerous. Formal public participation in progressive waste diversion initiatives is an untapped resource in the City of Vaughan. Citizen representation on the GVAC would act as a conduit to foster a two-way communication process between the members of public and local government officials, as it relates to waste management issues. The GVAC is also an effective tool to plan, organize and evaluate waste management programs. Public representation on the Advisory Committee will introduce a different, more enhanced dynamic to brainstorming exercises. To this end, the City can entertain different solutions regarding implementation and operational challenges for both existing and new waste management programs.

Once the Terms of Reference have been approved, requests for representation from both members of Council and members of the public will be announced. Upon the nomination and approval of the Committee members, Greening Vaughan will hold its inaugural meeting no later than June 2005.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council.

**Conclusion**

The Greening Vaughan Advisory Committee will be an integral resource for the roll out of the City's "Greening Vaughan" waste management plan.

**Attachments**

Appendix 1: Terms of Reference 'Greening Vaughan Advisory Committee

**Report prepared by:**

Caroline Kirkpatrick, C.E.T., M.C.I.P.  
Manager of Solid Waste Management

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 17, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

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**EXTENSION AGREEMENTS – TAX SALE PROCESS**

**The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of May 2, 2005.**

*Refer to Item 5, Committee of the Whole (Closed Session) Report No. 30 for disposition of this matter.*



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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

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- iv) the Region of York Transportation and Works Department shall consent to the proposed/ revised landscaping works within the Regional day-lighting triangle at the southwest corner of the Bathurst Street and Rutherford Road intersection; and
- v) the implementing zoning by-law shall be enacted, and in full force and effect.

**Economic Impact**

N/A

**Purpose**

The Owner has submitted an application to amend the Zoning By-law to permit a Drive-Through use in conjunction with a permitted Bank/Financial Institution use in the C4 Neighbourhood Commercial Zone. Exceptions to the C4 Zone standards to increase the maximum permitted gross floor area (GFA) of all buildings on the property from 9,662m<sup>2</sup> to 9,678.12 m<sup>2</sup> (an additional 16.12 m<sup>2</sup>), and to permit a 20 space reduction in the minimum required parking on the overall site from 581 to 561 spaces, are also proposed to facilitate the development of the bank and drive-through (Building "B") as shown on Attachment #3.

The Owner has also submitted a Site Development Application to amend the existing registered site plan agreement for the property, in order to facilitate the 16.12 m<sup>2</sup> increase in GFA for the bank (Building "B"), the addition of the associated drive-through, and revisions to the parking and landscaping adjacent to the bank building. The Owner is also proposing improvements to the north elevation for existing Building "C" shown on Attachment #3, which is a multi-unit commercial building facing Rutherford Road.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the southwest corner of Rutherford Road and Bathurst Street (9200 Bathurst Street), in Part of Lot 15, Concession 2, City of Vaughan.

The rectangular-shaped 3.74 ha site has 123 m frontage on Bathurst Street and 238m flankage on Rutherford Road. The site is known as the Rutherford Village Shopping Centre and is currently developed with a supermarket (Building "A" – Sobey's), an eating establishment with drive-through (Building "E" – Tim Horton's), a drugstore and video store (Buildings "F1" and "F2" – Pharma Plus and Rogers Video), and two multi-unit commercial buildings (Buildings "C" and "D"), as shown on Attachment #2. The location of the bank/financial institution (Building "B") was approved through the original site development application (File DA.00.142) in January 2002. An amendment to the registered site plan agreement and the site-specific zoning exception on the property will be required to facilitate the proposed drive-through, including revisions to the building foot-print, landscaping, and parking layout, and to the elevations for the bank and the north façade for multi-unit commercial Building "C".

The subject lands are designated "Medium Density Residential/Commercial" and further identified as a "Neighbourhood Commercial Centre" by OPA #600, and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1076). The surrounding land uses are:

- North - Rutherford Road; vacant/future Block 11 development (A Agricultural Zone)
- South - vacant/future Block 10 development (A Agricultural Zone)
- East - Bathurst Street; residential/commercial (Town of Richmond Hill)
- West - valleylands (OS1 Open Space Conservation Zone)

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005

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#### Item 18, CW Report No. 29 – Page 3

On February 11, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Town of Richmond Hill. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing report of March 7, 2005, and to forward a comprehensive report to a future Committee meeting, was ratified by Council on March 21, 2005.

#### Official Plan

The subject lands are designated “Medium Density Residential/Commercial” and further identified as a “Neighbourhood Commercial Centre” by OPA #600. The Official Plan permits a broad range of neighbourhood commercial uses, including a bank and financial institution. An amendment to the Official Plan would not be required to facilitate an associated drive-through use for the bank.

#### Zoning

The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1076). A variety of neighbourhood commercial uses are permitted including the existing supermarket, eating establishment with drive-through, drug store and video store, and two multi-unit commercial buildings as shown on Attachment #2. A bank/financial institution is also a permitted use, however, an exception is required to permit the drive-through.

The site-specific zoning exception on the property permits a maximum GFA of 9662m<sup>2</sup> for all buildings on the property, whereas the applicant is proposing 9,678.12m<sup>2</sup> to facilitate a 16.12m<sup>2</sup> increase in GFA for Building “B”. The applicant is also proposing 561 parking spaces, rather than the required 581 spaces, with the resulting 20 space or 3.5% parking deficiency attributed to the increase in GFA and primarily with the removal of parking spaces to facilitate the drive-through.

Staff can support the proposed amendments to By-law 1-88. The proposed drive-through is an appropriate use to be associated with the permitted bank, and can be screened with landscaping from the view of Rutherford Road. The 16.12m<sup>2</sup> increase in the overall site GFA due to the proposed 400.2 m<sup>2</sup> bank size is considered to be minor, and therefore, Staff has no objections to increasing the maximum permitted GFA on the site from 9,662 m<sup>2</sup> to 9,678.12 m<sup>2</sup>. The 20 space (3.5%) parking deficiency is also considered to be minor, and will accommodate the revised site layout to facilitate the drive-through.

#### Site Design

On June 25, 2001, Council approved the original Site Plan Application DA.00.142 (Shiplake Investment (Rutherford Ltd.)) as shown on Attachment #2. The site is currently developed with the exception of Building “B”, where the proposed bank with drive-through will be located as shown on Attachment #3. The Owner is proposing a 16.12 m<sup>2</sup> increase in the original GFA of the bank from 384.08m<sup>2</sup> to 400.2m<sup>2</sup>. The stacking lane for the drive-through will be located along the north elevation (Rutherford Road) and will wrap around the west side of the building, where the banking machines are located. The parking area has been slightly reconfigured to the south and east of the building in order to accommodate the bank and drive-through layout. Staff is satisfied with the proposed location of the bank, drive-through, and the revised parking layout adjacent to the bank building.

To improve the aesthetic look of the site, the Owner has also revised the north façade of multi-unit commercial Building “C”, and provided additional landscaping along the Rutherford Road (north) lot line, and an enhanced entrance feature within the day-lighting triangle at the southwest corner of the Rutherford Road and Bathurst Street intersection. A detailed discussion of the proposed revisions, which are supported by Staff, is provided in the “Elevation” and “Landscaping” sections below.

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Parking

By-law 1-88 requires parking for the entire site to be provided on the basis of the following:

Shopping Centre: 9,678.12 m<sup>2</sup> @ 6 spaces/100 m<sup>2</sup> GFA = 581 spaces

Total Parking Required	= 581 spaces
Total Parking Provided	= 561 spaces

The site plan proposes a deficiency of 20 parking spaces (3.5%), which has been reviewed by the Engineering Department and found to be acceptable. The site-specific zoning exception will be amended to include this reduction.

Elevations

a) Building “B” (TD Canada Trust Bank)

The one-storey, 400.2 m<sup>2</sup>, rectangular building is proposed to a height of 6.26 m, with the corporate signage tower (TD Canada Trust) increasing the height to 9.62 m as shown on Attachment #5a,. The building material consists of red and sandstone coloured brick. A 0.6 m wide horizontal green-coloured aluminum band spans across the upper portion of the building with small corporate signage evenly spaced along all facades. A slightly lighter-green metal roof will screen all roof-top mechanical equipment from street view. The double main entrance/exit door is located on the east elevation. Spandrel window panels with beige-coloured stucco panels above and vertical sandstone-coloured brick panels are evenly spaced along the south, north and east facades. The drive-through stacking lane is located along the north side of the building and wraps around to the west façade, where the banking machines can be accessed on the west wall, and below an overhead canopy.

b) Building “C” (Multi-Unit Commercial Building)

The Owner is also proposing revisions to the existing north façade of Building “C” as shown on Attachment #5b, to create a better architectural presence at the prominent northeast corner of the property at Bathurst Street and Rutherford Road. Working within the parameters of an already existing and occupied building, new green-coloured vinyl canopies will be located at the midway point of the building, which will tie in with the existing green colour on the tower element. The roof will also be re-cladded with a green-coloured finished metal to match the existing roof on the tower element. The existing light beige-coloured stucco will remain, however every second unit will be painted in a slightly darker camel colour to help break the massing of the building. The elimination of the illuminated signs to be replaced with individual channel lettering for each business, will create a more uniform and pleasing look. New lighting on pre-finished metal armatures on the north façade will provide accent treatment, and provide a positive illumination of the building at night along Rutherford Road. A decorative brick projection with the letter “R” will be located in the upper-middle portion of the tower element, on all four sides.

Landscaping

The Owner has been working with Staff to improve the streetscape of the property through additional landscaping treatment as shown on Attachments #4a and #4b. A gateway feature at the southwest corner of the intersection of Bathurst Street and Rutherford Road as shown on Attachment #4c will include the addition of tall and short shrubs and grasses around the existing

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impressed concrete walkway. A metal bench has been added as a decorative feature, as well as, new natural concrete with a score pattern directly on the corner within the Regional boulevard, which will require approval from the Region of York Transportation and Works Department. Additionally, a mix of coniferous and deciduous trees and shrubs will be placed along the north property line to help screen the multi-unit buildings and drive-through. A wood cross-rail will be added to the existing horizontal 2-rail wood slat fence approved for Block 10 perimeter fencing for additional architectural detail and screening purposes, along Rutherford Road and Bathurst Street.

Due to the amount of planting proposed, the entry feature will require detailed mechanical irrigation drawings to be submitted and approved by the City and the Region of York. The final landscape plans and details shall be to the satisfaction of the Development Planning Department.

Servicing

The subject lands have access to municipal services, including hydro, storm and sanitary sewers, and water. However, there is a tri-party agreement between the Town of Richmond Hill, Shiplake Investments and Vaughan, for the provision of water and sanitary services from Richmond Hill to the site. The agreement requires approval from Richmond Hill for the increase in GFA over and above that allowed by Zoning By-law 92-2000. Without approval for the 16.12m<sup>2</sup> increase in GFA, Richmond Hill will not be obligated provide water and sanitary services for the subject property, over and above 9,662m<sup>2</sup>. Staff is still awaiting confirmation from Richmond Hill, and a condition of site plan approval will require that Richmond Hill give its consent acknowledging that the increase in GFA is satisfactory with respect to the provision of water and sanitary services, and the development of the proposed bank can proceed, prior to the execution of the site plan agreement.

The final revised site servicing and grading plan shall be approved to the satisfaction of the Engineering Department.

**Relationship to Vaughan Vision 2007**

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

**Conclusion**

Staff has reviewed the proposed applications to amend the zoning by-law and the registered site plan agreement, in accordance with the policies of OPA #600 and the requirements of By-law 1-88. The additional improvements to the façade of Building "C" and landscaping adjacent to Rutherford Road will help to create a better visual presence of the overall site development from the street. Staff are also of the opinion that the proposed site plan layout and zoning exceptions to permit a drive-through use to be associated with a permitted bank/financial institution (Building "B") is appropriate, and that the 16.12m<sup>2</sup> increase in the total permitted GFA for all buildings on the site from 9962 m<sup>2</sup> to 9678.12 m<sup>2</sup>, and a reduction in the required site parking from 581 to 561 spaces, is minor and appropriate for the orderly development of the property. For these reasons, Staff recommends approval of the zoning amendment and site plan applications.



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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

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**Attachments**

1. Location Map
2. Original Approved Site Plan (June 2001)
3. Revised Site Plan
- 4a. Overall Landscape Plan
- 4b. Landscape Plan (Bldg. B)
- 4c. Landscape Plan (Entry Detail at Bathurst and Rutherford Intersection)
- 5a. Elevations (Bldg. B – Proposed Bank)
- 5b. Elevations (Bldg. C- Upgrade to North Façade of Existing Multi-Unit Commercial Building Facing Rutherford Road)

**Report prepared by:**

Andrea Seca, Planner, ext. 8215  
Arto Tikiryan, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 19, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

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**SIGN VARIANCE APPLICATION  
FILE NO: SV.05-07  
OWNER: MIRIAM KOTZER/1049381 ONTARIO LTD.  
LOCATION: 3900 RUTHERFORD ROAD  
BLOCK 137, PLAN 65M-3373**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated May 2, 2005:

**Recommendation**

That Sign Variance Application SV.05-07, Miriam Kotzer/1049381 Ontario Ltd., be APPROVED, subject to the existing banners being removed.

**Economic Impact**

None.

**Purpose**

Request to install four additional signs each having an area of 5.6 sq m that were not part of the Sign Plan Agreement approval process.

**Background- Analysis and Options**

By-Law Requirements (203-92, as amended)

- 6.2 (a) Where a site plan approved by the City provides standards for signage and the signs for the development comply therewith, such signs shall be deemed to comply with this By-Law.

**Relationship to Vaughan Vision 2007**

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

**Conclusion**

Committee members note that the proposed signs use the same colour palette as the existing signs and therefore the visual clutter on the streetscape is minimized. There were no additional comments or concerns other than the existing non-conforming banner signs should be removed.

Upon approval of the sign variance by Council a Sign Permit is required to be issued by the Building Standards Department.

**Attachments**

1. Sketch of Sign

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 19, CW Report No. 29 – Page 2

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 20, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

20

**SIGN VARIANCE APPLICATION  
FILE NO: SV.05-08  
OWNER: MIELE CANADA LIMITED  
LOCATION: 161 FOUR VALLEY DRIVE  
BLOCK 1, PLAN 65M-3692**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated May 2, 2005:

**Recommendation**

That Sign Variance Application SV.05-08, Miele Canada Limited, be APPROVED, subject to M.T.O. approval.

**Economic Impact**

None.

**Purpose**

Request to install a development sign having an area of 29.7 sq m. as shown on the attached drawings.

**Background- Analysis and Options**

By-Law Requirements (203-92, as amended)

12.1 (1) (c) Each builder is permitted a maximum of two (2) signs, with a combined sign face area not to exceed 20.0 sq m.

6.5 (b) No ground sign shall exceed 5.0 m in any dimensions of the sign face.

**Relationship to Vaughan Vision 2007**

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

**Conclusion**

It is the opinion of the members of the Sign Variance Committee that due to size of the subject property and the temporary nature of the proposed sign, the general intent and purpose of the Sign By-Law is being maintained. There are no further comments or concerns other than the approval of M.T.O is required prior to the issuance of the Sign Permit.

Upon approval of the sign variance by Council, a Sign Permit is required to be issued by the Building Standards Department.

**Attachments**

1. Sketch of Sign

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 20, CW Report No. 29 – Page 2

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 21, Report No. 29, of the Committee of the Whole, which was adopted, as amended by the Council of the City of Vaughan on May 9, 2005, as follows:

***By receiving the memorandum from the Manager of Emergency Planning, dated May 3, 2005.***

21

**EMERGENCY MANAGEMENT PROGRAM COMMITTEE**

(Referred from the Committee of the Whole (Working Session) meeting of April 26, 2005)

**The Committee of the Whole recommends:**

- 1) **That Clauses 1, 3 and 4 of the Committee of the Whole (Working Session) recommendation of April 12, 2005, be approved;**
- 2) **That the following members of Council be appointed to the committee:**
  - i) **Mayor Michael Di Biase, ex-officio;**
  - ii) **Regional Councillor Linda Jackson;**
  - iii) **Regional Councillor Joyce Frustaglio as the alternate Regional Councillor;**
  - iv) **Councillor Alan Shefman; and**
  - v) **Councillor Sandra Yeung Racco as the alternate Local Councillor; and**
- 3) **That the memorandum from the Fire Chief, dated April 18, 2005, be received.**

The Committee of the Whole (Working Session), at its meeting of April 26, 2005, recommended:

That this matter be referred to the Committee of the Whole meeting of May 2, 2005.

Council, at its meeting of April 25, 2005, adopted the following:

That this matter be referred to the Committee of the Whole (Working Session) meeting of April 26, 2005.

The Committee of the Whole (Working Session), at its meeting of April 12, 2005, recommended:

- 1) That the recommendation contained in the following report of the Fire Chief and the Manager of Emergency Planning, dated April 12, 2005, be approved, subject to deleting "12" where it appears in Clause 1;
- 2) That the following members of Council be appointed to the committee:
  - i) Regional Councillor Linda Jackson;
  - ii) Regional Councillor Joyce Frustaglio as the alternate regional councillor;
  - iii) Councillor Sandra Yeung Racco; and
  - iv) Councillor Alan Shefman;
- 3) That the Director of Corporate Communications be appointed as a member; and
- 4) That the Committee review additional members required, such as representatives from TransCanada Pipelines, CN Rail, CP Rail, York Region District School Board, York Catholic District School Board, York Region Community Services and Housing, Hospital Health Services and the industry, and that this be done early in the process.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 21, CW Report No. 29 – Page 2

Report of the Fire Chief and Manager of Emergency Planning dated April 12, 2005

**Recommendation**

The Fire Chief and Manager of Emergency Planning in consultation with the City Manager and Senior Management Team recommends;

1. That Council adopt and enact a By-Law to establish an Emergency Management Program Committee for the City of Vaughan consisting of the following 12 members:
  - a. A Member of Council elected at large and a Ward Councillor as such members of Council as may be appointed by Council;
  - b. The City Manager as the Senior Municipal Official as a required appointment by Council,
  - c. The Fire Chief in his role as Community Emergency Management Program Coordinator as a statutory appointment;
  - d. The Commissioner of Community Services, the Commissioner of Economic/Technology Development and Communications, the Commissioner of Engineering and Public Works, the Commissioner of Finance and Corporate Services, the Commissioner of Legal and Administrative Services, the Commissioner of Planning and the Manager of Emergency Planning as such municipal employees who are responsible for emergency management functions as may be appointed by Council
  - e. That Council request PowerStream to appoint a senior staff representative to the committee.
2. That Council appoint the City Manager as the Chair of the Emergency Management Program Committee
3. That each committee member in consultation with the Chair, where possible, designate an alternate delegate
4. That the structure and operations of the Committee be evaluated one year after its inception to identify the need for membership amendments and/or operational changes.
5. That Section 7.1.1 and 7.1.2 of the City of Vaughan Emergency Plan By-Law 348-2004 be amended.

**Purpose**

To enact a By-Law to establish an Emergency Management Program Committee to be in compliance with the *Emergency Management Act – Regulations* Section 11.

**Background - Analysis and Options**

The *Emergency Management Act (EMA) Regulations* came into force December 31, 2004. Section 11 of the regulations establishes the mandatory requirements of Emergency Management Programs Committees for Municipalities.

*Section 11(1-6) EMA Regulations states,*

(1) *“Every municipality shall have an emergency management program committee.*

(2) *“The committee shall be composed of*

- a. *the municipality’s emergency management program co-coordinator;*
- b. *a senior municipal official appointed by the council*
- c. *such members of council, as may be appointed by council;*
- d. *such municipal employees who are responsible for emergency management functions, as may be appointed by the council; and*
- e. *such other persons as may be appointed by the council*

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 21, CW Report No. 29 – Page 3

- (3) *The persons appointed under clause (2) (e) may only be,*
  - a. *officials or employees of any level of government who are involved in emergency management;*
  - b. *representatives of organizations outside government who are involved in emergency management;*
  - c. *persons representing industries that may be involved in emergency management*
- (4) *The council shall appoint one of the members of the committee to be the chair of the committee.*
- (5) *The committee shall advise the council on the development and implementation of the municipality's emergency management program.*
- (6) *The committee shall conduct an annual review of the municipality's emergency management program and shall make recommendations to the council for its revision if necessary.*

The EMA Regulations requires Emergency Management Program Committees to have a minimum of two members and further allows an unlimited number of members be appointed by Council.

A survey of 16 Greater Toronto Area municipalities regarding the structure and operations of their Emergency Management Program Committees indicated that 9 of the 16 municipalities contacted, had a committee structure in place. The remaining 7 municipalities, which include Mississauga, Markham, King, Region of York, East Gwillimbury, Whitchurch-Stouffville and Georgina, are in the process of identifying committee members and operational structure. Committee membership, Chairs, meeting frequency and terms of reference varied between the communities. The following are the key findings noted from discussions with the GTA municipalities:

1. Committees sizes ranged from 16 to 30 members
2. Four of the nine communities with committees in place are in the process of evaluating their committee structures (Toronto, Brampton, Richmond Hill and Hamilton)
3. Meeting frequency varies from monthly to two meetings per year
4. Committee Chairs vary –
  - a. 2 Committees are chaired by the Community Emergency Management Coordinator,
  - b. 1 Committee is chaired by the Mayor,
  - c. 1 Committee is chaired by the Regional Chair
  - d. 1 Committee is chaired by a Ward Councillor
  - e. 2 Committees are chaired by the Chief Administrative Officer
  - f. 2 Municipalities have not yet appointed Committee Chairs
5. All 9 Community Emergency Management Program Committees report to Council either directly or through a Standing Committee of Council
6. Attachment 1 Table outlines the information collected on GTA Emergency Management Program Committees.

**The City of Vaughan Emergency Management Program Committee**

Staff suggests the mandate of the committee be that it functions as an accountable body that guides and oversees the development, implementation, and maintenance of the Emergency Management Program to improve public safety and create a disaster-resilient community.

Staff further suggests that the committee would be accountable to Council and that the City Manager be appointed as the Committee Chair.



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005

Item 21, CW Report No. 29 – Page 4

#### Expectations of Members

- To attend meetings 3 to 6 times per year as directed by the Chair
- Complete tasks as assigned
- Provide expertise related to knowledge of local area, industrial facilities, transportation systems, climate conditions, land use, location and nature of local infrastructure, special needs of the population, tactical emergency response needs, municipal resources, communications systems and emerging trends
- To achieve quorum, 7 of the 12 members must be in attendance
- Report and make recommendations to Council on program activities for Council approval and/or endorsement
- Direct program staff and Emergency Planning Working Group to implement program recommendations

At this time, staff suggests that no other external agency representatives be appointed. This will provide the opportunity for the Emergency Management Program Committee to operate for a period of one year in overseeing, and making such recommendations to revise the program and corporate policy regarding emergency management activities. After one year of operation, the committee members will evaluate the committee structure and operations and make recommendations to Council regarding any membership and operational changes, which may be required.

#### Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council to develop and implement an emergency management program to comply with the *Emergency Management Act* (VVA-2-1). The necessary resources have been allocated and approved for the Emergency Management Program Committee.

#### Conclusion

An Emergency Management Program Committee is a mandatory requirement under the *Emergency Management Act Regulations*. Under the Regulations,

1. The Fire Chief as Community Emergency Management Coordinator (CEMC) is a statutory appointment
2. Council must appoint a senior municipal official and a Committee Chair.
3. Council may appoint others to the Committee

Staff has respectfully recommended a committee structure and membership in accordance with the *Emergency Management Act Regulations*.

#### Attachments

1. GTA Community Emergency Management Program Committees
2. Emergency Management Program Description
3. Draft Terms of Reference for the City of Vaughan Emergency Management Program Committee
4. Amended Section of the City of Vaughan Emergency Plan.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 21, CW Report No. 29 – Page 5

**Report prepared by:**

Sharon Walker  
Manager, Emergency Planning  
Extension 8301

*Please also refer to Item 5, Committee of the Whole (Working Session) Report No. 28.*

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 22, Report No. 29, of the Committee of the Whole, which was considered by the Council of the City of Vaughan on May 9, 2005, was dealt with by approving:

***That this matter be referred to the Committee of the Whole (Working Session) meeting of May 25, 2005, for a report addressing comments from Members of Council.***

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**22                    ENFORCEMENT SERVICES DEPARTMENT BUSINESS PROCESSES**

(Clause 6 - Referred from the Committee of the Whole (Working Session) meeting of April 26, 2005)

**The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of May 2, 2005.**

*Refer to Item 6, Committee of the Whole (Closed Session) Report No. 30 for disposition of this matter.*

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 23, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**23                    CENTRAL LOCAL HEALTH INTEGRATION NETWORK BOUNDARIES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Frustaglio, dated May 2, 2005:**

**Recommendation**

Regional Councillor Frustaglio recommends:

That the following resolution be endorsed:

WHEREAS Regional Council adopted, as amended, Clause No. 1 of Report No. 1 of the Regional Commissioner of Health Services at its meeting on December 16, 2004, regarding the provincial health initiative involving the establishment of Local Health Integration Networks (LHINs) and reflecting numerous concerns with the implementation and governance model and requested the Ministry of Health and Long-Term Care (MOHLTC) to ensure that all of York Region is within one LHIN area; and

WHEREAS revised LHIN boundaries recently announced by MOHLTC continue to divide York Region between two LHINs: Central West and Central; and

WHEREAS the majority of York Region falls within the Central LHIN; and

WHEREAS a portion of Vaughan is included in the Central West LHIN; and

WHEREAS the City of Vaughan has recently proposed a Vaughan Health-Care Facility; and

WHEREAS Green River appears in the Central LHIN map in error as it is not a part of York Region but rather Durham Region; and

NOW, THEREFORE BE IT RESOLVED that Council of the Regional Municipality of York urge the Province of Ontario to further revise its LHIN boundaries to include all of York Region within the Central LHIN;

AND FURTHERMORE that this resolution be distributed to the Association of Municipalities of Ontario, the Provincial Minister of Health and Long-Term Care, and local Members of Provincial Parliament.

**Economic Impact**

N/A

**Purpose**

To provide for Council's consideration a resolution adopted by Regional Council regarding the Central Local Health Integration Network Boundaries.

**Background - Analysis and Options**

At its meeting of April 21, 2005, Regional Council adopted the above-noted resolution. It should be noted that York Region is urging the Province of Ontario to revise its Local Health Integration Network (LHINS) boundaries to include all of York Region within the Central LHIN.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 23, CW Report No. 29 – Page 2

**Relationship to Vaughan Vision 2007**

This report recommends a change from the priorities previously set by Council.

**Conclusion**

Council's endorsement of this resolution is requested.

**Attachments**

Regional Council Extract

**Report prepared by:**

Gloria Hardychuk, Assistant City Clerk, ext. 8637

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 24, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

24

**DECRIMINALIZATION OF CANNABIS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Frustaglio, dated May 2, 2005:

**Recommendation**

Regional Councillor Frustaglio recommends:

That the following resolution be endorsed:

WHEREAS Health Canada has recognized that there are serious short-term and long-term health effects associated with cannabis use; and

WHEREAS scientific literature has shown that regular cannabis smoking can cause lung irritation, respiratory damage and effects similar to those caused by tobacco use; and

WHEREAS smoking cannabis exposes an individual to approximately 4000 chemicals, including many of the same carcinogens and mutagens found in tobacco smoke; and

WHEREAS a single cigarette of cannabis may expose an individual to more particulates than tobacco due to the lack of filtration and patterns of inhalation; and

WHEREAS the prevalence of cannabis use among youth in Ontario has steadily increased from 10% in 1991 to 29% in 2003; and

WHEREAS research has shown that two-thirds of Ontario students report that cannabis is easily attainable and only 25% strongly disapprove of trying cannabis; and

WHEREAS the Ontario Drug and Alcohol Treatment Registry has indicated that cannabis is currently the number one substance that youth are seeking treatment for; and

WHEREAS the World Health Organization has recognized that there is an increased risk of motor vehicle collisions among persons who drive when intoxicated by cannabis; and

WHEREAS the Regional Municipality of York Police Services Board adopted the position that it opposes the decriminalization of marijuana in Canada; and

WHEREAS healthy public policy related to cannabis use must aim to increase the health of Canadians by incorporating best practices in both prevention and harm reduction strategies; and

NOW, THEREFORE BE IT RESOLVED that the Council of the Regional Municipality of York ask the Federal Government to be mindful of these health issues when considering federal legislation which results in the decriminalization of cannabis in Canada;

AND FURTHERMORE that this resolution be distributed to the Federal Minister of Justice and Attorney General of Canada, the Federal Minister of Health, the Federal Minister of State for Public Health, the Provincial Minister of Health and Long-Term Care, the Federation of Canadian Municipalities, and local Members of Federal Parliament.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 24, CW Report No. 29 – Page 2

**Economic Impact**

N/A

**Purpose**

To provide for Council's consideration a resolution adopted by Regional Council regarding the decriminalization of cannabis.

**Background - Analysis and Options**

At its meeting of April 21, 2005, Regional Council adopted the above-noted resolution. It should be noted that York Region is asking the Federal Government to be mindful of these health issues when considering federal legislation respecting this matter.

**Relationship to Vaughan Vision 2007**

This report recommends a change from the priorities previously set by Council.

**Conclusion**

Council's endorsement of this resolution is requested.

**Attachments**

Regional Council Extract.

**Report prepared by:**

Gloria Hardychuk, Assistant City Clerk, ext. 8637

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





CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 25, CW Report No. 29 – Page 2

- ii) the final site servicing and grading plans, stormwater management report, parking report, and noise report shall be approved by the Engineering Department.
  - iii) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.
  - iv) all required approvals from the Region of York Transportation and Works Department shall be obtained.
  - v) the implementing zoning by-law shall be in full force and effect.
- b) that the site plan agreement include the following provisions:
- i) The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
  - ii) The Owner's site plan is deficient in required landscaping, and therefore, the Owner shall provide additional tree and shrub planting within the City's boulevard on Parsons Place in accordance with a landscape plan that is approved by the City. The additional boulevard planting shall be maintained (including watering, feeding and pruning) and replaced, at the cost of the Owner.
  - iii) The Owner shall convey all required 0.3m wide reserves, including along the rear lot line adjacent to Parsons Place.
3. THAT the Ontario Municipal Board withhold its Order respecting the approval of the Zoning By-law Amendment and Site Plan Applications, until such time as the Owner can provide revised drawings in keeping with the City's recommended red-lined site plan, landscape plan and building elevations, to confirm the site layout, landscaping and building design, and to ensure all zoning exceptions have been captured.

**Economic Impact**

N/A

**Purpose**

The Owner has submitted an application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to C1 Restricted Commercial Zone in order to permit a business and professional office use for a Land Surveyor.

The Owner has also submitted a related Site Plan application to redevelop the 0.39 ha site with a 2½-storey, 1,785 m<sup>2</sup> business/professional office building and a 56.21m<sup>2</sup> accessory building, as shown on Attachment #2.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 25, CW Report No. 29 – Page 3

**Background - Analysis and Options**

On May 5, 1987, Council approved Official Plan Amendment Application OP.37.86 to redesignate the subject lands from "Low Density Residential" to "General Commercial". Council adopted implementing OPA #256 on September 19, 1988, which was approved by the Ministry of Municipal Affairs on October 30, 1992. On May 5, 1987, Council also approved Zoning By-law Amendment Application Z.81.86 to rezone the subject lands from A Agricultural Zone to an appropriate Residential/Commercial Zone, subject to site plan approval, in order to legalize the existing surveyor's office use (50m<sup>2</sup> of GFA) within the existing residential dwelling, and to permit a 2-storey, 979m<sup>2</sup> professional office building on the same lands. A Site Development application was never submitted, and the implementing by-law was not enacted.

On July 23, 2003, the Owner and his planning consultant and architect met with Staff to present their proposal to construct a 2½-storey, 1,860m<sup>2</sup> business and professional office fronting on Centre Street, with parking in the rear and one vehicle access point from Centre Street. The proposal also included the demolition of the existing residential dwelling and removal of the vehicle access on Parsons Place. Staff informed the Owner that the revised proposal would require both a Zoning By-law Amendment and Site Development applications, to be approved by Council. As a result, the Owner submitted the current Zoning By-law Amendment and Site Development applications Z.03.104 and DA.03.080 (see Attachment #2).

The subject lands are located on the south side of Centre Street, east of Dufferin Street (1137 Centre Street), being Block 7 on Plan 65M-2765, in Part of Lot 5, Concession 2, City of Vaughan. The 0.39 ha site is presently developed with a 2-storey building, which is to be demolished. The site has 64.85 m frontage on Centre Street and a depth ranging from 56.29m to 82.54m.

The subject lands are designated "General Commercial" by OPA No. 210 (Thornhill-Vaughan Community Plan), as amended by OPA No. 256, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North – Centre Street; commercial (C1 Restricted Commercial Zone)
- South – Parsons Place; residential (R3 Residential Zone)
- East – residential (R3 Residential Zone)
- West – residential (R4 Residential Zone)

On January 9, 2004, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers' Association. To date, comments have been received, and summarized as follows:

- the accessory storage/refuse building is proposed along the south lot line, adjacent to Parsons Place, which would be in view of residents on Parsons Place;
- the relationship between the rear lot line of the subject lands (i.e. the proposed parking lot) and Parsons Place needs to be reviewed in greater detail (i.e. fencing, landscaping, etc.) to ensure an aesthetic streetscape is maintained;
- the residential look and feel of the neighbourhood must be preserved;
- site-specific OPA #256 addressed the existing building being retained on the subject lands, and consideration was never given to demolishing the existing building and redeveloping the site;
- the relationship between the existing and proposed development respecting the scale of the new building in comparison to other buildings on the street; and

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

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- Parsons Place is a residential cul-de-sac used for commercial purposes to exit and enter the site, even though it was prohibited through OPA #256.

The recommendation of the Committee of the Whole on February 2, 2004 to receive the Public Hearing report, and to forward a technical report to a future Committee meeting was ratified by Council on February 9, 2004.

A number of community meetings were held in an attempt to resolve and mitigate concerns raised by the area residents. Staff from the Development Planning Department, the Local Ward 4 Councillor, selected representatives from the residents group, and the Applicant with his agent and architect, attempted to address the concerns raised at the public hearing and in writing from the local residents respecting the site layout. As a result, the group agreed on the concept plan shown on Attachment #3, which was later presented to the larger group of residents by their representative. The larger residents group still had concerns respecting the revised site plan.

On December 22, 2004, the applicant appealed Zoning By-law Amendment and Site Plan applications (Z.03.104 and DA.03.080) to the Ontario Municipal Board (OMB), on the basis of Council's failure to make a decision on their applications within the time frame stipulated in the Planning Act.

The OMB has scheduled a Hearing date to commence on May 16 to 20, 2005, to consider the appeals of the Zoning Amendment and Site Plan applications.

Official Plan

The subject lands are designated "General Commercial" by OPA No. 210 (Thornhill-Vaughan Community Plan), as amended by OPA No. 256. OPA No. 256 limits development of the subject lands to business and professional office uses, subject to the following site design criteria:

- "only residential access and parking shall be permitted from Parsons Place;
- access to the parking area provided for the business and professional office use shall be by way of Centre Street;
- no through connection between Parsons Place and Centre Street shall be permitted;
- all new development shall be compatible with the residential character of the existing and future development in the area, in respect of building design, coverage, scale, landscaping, buffering and building setbacks; and
- the site shall be designed in such a manner as to preserve the existing mature vegetation."

The proposed use of the subject lands for a business and professional office building would be permitted by the Official Plan. However, the applicant's proposed site plan, landscape plan and building elevations shown on Attachments #2, #4 and #6, respectively, would not meet the later two objectives of the above-noted Official Plan criteria.

The City's recommended red-lined site plan, landscape plan and building elevations shown on Attachments #3, #5 and #7, respectively, would achieve all of the objectives in OPA #256, as further discussed throughout this staff report.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

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Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88. The zoning by-law amendment application proposes rezoning the subject lands to C1 Restricted Commercial Zone for use as a business and professional office, subject to site-specific exceptions.

The applicant's original submission as shown on Attachment #2, would result in the following exceptions to the C1 Zone standards:

	<u>Applicant's Proposal (Attachment #2)</u>	<u>Required</u>
Min. Front Yard	3.0m	9.0m
Min Rear Yard for Accessory Building	3.02m	15.0m
Min. Lot Depth	59.0m	60.0m
Min. Setback to Residential Zone	6.05m(west)/3.5m(east)	9.0m
Loading Spaces	0 spaces	2 spaces
Min. Width of a Landscape Strip Abutting a Street	3.0m (abutting Centre Street); 1.42m (abutting Parsons Place)	6.0m

In addition to the above, the site will also require an exception for the location of the accessory building (storage/garbage shed), as By-law 1-88 requires that all accessory buildings adhere to the same setbacks as the main building.

The revised proposal as shown on Attachment #3, which City Staff is in support of would require all the same exceptions identified above, except for the reduction to the minimum front yard. As shown on Attachment #3, relocating the building to a central location on the subject lands would comply with the minimum 9.0m front yard requirement. In addition, an exception for a reduced landscape strip width of 1.5m along Centre Street will be necessary, in light of the grading issues, which will require a retaining wall to be constructed. As discussed in the "Landscaping" section of this report, 6 of 12 parking spaces along Centre Street as shown on the City's red-line plan (Attachment #3) will be removed, and replaced with landscaping.

Although the revised proposal indicates 63 parking spaces, Staff would support a minor reduction in parking as shown on Attachment #3 (City of Vaughan red-lined plan), to replace the parking spaces in the northwest and southwest parking areas with additional landscaping, thereby further mitigating the concerns of the neighbouring residents. A reduction in parking to 54 spaces (13% deficiency) can be supported, as discussed in the "Parking" section of this report.

Site Design

Attachment #2 proposes the building location at the northwest corner of the subject lands having a street presence along Centre Street. The only access to the site is from Centre Street leading to a reversed L-shaped parking area. Parking has been provided to the east and south of the building. An accessory building used for storage and refuse is located at the southeast corner of the subject lands. Landscaping has been provided around the periphery of the site, with an effort to maintain the existing mature landscaping.

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The Development Planning Department's preferred plan (see Attachment #3 – City of Vaughan red-lined plan) shows the building with a slightly reduced gross floor area of 1,768m<sup>2</sup> located centrally to the site. The proposed parking area forms a U-shape around the building. The centrally located building is in keeping with the location of the residential dwellings on the adjacent lots to the east and the west. Landscaping is being provided around the periphery of the site, and will maintain the existing vegetation. Trees will also be relocated and replanted on the site. Access to the site is only from Centre Street. The accessory building has been reduced in size, and is located at the southeast corner of the subject lands.

On this basis, Staff cannot support the applicant's proposed site plan as shown on Attachment #2. It is recommended that the Committee not support the applicant's site plan, and that instead, the Committee endorse the City's red-lined site plan as shown on Attachment #3, for approval by the Ontario Municipal Board.

Building Elevations

Both the applicant's proposed building elevations (Attachment #6) and the City of Vaughan's Red-lined Elevation Plan (Attachment #7) show a building to be constructed with a height to a maximum of 11.0m. The main building material used throughout is masonry brick in a light brown colour.

The applicant's proposed elevation (see Attachment #6) has two main entrances on each of the north and south elevations. The main entrance on the north elevation is centrally located and covered by a canopy two storeys in height and supported by two columns. A single storey canopy covers the main entrance on the south elevation. Due to the site layout as shown on Attachment #2, the building is located at a higher elevation, requiring exterior stairs and a ramp to access the entrance on the south elevation. Four rows of windows have been provided on each side of the entrances for both the north and south elevations. Window dormers have also been provided in the roofline of the building.

The City of Vaughan Red-lined Plan as shown on Attachment #7 differs slightly in that the window treatments are not as symmetrical. The north elevation proposes smaller windows for the second storey with wood shutters creating a residential look to the building. The south elevation has also incorporated residential design elements including shutters for the windows on the first and second storey, as well as, a bay window on each side of the main entrance.

On this basis, Staff cannot support the applicant's proposed building elevations as shown on Attachment #6. It is recommended that the Committee not support the applicant's building elevations, and that instead, the Committee endorse the City's red-lined elevation plan as shown on Attachment #7, for approval by the Ontario Municipal Board.

Access and Parking

The site is to be serviced by a single 7.5m wide full-movement driveway access on Centre Street. The existing access on Parsons Place will be removed and replaced with landscaping and a pedestrian walkway. The final location, width and design of the driveway access will be subject to the approval of the Region of York Transportation and Works Department.

The required parking for the applicant's site plan shown on Attachment #2 is calculated as follows:

$$1,785.0\text{m}^2 \text{ GFA @ } 3.5 \text{ parking spaces}/100\text{m}^2 \text{ GFA} = 63 \text{ parking spaces}$$

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The applicant's Site Plan provides 63 spaces, including 1 handicapped space as required by the parking standards in By-law 1-88.

The required parking for the City's red-line plan shown on Attachment #3 is calculated as follows:

$$1,768.0\text{m}^2 \text{ GFA @ } 3.5 \text{ parking spaces}/100\text{m}^2 \text{ GFA} = 62 \text{ parking spaces}$$

The City of Vaughan's red-lined plan provides 63 parking spaces, with a surplus of 1 space. However, Staff have concerns respecting the reduction to the required landscaping strip width along the southerly lot line and would support the removal of 3 parking spaces in order to provide an increased coniferous landscaped buffer at the southwest corner of the subject lands abutting the rear (southerly) lot line (see Attachment #3).

As identified earlier in the "Zoning" section of this report, there is a retaining wall that is required to be constructed along the frontage of Centre Street, which limits the landscaping strip width to 1.5m. Accordingly, in order to increase the amount of landscaping along Centre Street, but still ensure that there is sufficient parking to serve the development, 6 of 12 parking spaces along Centre Street will be eliminated and replaced with landscaping and also to preserve a mature tree, as shown on Attachment #3.

The removal of 9 parking spaces to be replaced with landscaping, would yield a revised parking total of 54 spaces (13% deficiency), which can be supported by Staff, in order to achieve a more appropriate and compatible site plan layout that can be integrated with the surrounding residential development. However, this will need to be confirmed through the submission of a parking report, to be reviewed to the satisfaction of the Engineering Department.

The parking space depths that are shown at 5.5m, will be increased to a minimum of 6m, in keeping with the requirements of By-law 1-88. This can be achieved when the red-lined site plan is redrawn to show a smaller foot-print.

Landscaping

The applicant is proposing to maintain as much existing landscaping on site as possible, except in the rear yard, which will be paved with a hard surface to facilitate parking, as shown on the Applicant's landscape plan (Attachment #4). A mix of deciduous and coniferous tree and shrub planting has been proposed around the periphery of the site in order to create a buffer between the subject lands and the surrounding residential lots. The proposed planting will also provide screening of the parking area. Planting has also been proposed along the base of the south, east and north elevations of the building.

The City of Vaughan's Red-lined Landscape Plan (see Attachment #5) also proposes a mix of coniferous and deciduous tree and shrub planting, as well as, preserving additional existing mature trees on site, including along Centre Street. Special attention to the planting along the rear lot line abutting Parsons Place is also proposed. Due to the relocation of the building, planting is proposed along the north, south and east elevations. A pedestrian walkway with an iron gate leading from Parsons Place to the subject lands has been incorporated into the site and landscape design.

The City will also allow planting to be provided in the City of Vaughan's boulevard along Parsons Place in an attempt to create an additional layer of landscape screening. The proposed trees and shrubs to be planted in the boulevard are to be maintained by the applicant, at their cost, including watering, feeding and pruning, and will be included as a condition of the site plan agreement. City Staff also require that pedestrian scale lighting poles be used within the parking areas.

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On this basis, Staff cannot support the applicant's proposed landscape plan as shown on Attachment #4. It is recommended that the Committee not support the applicant's landscape plan, and that instead, the Committee endorse the City's red-lined landscape plan as shown on Attachment #5, for approval by the Ontario Municipal Board.

Servicing

The site has access to hydro, water, and sanitary and storm sewer services. The applicant is in the process of submitting detailed engineering drawings, including site servicing and grading plans, a storm water management report, and a functional servicing report, all which must be approved by the Engineering Department.

The Applicant is also required to convey a 0.3m wide reserve along the rear lot line adjacent to Parsons Place, which will prevent access on this street.

In addition, the Engineering Department requires an environmental noise impact study to be submitted for review and approval, as the lands are adjacent to residential uses.

Land Use and Compatibility

- OPA #256 redesignated the subject lands from "Low Density Residential" to "General Commercial". The proposed rezoning of the property from A Agricultural Zone to C1 Restricted Commercial Zone to permit a business and professional office use would implement the Official Plan designation, and conform to the Official Plan;
- OPA #256 restricts the permitted uses on the property to business and professional offices and the maintenance of the existing residential dwelling. The proposed surveyors office is considered to be a business or professional office as defined by By-law 1-88;
- The implementing site-specific zoning by-law will address the minor shortage of required parking spaces in order to facilitate an appropriate site plan layout that is compatible with the surrounding residential development;
- OPA #256 permits only residential access and parking from Parsons Place. As there is no longer a residential use proposed on the subject lands, the access from Parsons Place has been removed, and replaced with the extension of the landscape buffer along the streetline. Through traffic or commercial traffic on Parsons Place is no longer an issue, as there will not be any vehicular traffic accessible to the site from the residential court;
- All access to the site will from Centre Street and is subject to the approval of the Region of York Transportation and Works Department;
- The proposed building location as shown on Attachment #2 is not compatible with the residential character of the surrounding area, in respect to the landscaping, buffering and building setbacks;
- The location of the building as proposed on Attachment #2, is not in keeping with the building setbacks of the residential properties flanking the subject lands to the east and west. Residential lots to the west are zoned R4 Residential Zone fronting on Parsons Place with rear yards abutting Centre Street. The residential lots to the east are zoned R3 Residential Zone. The R3 and R4 Zones require a minimum rear yard of 7.5m in comparison to the office building's proposed minimum 3.0m setback from Centre Street.

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The variation in setbacks from Centre Street creates a significant visual difference and inconsistency between the location of the proposed office building and the existing residential. This variation in setbacks would also interfere with the sight lines of the adjacent residents and impacts upon the privacy and enjoyment of the rear amenity areas of the adjacent residents;

- Neither the applicant's proposed building elevations, or the City of Vaughan's Red-lined Building Elevations (see Attachments #6 and #7) exceed the maximum 11.0m building height requirement to the top of the pitched roof;
- A number of existing trees are proposed to remain around the periphery of the subject lands and new planting has also been proposed in an attempt to create a soft landscaping buffer between the proposed use and the surrounding residential dwellings, including additional planting to be provided at the applicant's cost within the Parsons Place boulevard.

#### Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

#### Conclusion

Staff has reviewed the proposed application for Zoning By-law Amendment to rezone the subject lands from A Agricultural Zone to C1 Restricted Commercial Zone and can be supported. The applicant has also submitted a Site Plan Application, which is not supported by Staff, as the site, landscape and building design does not meet the site design criteria in the Official Plan, and would result in a development that is inappropriate and incompatible with the surrounding residential development.

Staff has provided a more appropriate alternative to the applicant's proposed submission, taking into consideration the surrounding residential context of the area. The City of Vaughan's Red-lined Plan (see Attachment #3) provides a site plan layout that is sensitive to the surrounding residential development, provides as much landscaping as possible, and preserves existing mature trees around the periphery of the site. The Red-lined plan also proposes a slightly smaller building GFA and smaller accessory building. The City's recommended plan would meet all of the site design criteria in the Official Plan. On this note, the City's red-lined site plan, landscape plan and building elevations shown on Attachment #3, #5 and #7, respectively, should be endorsed for approval by the Ontario Municipal Board (OMB). Accordingly, the recommended zoning exceptions identified in this staff report to implement the City's red-line plans can also be endorsed for approval by the OMB.

The OMB has scheduled a Hearing date to commence on May 16 to 20, 2005, to consider the Zoning By-law Amendment and Site Plan applications that have been submitted on the Krcmar site. The Applicant is aware of the City's red-line revisions, and has verbally advised the City that they would have no objections in revising their proposal to reflect the City's recommended site layout. Accordingly, the OMB should withhold issuing its Order on the applications until such time as the applicant can provide revised drawings in keeping with the City's red-lined plans to confirm the site layout, landscaping and building elevations, and to ensure all zoning exceptions have been captured.



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**Attachments**

1. Location Map
2. Proposed Site Plan
3. City of Vaughan – Red-Lined Site Plan
4. Proposed Landscape Plan
5. City of Vaughan – Red-Lined Landscape Plan
6. Proposed Building Elevations
7. City of Vaughan - Red-Lined Building Elevations

**Report prepared by:**

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/CM

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

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Item 26, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

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**OFFICIAL PLAN AMENDMENT FILE OP.02.014  
ZONING BY-LAW AMENDMENT FILE Z.02.048  
AHUVA & ERIC POLLACK  
REPORT # 2002.58**

The Committee of the Whole recommends:

- 1) That this matter be referred to the Committee of the Whole meeting of May 16, 2005; and
- 2) That the following deputations and written submissions, be received:
  - a) Ms. Krishana Kapur, 105 Lawrie Road, Thornhill, L4J 3N6, and written submission dated May 2, 2005;
  - b) Mr. Francesco Cosentino, 108 Lawrie Road, Thornhill, L4J 3N7; and
  - c) Mr. Michael Goldberg, Armstrong Goldberg Hunter, 2171 Avenue Road, Suite 301, Toronto, M5M 4B4, on behalf of the applicant, and written submission.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.02.014 (Ahuva and Eric Pollack) BE ENDORSED to redesignate the subject lands from "Low Density Residential" under OPA #210 (Thornhill Community Plan) to "Mixed Use Residential/Office" consistent with the Final Draft of OPA #672 (Centre Street Spine), to permit a seniors retirement residence.
2. THAT Zoning By-law Amendment File Z.02.048 (Ahuva and Eric Pollack) as submitted by the Applicant BE AMENDED, to provide a minimum 4.5m wide westerly interior side yard, rather than 1.5m, and to provide a 3.0m wide landscape strip around the periphery of the parking area, and to reflect the following zoning amendments, BE ENDORSED, subject to the following:
  - a) that By-law 1-88 be amended to rezone the subject lands from R3 Residential Zone to RA3 (H) Apartment Residential Zone with an "H" Holding Provision to permit a seniors retirement residence, and that the Holding provision not be lifted until such time as Council has approved a site plan application for the development of the subject lands;
  - b) that the following definition for Seniors Retirement Residence be included in the implementing zoning by-law:

"Seniors Retirement Residence-means a fully detached building with rooms that do not contain cooking facilities per room, but have communal facilities for food preparation and dining, laundry, lounging and amenity facilities. A Seniors Retirement Residence is not a Group Home or a Nursing Home."
  - c) that exceptions be provided to the RA3 Zone standards addressing the following:
    - a minimum parking requirement of 0.5 spaces/unit for a seniors retirement residence, rather than the residential apartment requirement of 1.75 spaces/unit (includes visitor parking);

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- a maximum permitted building height of 11m (2 storeys) in accordance with Draft OPA #672, whereas 44m is currently permitted;
  - a maximum permitted gross floor area of the building of 812m<sup>2</sup>; and
  - a 7m wide driveway access width along the property line on Centre Street in accordance with the requirement of the Region of York Transportation and Works Department, whereas 7.5m is required;
- d) that the Ontario Municipal Board withhold its Order respecting the approval of the implementing zoning by-law, until such time as the required site plan application has been submitted by the Applicant and approved by Council; and
- e) that prior to the approval of the implementing zoning by-law by the Ontario Municipal Board, and approval of the required site plan application by Council, the City and the Region of York shall confirm that capacity exists for allocation of water and sanitary services to the subject lands, and that the allocation has been approved by Council.

**Economic Impact**

N/A

**Purpose**

The Owner has submitted applications to amend the Official Plan and Zoning By-law, specifically the “Low Density Residential” designation under OPA #210 (Thornhill Community Plan) and the R3 Residential Zone under By-law 1-88, respectively, to permit the site-specific use of the 0.2 ha site for a 2-storey, 34 unit seniors retirement residence, with 17 parking spaces.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Centre Street, east of Concord Road, being Part of Lot 81 on Registered Plan 3541, (1304 Centre Street), in Lot 6, Concession 2, City of Vaughan. The 0.2ha site has 30.48m frontage on Centre Street and a depth of 66.7m, and is developed with a 2-storey residential dwelling, which is proposed to be demolished.

The site is designated “Low Density Residential” by OPA No. 210 (Thornhill-Vaughan Community Plan) and zoned R3 Residential Zone, subject to site-specific Exception 9(776). The surrounding land uses are:

- North - residential (R3 Residential Zone)
- South - Centre Street; residential (R4 Residential Zone)
- East - residential (R3 Residential Zone)
- West - residential (R3 Residential Zone); Concord Road

On August 23, 2002, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers Association. The following is a summary of the comments received, to date:

- with 14 parking spaces proposed on site (ie. previous proposal shown on Attachment #3), overflow parking may occur on the nearest streets such as Concord Road;

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- traffic on Concord Road is very heavy and this may result in additional traffic;
- the view from backyards will change with a three-storey building (ie. previous proposal shown on Attachment #3);
- the driveway for the site opens onto a right-turn lane for Concord Road, with a bus stop on the corner of Centre Street and Vaughan Boulevard; and
- virtually the entire lot will be consumed with the building and parking lot, removing the green space.

The recommendation of the Committee of the Whole on September 17, 2002, to receive the Public Hearing report, and for Staff to be available to attend a community meeting should one be necessary, and to forward a technical report to a future Committee meeting, was ratified by Council on September 23, 2002.

As a result of the comments received from neighbouring residents, on October 31, 2003, the Applicant submitted a revised proposal (see Attachment #4). The October 31<sup>st</sup> submission proposed the following revisions in order to address the public's concern:

	<u>October 31, 2003 Proposal</u> <u>(see Attachment #4)</u>	<u>Original Proposal</u> <u>(see Attachment #3)</u>
Parking	0.5 spaces/unit (17 spaces)	0.2 spaces/unit (14 spaces)
Number of Storeys	2 storeys	3 storeys
Number of Bedrooms	34 units	65 units
Min. Rear Yard	26.1m	9.7m
Gross Floor Area of Bldg.	811.2m <sup>2</sup>	2,541.0m <sup>2</sup>
Building Coverage	21.0%	41.9%
Landscaped Area	853.0m <sup>2</sup>	665.5m <sup>2</sup>

The site layout was also reconfigured, by removing parking in the front yard and bringing the building closer to Centre Street, and away from the abutting residential uses to the north.

From the comments received at the Public Hearing and in writing, the area residents were concerned with how development was proceeding in their community. In the past, Council approved site-specific Official Plan and Zoning By-law Amendment applications to permit business and professional office uses for 3 of the 12 lots fronting on Centre Street, between Concord Road and Vaughan Boulevard (1200, 1206 and 1238 Centre Street). Furthermore, a day-care proposal had been considered on another lot and frequent inquiries have been received by Staff regarding the potential for redevelopment of the remaining lots along that stretch of Centre Street.

Based on the above, it was becoming apparent that the character of the Centre Street corridor in this area was in transition. Unlike the revitalization of parts of the residential areas to the west and north, the lots fronting on Centre Street appeared to be static and realistically no longer integrated into the residential neighbourhood.

On January 20, 2003, Staff proceeded to Council with a Committee of the Whole report requesting direction to commence a review of the Official Plan designations and policies applicable to the lands fronting on Centre Street, between Concord Road and Vaughan Boulevard. The study was intended to review, but not be limited to, appropriate land use; maintaining residential appearance and character; compatibility with adjacent land uses, in terms

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of the on-site function and low intensive nature; and parking and traffic demands. On January 27, 2003, Council ratified the Committee of the Whole's decision to proceed with a land use study. In the interim, the current subject applications and any new applications submitted in this area, would be held in abeyance, to be considered in light of the results of the review.

On June 23, 2003, Council approved a resolution directing Staff to prepare a Terms of Reference for a broader land use study of both the north and south sides of Centre Street, between Dufferin Street to the west and Bathurst Street to the east. Furthermore, Council also enacted an Interim Control By-law 255-2003 for a period of 1 year, providing Staff and retained consultants an opportunity to conduct the Centre Street Study. The new study would encompass Council's direction on January 27, 2003 to commence a review of the policies applicable to the lands fronting on the north side of Centre Street between Concord Road and Vaughan Boulevard.

Council's decision to move forward with the study and Interim Control By-law 255-2003, effectively halted review of any development applications within the boundaries of the study area. In turn, the Applicant (Ahuva and Eric Pollack) appealed the Interim Control By-law, and referred their Official Plan and Zoning By-law Amendment applications (Files OP.02.014 and Z.02.048) to the Ontario Municipal Board, on the basis of Council's failure to make a decision on their applications within the time frame stipulated in the Planning Act.

On June 14, 2004, Council enacted Interim Control By-law 192-2004, to extend the land use review for a second year, in an effort to finalize the necessary legal documents to implement the findings and recommendations of the Centre Street Study. Interim Control By-law 192-2004 will lapse on June 14, 2005. Under the Planning Act, a subsequent interim control by-law cannot be enacted for a minimum period of 5 years, after the lapsing of By-law 192-2004.

The Ontario Municipal Board has scheduled a Pre-hearing Conference for June 6, 2005, to deal with all preliminary and procedural matters in preparation for the hearing on the Official Plan and Zoning By-law Amendment Application appeals, with a new hearing date to be set at the pre-hearing conference.

Conceptual Design

The 2-storey building is located on the westerly half of the site, with 17 parking spaces provided between the building and the easterly property line as shown on Attachment #4. At the rear of the building, the Applicant has provided a covered patio with a pedestrian walkway linking the patio to an outdoor seating area. An L-shaped amenity area at the rear of the site is comprised of both soft and hard surfaced landscaping. Landscaping has also been provided around the periphery of the site, and a paved walkway extends from the public boulevard on Centre Street, along the entire length of the east side of the building to the landscaped amenity area in the rear yard.

Official Plan

The subject lands are presently designated "Low Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), which permits only detached residential dwellings at a maximum density of 22 units per hectare. An Official Plan Amendment is required to permit the proposed seniors residential development.

On May 2, 2005, the Committee of the Whole will be considering the Centre Street Study, including Draft OPA #672 (Centre Street Spine). Draft OPA #672 proposes to redesignate the subject lands to "Mixed Use Residential/Office", as shown on Attachment #2. The area covered

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by Draft OPA #672, extends between New Westminster Drive to the east and Dufferin Street to the west, on both the north and south sides of Centre Street. The “Mixed Use Residential/Office (MURO)” designation promotes urban, pedestrian-friendly and transit supportive development by encouraging a combination of residential/office development up to a maximum of two and one-half storeys. The “MURO” designation permits street, block and stacked townhouses and low-rise apartment buildings. The proposed seniors retirement residence development would conform to the intent of the “MURO” designation as a multiple residential dwelling.

Draft OPA #672 permits a maximum density of 0.5 Floor Space Index (FSI). Based on a lot area of 1,931.3m<sup>2</sup>, an FSI of 0.5 would yield a maximum gross floor area of the building of 965.65m<sup>2</sup>. The conceptual site plan shown on Attachment #4 proposes a 2-storey, 811.2m<sup>2</sup> building, which would conform to the density provisions contained in Draft OPA #672.

#### Land Use/Compatibility

The applications propose a 2-storey, 34 unit seniors residence on the subject lands. From the information gathered during the review of the proposal, Staff can conclude the following:

- the proposed use is for a seniors retirement residence, not a nursing home. Therefore, the use is residential in nature, and not institutional;
- the proposed development will not be occupied by any permanent medical staff, however, an on-call doctor and home care nurses and therapists will be available to tenants, should they be required;
- each floor will have an attendants station (which the on-call medical personnel can make use of when required), a common sitting and reception area, and a television room;
- medical personnel when on-site can also make use of the therapy rooms to be located in the basement, as required;
- the Ministry of Health and Long Term Care is not responsible for the regulation of seniors retirement residences;
- the Ministry of Municipal Affairs and Housing has responsibility for the regulation of seniors retirement homes through the Tenant Protection Act. The Act addresses issues with respect to privacy, security of tenure, building maintenance and rent increases, as it does for all rental properties;
- the Ontario Residential Care Association (ORCA), is a voluntary, non-profit association which sets standards, and inspects and accredits retirement homes in Ontario. The Applicant is under no obligation to be a member of the ORCA;
- the potential for redevelopment of the subject lands as low density residential is limited, given its location fronting onto a major arterial road (Centre Street), and the residential nature of the proposed seniors use would further mitigate the concerns of the area residents to the north, respecting their privacy and enjoyment of their property, in comparison to a non-residential use;
- redesignating the lands to “Mixed Use Residential/Office”, with restrictions on the building size, height, use and form of development, would allow the subject lands to be developed with a building situated forward on the lot which addresses the street;

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- the increase in density encourages the intensification of the Centre Street corridor, reinforcing the need for public transit without increasing concerns and volumes respecting traffic in the area, due to the nature of the use;
- the segment of “Centre Street” between Concord Road and Vaughan Road referred to as the “Centre Street Spine” in Draft OPA #672 is an area in transition. The subject area is primarily developed with older single-detached residential dwellings on large lots, a number of which have begun the redevelopment process to uses other than single-detached residential dwellings, further enforcing the fact that the Centre Street Spine is prime for redevelopment;
- the use of the property shall be restricted to a seniors residence having common amenity areas for dining, leisure activity, washroom facilities and food preparation facilities; and
- the building design and site layout shall adhere to the Urban Design Policy Framework established in Draft OPA #672. The urban design policies contained in Draft OPA #672 will ensure that new development, through the review and approval of a formal site plan application, will be sensitive to and compatible with neighbouring residential uses.

Zoning

The subject lands are zoned R3 Residential Zone, subject to site-specific Exception 9(776). The R3 Zone permits only detached dwellings, therefore, a zoning amendment would be required to permit the proposed seniors residential development. The proposed rezoning of the lands to RA3 Apartment Residential Zone would permit the seniors residence development. An “H” Holding provision would be applied to the site, and would not be lifted until such time as Council has approved a site plan application for the development of the subject lands.

A definition for a senior retirement residence (as included in the “Recommendation” section of this report) is required to address the proposed development. Seniors developments typically contain units without cooking areas within the individual suites.

Exceptions to the RA3 Residential Zone standards are proposed respecting the reduction in resident and visitor parking, minimum lot area, minimum interior side yard, and landscaping requirements around an outdoor parking area. These exceptions are addressed as follows:

a) Parking

By-law 1-88 contains requirements of 1 parking space/unit for a seniors residential dwelling. The applicant has proposed a reduction in the standard to 0.5 parking space/unit.

The seniors residence at the northeast corner of Centre Street and New Westminster Drive required a minimum of 100 parking spaces, calculated at 1space/unit. The required parking study was submitted and supported a reduction in the number of spaces to (0.37/unit). On this basis, staff can support a comparable reduction of 0.5 space/unit in parking for the subject lands. The final parking requirements will be subject to the approval of the Engineering Department at the site plan stage.

b) Building Height

By-law 1-88 currently permits a maximum building height of 44m in the RA3 Apartment Residential Zone. Draft OPA #672 recommends a maximum building height of 11m. Therefore, it is appropriate to amend the maximum height limit to 11m, in keeping with the policies in the Draft OPA #672.

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c) Gross Floor Area (GFA)

By-law 1-88 currently does not contain a maximum GFA requirement for lands zoned RA3 Zone. However, Draft OPA #672 permits a maximum Floor Space Index (FSI) of 0.5 or an equivalent of 965.65m<sup>2</sup>. As the applicant's concept site plan proposes a 2-storey building having 811.2m<sup>2</sup> GFA, it is appropriate to include a maximum GFA requirement of 812m<sup>2</sup>, in keeping with the policies in the Draft Official Plan Amendment.

d) Lot Area

By-law 1-88 currently requires a minimum lot area of 67m<sup>2</sup>/unit, (equivalent to 28 units, whereas the applicant is proposing a lot area of 57m<sup>2</sup>/unit (34 units). Staff does not support this exception. Accordingly, the formal site plan application must comply with the 67m<sup>2</sup>/unit lot area standard, which would result in a reduction in the number of units.

e) Driveway Access Width

By-law 1-88 requires a driveway access width along the property line of 7.5m on Centre Street. The Region of York Transportation and Works Department has requested that the driveway access be 7m wide, thereby requiring an exception to By-law 1-88, which is supported by Staff.

f) Westerly Interior Side Yard

By-law 1-88 requires a minimum 4.5m interior side yard in the RA3 Zone. The site plan shown on Attachment #4 proposes a 1.5m wide westerly interior side yard, which Staff does not find to be acceptable, given the size of the building in relation to the location of the lot line. Accordingly, the formal site plan application should show a 4.5m westerly interior side yard, which may require the building to be reconfigured or reduced in size.

It is recommended that the Ontario Municipal Board withhold its Order respecting the approval of the implementing zoning by-law, until such time as the required site plan application has been submitted by the Applicant and approved by Council. This will ensure compliance of the proposed development of the subject lands with the development and urban design policies contained in Draft OPA #672, and that all zoning exceptions have been captured.

Engineering

The Engineering Department will require the following information to assess the proposal:

- the Owner/Applicant is to submit a Functional Servicing Report indicating how the subject lands will be serviced;
- at the site plan stage, the Owner/Applicant is to submit a Site Servicing Plan, to the satisfaction of the Engineering Department;
- at the site plan stage the Owner/applicant is to obtain sewage and water servicing capacity/allocation from Council;
- a Storm Water Management Report is to be submitted at the site plan stage indicating that an acceptable outlet for storm water runoff from the subject lands exists and that the allowable site release rate for storm water runoff will not be exceeded; and
- a Noise Study is to be submitted and reviewed.



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These matters, but not limited to, will be addressed through the review of the site plan application.

#### Region of York

The site fronts onto Centre Street, which is under the jurisdiction of the Region of York. The Region of York's Transportation and Works and Planning Department's were both consulted throughout the Centre Street Study Process. Regional Planning Staff supported the proposed change in use and reserved the right to make further comments at the site plan application stage. The application for Official Plan Amendment was also exempted from requiring Regional Planning approval.

The Region of Transportation and Works Department will require an ultimate right-of-way width for Centre Street of 45m, resulting in the Applicant dedicating a 2.5m wide strip along the property's frontage to the Region, free of all costs and encumbrances. As noted earlier in this report, the Region also requires a 7m wide driveway access

#### Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

#### Conclusion

Staff has reviewed the proposed applications to amend the Official Plan and Zoning By-law, in light of the Centre Street Study, the policies contained in Draft OPA #672, the zoning requirements contained in By-law 1-88, the area context in terms of existing and future land uses, and comments from the local community and public agencies. Staff are of the opinion that the redesignation of the lands to "Mixed Use Residential/Office" and the rezoning of the lands to RA3 (H) Apartment Residential Zone with Holding "H" provision, and limited to a 2-storey seniors residential development is an appropriate and compatible use in the context of the existing surrounding land uses and the future evolution of Centre Street.

The development form should not exceed a maximum of two storeys, in light of the residential land uses to the north, with the details of the site layout and elevations, being confirmed through the review of a formal site plan application, to be approved by Council.

The Ontario Municipal Board (OMB) has scheduled a Pre-hearing conference on June 6. In this regard, Staff recommends that the Committee endorse the approval of the Official Plan Amendment Application by the OMB. It is also recommended that the Zoning Amendment Application be endorsed for approval by the OMB, subject to the requirement for a minimum 4.5m wide westerly interior side yard to be provided, rather than the proposed 1.5m, and subject to a 3.0m wide landscape strip around the periphery of the parking area, and the exceptions identified in the "Zoning" Section of this report.

On this note, the OMB should withhold issuing its Order on the implementing zoning by-law until such time as the applicant has submitted a formal site plan application for review by Staff and approval by Council, to ensure compliance with the development and urban design policies contained in Draft OPA #672, and to ensure compliance with all zoning standards.

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**Attachments**

1. Location Map
2. Draft OPA #672 Schedule "A" - Land Use
3. Original Submission (Superseded) - Conceptual Site Plan
4. October 31, 2003 Proposal (Current) - Conceptual Site Plan

**Report prepared by:**

Arminé Hassakourians, Planner, ext. 8368  
Arto Tikiryan, Senior Planner, ext. 8212  
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

/LG

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

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Item 27, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**27**

**CONTRACT POSITION VACANCY:  
SENIOR BUSINESS CONSULTANT/ADMINISTRATIVE MANAGER- VBEC**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated May 2, 2005:**

**Recommendation**

The Commissioner of Economic/Technology Development and Communications, in consultation with the Senior Manager of Business Development, recommends:

That the contract position of Senior Business Consultant/Administrative Manager (VBEC) be posted and filled as soon as possible.

**Economic Impact**

This position is within the approved complement and budget for the Economic/Technology Development Department. Therefore there will be no additional economic impact incurred.

**Purpose**

The purpose of this report is to receive Council's approval to proceed with filling a vacant contract position within the Economic/Technology Development Department.

**Background - Analysis and Options**

In 2001, Council approved the formation of the Vaughan Business Enterprise Centre (VBEC) as an integral part of the Economic/Technology Development Department dedicated to supporting the City's small business sector by providing an appropriate resource with the required expertise and knowledge to advise new and existing small enterprises on their growth needs.

The core responsibilities of the Senior Business Consultant are to provide expertise and support directly to clients contacting VBEC; to establish programmes in support of our small business owners and to ensure that the City of Vaughan is well represented amongst the network of Ontario's Small Business Enterprise Centres throughout the province. In addition, the person takes direction from the Senior Manager of Business Development respecting the growth strategies of VBEC, including building a strong framework in support of the small business community in general and fostering brand awareness of VBEC.

The fiscal constraints of the past two years have further underscored the importance of corporate partnerships to help VBEC deliver an ever-increasing level of customer service and support to our small business community. This position would provide the resources to secure corporate sponsorship to support VBEC's core work.

**Relationship to Vaughan Vision 2007**

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

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**Conclusion**

The Vaughan Business Enterprise Centre provides a valuable service to the largest segment of the business community. The small business segment of Vaughan's economy represents 85% of all local businesses. As such, VBEC is a fundamental component of a successful economic development strategy, particularly as it assists in the fulfillment of one of the Vaughan Vision's core objectives: a strong economic development mandate. VBEC cannot deliver the level of service required by our thriving small business sector unless it has dedicated internal resources. Therefore, filling the position of Senior Business Consultant/Administrative Manager (VBEC) is paramount to its success.

**Attachments**

None

**Report prepared by:**

Frank Miele, Commissioner of Economic/Technology Development and Communications  
Emilia Valentini, Sr. Manager of Business Development

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 28, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**28 CONTRACT POSITION VACANCY: ECONOMIC DEVELOPER- ENVIRONMENTAL SECTOR**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated May 2, 2005:

**Recommendation**

The Commissioner of Economic/Technology Development and Communications, in consultation with the City Manager, Commissioner of Engineering and Public Works and Senior Manager of Business Development, recommends:

That the contract position of Economic Developer-Environmental Sector, formerly named "Environmental Coordinator", be posted and filled as soon as possible.

**Economic Impact**

There is no additional economic impact of this position as it is within the approved complement and budget for the Economic & Technology Development Department.

**Purpose**

The purpose of this report is to receive Council's approval to proceed with filling a vacant contract position within the Economic & Technology Development Department.

**Background - Analysis and Options**

In 2004, Council tasked the Economic & Technology Development Department with supporting the City's Environmental Task Force by providing an appropriate resource with the required expertise and knowledge that would allow the City to advance to a higher level of activity and commitment to the environmental sector.

The core responsibilities of the Environmental Coordinator, as the position was then called, were to coordinate the marketing and communication of the City's existing environmental initiatives and best practices, to liaise with external agencies and bodies for the purpose of raising the City's profile in environmental responsiveness with the broader community and to interact with Vaughan's business community to support green practices, to attract green industries and, generally, to promote an awareness of the benefits to all stakeholders of a greater commitment to green technologies and practices. Lastly, this person would liaise with other internal departments for the purpose of securing external sources of funding in support of the realization of our new Civic Centre.

The core responsibilities remain unchanged. However the position title has been changed to better attract individuals with an economic development and marketing focus.

**Relationship to Vaughan Vision 2007**

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

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**Conclusion**

The City of Vaughan has a number of significant environmental initiatives planned for 2005. This report requests permission to replace an existing resource in order that we may continue to support the Environmental Task Force in its objectives as well as continue our work in support of Vaughan's business community.

**Attachments**

None

**Report prepared by:**

Frank Miele, Commissioner of Economic/Technology Development and Communications  
Emilia Valentini, Sr. Manager of Business Development

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Item 29, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**29 FILLING VACANT ENGINEERING ASSISTANT POSITION –  
DEVELOPMENT/TRANSPORTATION ENGINEERING**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 2, 2005:

**Recommendation**

The Commissioner of Engineering and Public Works in consultation with the Director of Human Resources recommends:

That the Contract Full-time Engineering Assistant position in the Development/Transportation Engineering Department be filled for the remainder of its 36 month term to May 2007 (approximately 24 months).

**Economic Impact**

There is no economic impact as this position is within the approved complement and within the approved budget.

**Purpose**

The purpose of this report is to seek Council's approval to fill the Contract Full-time Engineering Assistant position in the Development/Transportation Engineering Department for the remainder of its 36 month term.

**Background - Analysis and Options**

In May 2004 the position of Engineering Assistant in the Development/Transportation Department was left vacant by a staff who filled the new position of Utility Coordinator, within the Engineering Services Department. The Utility Coordinator position is budget approved for a 3 year term. The back fill for the Engineering Assistant position was hired in August 2004; however, she has just recently been promoted to the Senior Engineering Assistant position within the Development/Transportation Engineering Department. Consequently, this position of Engineering Assistant is now vacant again and needs to be filled on a temporary basis for the remaining 24 months.

The position of Engineering Assistant facilitates the review and approval of site plans, consents, severances and minor variance applications. With the current heavy workload, there is a requirement to fill this position as soon as possible for the remaining 24 months of its 36 month term.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council.

**Conclusion**

The position of Engineering Assistant is responsible for the review and approval of site plans, consents, severances and minor variance applications. Not filling this position as soon as possible will create a severe backlog of applications and will impact the service levels provided to the development industry.

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**Report prepared by:**

Anthony C. K. Ching, P. Eng., Development Engineer, Extension 8711



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Item 30, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**30**

**COURT SERVICES REVIEW**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated May 2, 2005:**

**Recommendation**

The City Manager recommends:

1. That \$19,637.50 be allocated to pay the City of Vaughan portion of the cost of the review, and;
2. That the City Manager be approved to be the City of Vaughan representative on the Review Steering Committee, and;
3. That the City Manager be authorized to sign the Memorandum of Understanding committing Vaughan to the review process.

**Economic Impacts**

This report has a \$19,637.50 impact on the 2005 Operating Budget. The funds will be allocated from the Professional Fees budget from the City Manager and Legal.

**Purpose**

This report is to provide information on a York Regional Courts review process and to provide the City Manager with authority to act on behalf of the City.

**Background - Analysis and Options**

The operational efficiency of the York Regional Courts has been the subject of much discussion at several levels over the past year. These discussions culminated with the area Chief Administrative Officers (CAOs) agreeing to a suggestion that a comprehensive independent review be conducted of the court system with the cost being shared by the Region and area municipalities.

The cost of this review is estimated at \$125,000. The Region will pay \$62,500. or 50% of the cost. The remaining municipalities will be established based on their respective 2005 Regional Tax Levy. This results in the City of Vaughan's share being estimated at \$19,637.50 or 15.7%. The City is being asked to sign a Memorandum of Understanding regarding the costs.

It is anticipated that the review will take approximately six months to complete.

A Steering Committee has been established to oversee the review. Area CAO's have agreed to form the nucleus of the Steering Committee. It is recommended that the City Manager be Vaughan's representative, with his alternate being the Commissioner of Legal and Administrative Services.

The Town of Markham has prepared the RFP on behalf of the Regional and area municipalities

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and the document was released on April 22, 2005. On May 11, 2005, a pre-bidder information meeting is scheduled. The RFP bid will close on May 20, 2005. The draft RFP has been reviewed by the City of Vaughan Purchasing Department and while not all aspects are common to Vaughan's policy, the RFP has been developed based on the Town of Markham's policies, and that municipality is taking carriage of the process.

An independent review is required in order to adequately address the complaints about the Courts administration processes and to examine the Intermunicipal Agreement signed in 1999 with a focus on the revenue sharing component.

**Vaughan Vision**

This report is in keeping with the Service Excellence provisions of the Vaughan Vision.

The necessary resources have been allocated and approved.

**Conclusion**

It is appropriate for Vaughan to take a major role in the review of York Region Courts and as such the City Manager should be approved as the representative on the Steering Committee and also be authorized to sign the cost sharing Memorandum of Understanding identifying Vaughan's share of the costs at \$19,637.50.

**Attachments**

None.

**Report prepared by:**

Tony Thompson  
Senior Manager, Enforcement Services Department

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 31, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

31

**ASIAN LONG-HORNED BEETLE  
REQUEST TO THE MINISTER OF AGRICULTURE AND AGRI-FOODS TO  
EXTEND THE TREE REPLACEMENT COMPENSATION ELIGIBILITY DEADLINE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of The Asian Long-Horned Beetle Intergovernmental Task Force, dated May 2, 2005:

**Recommendation**

The Asian Long-Horned Beetle Intergovernmental Task Force recommends:

That Vaughan Council request that the Minister of Agriculture and Agri-Foods extend the compensation eligibility deadline for replacement of trees ordered destroyed to control the spread of the Asian Long-Horned Beetle after December 31, 2004.

**Economic Impact**

There is no financial impact.

**Purpose**

To request that the Minister of Agriculture and Agri-Foods extend the compensation eligibility deadline for the replacement of trees ordered destroyed in an effort to control the spread of the Asian Long-Horned Beetle, beyond the date December 31, 2004.

**Background - Analysis and Options**

In May 2004, the Minister of Agriculture and Agri-Food Canada implemented a compensation program to compensate property owners for the replacement of trees that were ordered destroyed to control the spread of the Asian Long-Horned Beetle. Property owners are eligible to apply for compensation for replacement of trees if they have received a notice from the CFIA requiring the removal of a host tree(s) on the property on or before December 31, 2004. Any trees destroyed by CFIA after December 31, 2004, are not eligible for tree replacement compensation.

At the Asian Long-Horned Beetle Intergovernmental Task Force meeting of April 20, 2005, the CFIA reported that another site containing evidence of the ALHB had been identified in the Rowntree Dairy Road and Hwy 7 area, and that subsequently, approximately 1000 additional trees had been ordered destroyed in March 2005. Since compensation for replacement of trees is only eligible to property owners for those trees destroyed up to December 31, 2004, the trees destroyed in March 2005 are not eligible for replacement compensation. Therefore, the Asian Long-Horned Beetle Intergovernmental Task Force is recommending that Vaughan Council request that the Minister of Agriculture and Agri-Foods extend the compensation eligibility deadline for the replacement of trees ordered destroyed beyond the date December 31, 2004.

**Relationship to Vaughan Vision 2007**

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

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**Conclusion**

In light of the foregoing, it is recommended that Council request that the Minister of Agriculture and Agri-Foods extend the compensation eligibility deadline for the replacement of trees ordered destroyed beyond the date December 31, 2004.

**Attachments**

None

**Report prepared by:**

R. Magnifico  
Assistant City Clerk

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 32, Report No. 29, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 9, 2005, as follows:

***By approving that the showmobile be provided to EOH Meta Foundation at a 50% reduction in cost in the amount of \$332.75; and***

***By receiving the memorandum from the Commissioner of Community Services, dated May 3, 2005.***

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32

**DEPUTATION –MR. GIACOMO PARISI  
WITH RESPECT TO THE EOH META FOUNDATION'S  
4TH ANNUAL FAMILY WALK AND RUN**

The Committee of the Whole recommends that the deputation of Mr. Giacomo Parisi, Director, EOH Meta Foundation, 76 Logwood Drive, Maple, L6A 3C9, and the written submission of Ms. Mimma Regina, Executive Director, EOH Meta Foundation, 401 Champagne Drive, North York, M3J 2C6, dated April 11, 2005, be received and referred to staff for a report.

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Item 33, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**33**

**DEPUTATION – MR. GEORGE MIOR WITH RESPECT TO  
REMOVAL OF SPEED HUMPS ON GLEN SHIELDS AVENUE**

**The Committee of the Whole recommends:**

- 1) That the deputation of Mr. George Mior, 55 Point O'Woods Drive, Vaughan, L4K 2E1, and written submissions dated April 18, 2005 and February 10, 2005, petition, and map, be received; and**
- 2) That the written submission of Mr. Gino Muia, President, Glen Shields Ratepayers' Association, dated April 29, 2005, be received.**

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005**

Item 34, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**34**

**DEPUTATION – FATHER CLAUDIO PICCININI  
WITH RESPECT TO TEOPOLI SUMMER EXPERIENCE**

The Committee of the Whole recommends that the deputation of Father Claudio Piccinini, Società Unita / The United Society - Teopoli, 1775 Islington Avenue, Etobicoke, M9P 3N2, written submission dated April 27, 2005, information brochure, and material, be received and referred to the Mayor's Foundation for funding consideration.