

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 1, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

1 REQUEST FOR STAFF SUPPORT FROM THE CLERKS DEPARTMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated September 17, 2007:

Recommendation

Councillor Shefman requests that the Greening Vaughan Advisory Committee (GVAC) receive Secretariat support from the Clerks Department.

Economic Impact

N/A

Communication Plan

N/A

Background – Analysis and Options

The above-mentioned Committee requires support staff for the recording and preparation of minutes at their monthly meetings.

Purpose

To obtain support from the Clerks Department for official minute taking for these meetings.

Relationship to Vaughan Vision

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

Regional Implications

none

Conclusion

The support from the Clerks department will be of great assistance in ensuring that a proper record is maintained for this committee during its tenure.

Attachments

none

Report prepared by:

Debi Traub, Council Executive Assistant

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 2, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

2

**AWARD OF TENDER T07-109
SONOMA HEIGHTS NEIGHBOURHOOD PARK (WEA-N4)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 17, 2007:

Recommendation

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

1. That T07-109, Sonoma Heights Neighbourhood Park (WEA-N4) – Park Development be awarded to Forest Contractors Ltd. for the amount of \$300,368.25 (excluding G.S.T.); and,
2. That a contingency allowance of 10% be approved, within which the Director of Parks Development is authorized to approve amendments to the contract; and,
3. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

Economic Impact

Capital project PK-6132-07 – Sonoma Heights Neighbourhood Park (WEA-N4) design and construction funding was approved in the 2007 capital budget. The annual operating cost of \$15,064.00 is required to maintain this park once completed.

Communications Plan

A public meeting to discuss the design of the park and the amenities included within the design was held on November 9, 2004. The date and location for the meeting were advertised in the local paper and individual notices for the meeting were distributed to adjacent residences in accordance with standard departmental procedures.

Purpose

The purpose of this report is to seek approval to award tender T07-109 for the development of Sonoma Heights Neighbourhood Park (WEA-N4).

Background - Analysis and Options

The project is for the construction of Sonoma Heights Neighbourhood Park (WEA-N4) located on Napa Valley Avenue within Ward 2. Capital project PK-6132-07 – Sonoma Heights Neighbourhood Park (WEA-N4) design and construction funding was approved in the 2007 budget. Park features include the following in accordance with the approved master landscape plan: senior and junior play area, shade structure, mini soccer field, bocce court, concrete and asphalt walkways, site furnishings, tree and shrub planting, sodding, ornamental fencing and lighting. A provisional item added to the contract includes the supply and installation of a yard hydrant, water line, backflow preventer and water meter. The proposed park components were developed through community consultation and were scrutinized using the principles of CPTED – Crime Prevention Through Environmental Design.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 2, CW Report No. 40 – Page 2

On May 9, 2005 Council directed staff to develop a list of qualified landscape contractors through a prequalification process to bid on the construction and renovation of various parks and open spaces in the City of Vaughan. Subsequently, on January 29, 2007, Council approved the process whereby the list of prequalified landscape contractors would be determined. Through this process, a total of twelve (12) general landscape contracting companies were deemed to meet/exceed the minimum criteria.

This tender was made available to the twelve (12) prequalified general landscape contractors and were publicly opened on Thursday, August 23, 2007. Six (6) bid documents were received. The bid results are as follows:

<u>Contractor</u>	<u>Total Tendered Price (Base Bid excl. GST)</u>	<u>Total Provisional Items (excluding GST)</u>	<u>Total Tendered Price (incl. Provisional Items) (excluding GST)</u>
Forest Contractors	\$289,868.25	\$10,500.00	\$300,368.25
Melfer Construction	\$307,357.64	\$6,700.00	\$314,057.64
Mopal Construction	\$325,839.10	\$10,400.00	\$336,239.10
Rutherford Contracting	\$329,876.35	\$19,818.43	\$349,694.78
Pine Valley Enterprises	\$337,521.03	\$10,000.00	\$347,521.03
Dol Turf Restoration	\$467,254.30	\$31,400.00	\$498,654.30

Relationship to Vaughan Vision 2007

Sonoma Heights Neighbourhood Park (WEA-N4) development 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.

Regional Implications

Not applicable

Conclusion

Parks Development and Purchasing Services staff have reviewed the bid submissions and have determined that the low bid contractor, Forest Contractors Ltd., is deemed to meet the requirements of the contract.

Upon award of tender, this project will commence in the month of September 2007 and will be completed in the Summer of 2008, weather permitting.

Attachments

None

Report prepared by:

Melanie Morris, Landscape Technician, Ext. 3207
Paul Gardner, Director of Parks Development, Ext. 3209

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 3, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

3 SECOND HAND GOODS, TRADES RESTRICTIONS AND GUIDELINES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor, dated September 17, 2007:

Recommendation

The Commissioner of Legal and Administrative Services and City Solicitor, in conjunction with the Director of Enforcement Services, and the Manager of Special Projects, Licensing & Permits, and Risk Management, recommends:

That no change be made in the current provisions of the City of Vaughan Licensing By-law 315-2005, as it pertains to the second hand goods trade.

Economic Impact

N/A

Communications Plan

N/A

Purpose

This report provides information on the requirements of By-law 315-2005 relating to the second hand goods trade.

Background - Analysis and Options

On June 25, 2007 (Item 108, Report 34) Council requested staff provide a report in response to a deputation from Mr. Jim Tyo, President/General Manager, EB Games.

Mr. Tyo was requesting that EB Games be granted an exemption to the restrictions of the City of Vaughan Licensing By-law 315-2005 relating to the second hand good trade. Mr. Tyo explained that these provisions were too onerous.

The Licensing By-law provides that when a second hand goods dealer receives goods, they must first obtain valid identification from the seller. Further, the second hand goods dealer must maintain a record of these transactions. These restrictions are in place to curtail the trafficking of stolen property and to provide investigative information to the police. Mr. Tyo suggested that "traded" merchandise should be exempt.

Staff from several municipalities have had discussions with the Regional Police in regards to the request. They advise that they do not support the request as video games are often stolen in residential break and enters, and the restrictions in the By-law help to slow the laundering of stolen property. Exempting "trades" creates a loophole for avoiding a record of transaction.

The provisions of the By-law do not stop or impede EB Games or any other second hand goods dealer from receiving or selling used goods, it is an information gathering requirement only.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 2, CW Report No. 40 – Page 2

In a recent Ontario Court of Appeal case, a second hand goods dealer attempted to overturn the City of Oshawa's reporting requirements in their Licensing By-law. While the Court ruled that the City could not require the dealer to electronically report directly to the police, second hand goods dealers can be required to maintain a record and the information still needs to be collected. This ruling is relevant to the City of Vaughan as the requirements contained within the City of Oshawa Bylaw are same as those in the Vaughan Licensing Bylaw. Therefore, with the recent ruling, the recording of the required information is supported and should be continued.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision in that it speaks to community safety.

Regional Implications

N/A

Conclusion

The requirements for information by second hand goods dealers are in place to deter crime and do not impact the company's ability to conduct business. No changes to these requirements should be made.

Attachments

N/A

Report prepared by:

Tony Thompson
Director, Enforcement Services

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 4, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

4 2008 SCHEDULE OF MEETINGS

The Committee of the Whole recommends:

- 1) That the 2008 Schedule of Meetings be adopted, subject to:
 - a) adding Committee of the Whole, Committee of the Whole (Closed Session) and Committee of the Whole (Public Hearing) meetings on June 3, 2008;**
 - b) adding a Council meeting on June 11, 2008; and**
 - c) changing the June 16, 2008 Committee of the Whole start time from 1:00 p.m. to 11:00 a.m.; and****
- 2) That the following report of the City Clerk, dated September 17, 2007, be received.**

Recommendation

The City Clerk recommends:

- 1) That the 2008 Schedule of Meetings be adopted; and
- 2) That Council provide direction with respect to an earlier start time for the Committee of the Whole meeting in June 2008.

Economic Impact

There is no economic impact associated with the recommendation in this report.

Communications Plan

N/A

Purpose

This report is to request Council's approval of the attached 2008 Schedule of Meetings for Committee of the Whole, Committee of the Whole (Closed Session), Committee of the Whole (Working Session), Committee of the Whole (Public Hearing), and Council.

Background – Analysis and Options

In accordance with the Procedure By-law, the Committee of the Whole and Committee of the Whole (Public Hearing) meetings have been scheduled on the first and third Monday of each month, Committee of the Whole (Working Session) has been scheduled on the second and fourth Tuesday of each month, and the Council meetings have been scheduled on the second and fourth Monday of each month. In adherence with past practice, the Committee of the Whole (Closed Session) has been scheduled following Committee of the Whole. Due to statutory holidays and significant faith days, variations to the schedule are as follows:

January; One cycle of meetings is scheduled in January to accommodate the holiday season. This practice was established in 2005.

March: No meetings have been scheduled during March Break. Committee of the Whole, Committee of the Whole (Closed Session), and Committee of the Whole (Public Hearing) have been scheduled for the fourth Tuesday due to Easter.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 4, CW Report No. 40 – Page 2

- April: One cycle of meetings is scheduled in April due to Passover.
- May: Committee of the Whole, Committee of the Whole (Closed Session), and Committee of the Whole (Public Hearing) have been scheduled for the third Tuesday due to Victoria Day.
- June: One cycle of meetings is scheduled in June to accommodate the FCM Conference May 30 – June 2 and Shavuot. No Committee of the Whole (Working Session) has been scheduled.
- July/August: In accordance with past practice no meetings have been scheduled in July and August.
- September: The first Committee of the Whole, Committee of the Whole (Closed Session), and Committee of the Whole (Public Hearing) meetings in September have been scheduled on the first Tuesday due to Labour Day.
- October: One cycle of meetings is scheduled in October due to Thanksgiving, Sukkot, Shemini Atzeret and Simchat Torah.
- December: One final cycle of meetings is scheduled in December due to Hanukkah and the Christmas holiday season.

The AMO Conference scheduled in August does not affect the schedule as no meetings have been scheduled for August.

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.

Regional Impact

N/A

Conclusion

The 2008 meeting schedule has been prepared in accordance with the Procedure By-law, and in adherence to past practice. Also, variations have been incorporated into the schedule to provide for statutory holidays and significant faith days. In view of the foregoing, it is recommended that Council approve the attached 2008 meeting schedule. Staff is requesting direction with respect to an earlier start time for the Committee of the Whole meeting in June 2008.

Attachments

1. 2008 – 12 Month – Schedule of Meetings

Report prepared by:

G. Hardyчук
Assistant City Clerk

(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 SEPTEMBER 24, 2007

Item 5, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

5 APPOINTMENTS TO THE ACCOUNTABILITY AND TRANSPARENCY COMMITTEE

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of September 17, 2007.

Refer to Item 4, Report No. 41, Committee of the Whole (Closed Session).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 6, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

6 **SITE DEVELOPMENT FILE DA.07.010**
YORK REGION DISTRICT SCHOOL BOARD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 17, 2007, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.010 (York Region District School Board) BE APPROVED, to permit the construction of a two-storey elementary school as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the issuance of a building permit:
 - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Development Planning Department;
 - ii) the final site grading and servicing plan, storm water management report, access, parking and on-site circulation be approved to the satisfaction of the Vaughan Engineering Department; and,
 - iii) the Owner shall satisfy all hydro requirements of Powerstream Inc.
2. THAT the York Region District School Board shall hereby be advised that no unauthorized alterations shall be made to the approved site plan, including changes to the physical design as it relates to the traffic circulation in and around the school, without first obtaining approval from the City.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted a Site Development Application for a proposed two-storey, 5,839 m² elementary school on the 2.47 ha subject lands shown on Attachment #1. The proposed school as shown on Attachment #2 includes 24 classrooms, a gym, library and childcare centre, and 55 parking spaces, and proposes 6 future portables.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Teston Road and east of Dufferin Street, on the north side of Via Romano Boulevard, Block 91, within Registered Plan 65M-3924, City of Vaughan. The site is currently vacant and the surrounding land uses are:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 6, CW Report No. 40 – Page 2

- North - vacant/future residential (RD3(H) Residential Detached Holding Zone)
- South - Via Romano Boulevard; residential dwellings (RD3 Residential Detached Zone)
- East - vacant/future park (OS2 Open Space Park Zone)
- West - vacant/future residential dwellings (RD3 Residential Detached Zone)

Official Plan

The subject lands are designated “Low Density Residential” by OPA #600 (Carrville – Urban Village 2). The proposed school development conforms to the Official Plan.

Zoning

The subject lands are zoned RD3 Residential Detached Zone Three by By-law 1-88, which permits a public school use on the subject lands.

Site Design

The proposed site plan is shown on Attachment #2. The main entrance to the elementary school fronts onto Via Romano Boulevard. Two separate play areas are proposed in the south-westerly portion of the site, which are to be separated from pedestrian and vehicular traffic by a reinforced concrete wall surrounding the play areas. There is a one-way driveway in front of the school with an in/out-only access onto Via Romano Boulevard, to be used primarily by school buses. The garbage pick-up area is located at the northeast corner of the building and is accessed from the main parking area. Furthermore, a seven car parking lot is proposed in the south-westerly portion of the school site.

In addition, 6 future portable classrooms are to be located between the rear of the school and the play field, within the asphalt play area. The final site plan is to be approved to the satisfaction of the Development Planning Department.

Landscaping

The site is proposed to be landscaped along the perimeter of the site with a mix of coniferous and deciduous trees and shrubs as shown on Attachment #4. The final landscape plan must be approved to the satisfaction of the Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachment #3. The proposed school is rectangular in shape and has a flat roof. The building is finished primarily in beige brick, and uses random sized cast stone units and canopies surrounding the doors and glass windows. The final elevations must be approved to the satisfaction of the Development Planning Department.

Parking

By-law 1-88 requires that the minimum parking requirements for the proposed elementary school be calculated as follows:

- 1.5 spaces/teaching classroom: 24 proposed classrooms x 1.5 = 36 spaces
- 1.5 spaces/future portable classroom (6 proposed): 6 x 1.5 = 9 spaces
- Daycare facility @ 1.5 spaces/employee (6): = 10
- Total Parking Required = 55 parking spaces
- Total Parking Proposed = 55 parking spaces

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 6, CW Report No. 40 – Page 3

The proposed 55 parking spaces meets the minimum parking requirement in By-law 1-88.

Services

The final site servicing and grading plan and storm water management report, must be approved to the satisfaction of the Vaughan Engineering Department.

All hydro requirements must be addressed by the Owner, to the satisfaction of PowerStream Inc.

Relationship to Vaughan Vision 2007

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

Conclusion

The Development Planning Department has reviewed Site Development File DA.07.010 (York Region District School Board) in accordance with the policies of the Official Plan and the requirements of Zoning By-law 1-88, and is satisfied that the proposed development of a two-storey elementary school will facilitate the appropriate development of the site, subject to the conditions of approval outlined in this report. On this basis, the Development Planning Department recommends approval of the Site Development Application.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan
4. Landscape Plan

Report prepared by:

Joseph Yun, Planner 1, ext. 8216
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 7, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

7 **SITE DEVELOPMENT FILE DA.07.014**
TONLU HOLDINGS LIMITED

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 17, 2007, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.014 (Tonlu Holdings Limited) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations, landscaping plan and signage plan shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
 - vi) the Owner shall register on title the 65M-Plan for the related Draft Plan of Subdivision Application 19T-89063 (Tonlu Holdings Limited); and,
 - b) that the site plan agreement include the following provision:
 - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands 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.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 7, CW Report No. 40 – Page 2

Purpose

The Owner has submitted a Site Development Application on the subject land shown on Attachment #1, to permit the development of an automobile gas bar (Sunaco), a retail convenience store (Horizon) and a car wash (Sunoco EcoWash), as shown on Attachment #2.

Background - Analysis and Options

The irregular shaped, 0.88 ha vacant site is part of a larger C7 Zone land holding to the north and west, as shown on Attachment #1. The subject lands are located at the southwest corner of Regional Road 27 and future Innovation Drive, in Part of Lot 10, Concession 9, City of Vaughan.

The final 65M-Plan for the related approved Draft Plan of Subdivision Application 19T-89063, has not been registered, and as such, the lot and road (Innovation Drive) have not legally been created. The Owner is working towards fulfilling the conditions of subdivision approval and must first register the 65M-Plan prior to the registration of the site plan agreement, to the satisfaction of the Development Planning Department.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(1258). The surrounding land uses are:

- North - future Innovation Drive; vacant service commercial (C7 Service Commercial Zone)
- South - existing public garage (C6 Highway Commercial Zone)
- East - Regional Road 27; existing residential (R4 Residential Zone)
- West - vacant service commercial/vacant employment (C7 Service Commercial Zone and EM1 Prestige Employment Area Zone)

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which provides opportunities that require high visual exposure, good accessibility, and an attractive working environment, and permits a wide range of office, business and civic uses, with no outside storage. The "Service Node" policies of OPA #450 also apply and permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, and as such, the proposed site development conforms to both the "Service Node" and "Prestige Area" policies of the Official Plan.

Zoning

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(1258). The gas bar, convenience retail store and car wash uses are permitted by the By-law. The proposed site plan was reviewed in accordance with the standards contained in By-law 1-88 and the C7 Zone, and complies in all respects with By-law 1-88.

Site Design

The proposed site plan (Attachment #2) shows the gas pumps, with a canopy above, in the centre of the site. The combined convenience retail store and car wash building is shown at the south ends, with parking spaces and the car wash stacking and exiting lane to the east and west. The Development Planning Department will continue to work with the Owner to finalize the details of the site plan shown on Attachment #2. The final site plan shall be approved to the satisfaction of the Development Planning Department.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 7, CW Report No. 40 – Page 3

Building Elevations

The proposed building elevations are shown on Attachment #3. The store and carwash building will be constructed to a height of 5.57m with two architectural features (cupolas) extending the height to 6.66m. The building materials consist of sand arristcraft, beige stucco, clear glass and light grey spandrel windows. The Development Planning Department will continue to work with the Owner to finalize the details on the elevation plan shown on Attachment #3. The final elevation plan shall be approved to the satisfaction of the Development Planning Department.

Landscaping

The proposed landscape plan (Attachment #4) shows a variety of deciduous and coniferous trees and shrubs around the perimeter of the site. A minimum 6m and 9m wide landscape strip is proposed along Innovation Drive and Regional Road 27, respectively. The Development Planning Department will continue to work with the Owner to finalize the details of the landscape plan shown on Attachment #4. The final landscape plan, including detail drawings and a landscape cost estimate shall be approved to the satisfaction of the Development Planning Department.

Services/Utilities

The Owner has submitted a site grading and servicing plan and a stormwater management report, which will be approved to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department.

All hydro requirements will be addressed by the Owner, to the satisfaction of PowerStream Inc.

Relationship to Vaughan Vision 2007

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

Regional Implications

The Region of York will be a party to the site development agreement given that the subject lands abut a Regional Road (Regional Road 27), with conditions of approval to be included in the implementing Agreement. As a condition of site plan approval, all requirements of the Regional Municipality of York shall be satisfied.

Conclusion

The proposed Site Development Application has been reviewed in accordance with the policies in OPA #450, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development of the subject lands for an automobile gas bar, a retail convenience store and a carwash, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Elevations (Convenience Retail Store & Car Wash)
4. Landscape Plan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 7, CW Report No. 40 – Page 4

Report prepared by:

Christina Napoli, Planner, ext. 8483

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 SEPTEMBER 24, 2007

Item 8, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

8 **SITE DEVELOPMENT FILE DA.06.089**
CHABAD LUBAVITCH OF RICHMOND HILL

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 17, 2007, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.06.089 (Chabad Lubavitch of Richmond Hill) BE APPROVED, to permit the construction of a one-storey 1035.26m² synagogue, as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Vaughan Engineering Department;
 - iii) all requirements of the Region of York shall be satisfied;
 - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
 - v) the Minor Variance Application A223/07 shall be approved by the Committee of Adjustment to facilitate the variances required to implement the final approved site plan, and the said application shall be final and binding.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (File DA.06.089) on the 0.8 ha subject lands shown on Attachment #1 for a proposed one-storey 1035.26m² synagogue, with a 300 seat worship room on the main floor, and 6 elementary classrooms, a mikvah and 3 administrative offices in the basement, and 92 parking spaces:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 8, CW Report No. 40 – Page 2

Background - Analysis and Options

The subject lands are located south of Teston Road, at the southwest corner of Bathurst Street and Lady Dolores Avenue, being Block 38 on Registered Plan 65M-3894, City of Vaughan. The site is rectangular in shape and is currently vacant.

The subject lands are designated “Low Density Residential” by OPA #600 (Carrville – Urban Village 2) and zoned RD3 Residential Detached Zone Three by By-law 1-88. The proposed synagogue is a permitted use on the subject lands. The surrounding land uses are:

- North - Lady Dolores Avenue; vacant land/approved high density residential development (RA3(H) Residential Apartment Zone with the Holding Symbol “H”)
- South - approved residential subdivision (RS1 Residential Semi-Detached Zone)
- East - Bathurst Street; residential neighbourhood (Town of Richmond Hill)
- West - residential neighbourhood (RS1 Residential Semi-Detached Zone)

Official Plan

The subject lands are designated “Low Density Residential” by OPA #600 (Carrville – Urban Village 2), which permits the proposed institutional use. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned RD3 Residential Detached Zone Three by By-law 1-88. The proposed synagogue and accessory office and mikvah uses are permitted on the subject lands. However, the proposed day care use as shown on the attached floor plan (Attachment #4) is not permitted. In addition, exceptions to By-law 1-88 will be required to address minimum parking requirements, maximum building height, and maximum encroachment of a cantilevered roof into the side yard, which will be discussed later in this report.

Site Design

The proposed site plan as shown on Attachment #2 includes a proposed 1-storey, 1035.26 m² synagogue building with a playground area located at the southeast quadrant of the site. One access driveway is proposed from Lady Dolores Avenue, 80 m west of Bathurst Street, that leads into the parking area located primarily in the westerly portion of the subject lands. Pedestrian walkways connect the site to the site are provided via walkways connect the site to public sidewalks on both Lady Dolores Drive and Bathurst Street.

Parking

The minimum parking requirement for an institutional use under By-law 1-88 is 11 spaces per 100m² of gross floor area. By-law 1-88 requires additional parking for the proposed 6 classrooms, based on a rate of 1.5 spaces per elementary classroom. The proposed site plan includes 92 parking spaces. The required parking for the proposed development is calculated as follows:

First Floor
(Worship area: 967 m² @ 11 spaces/100 m²) = 107

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 8, CW Report No. 40 – Page 3

Basement

6 elementary classrooms @ 1.5 spaces/classroom =	9
Administrative offices (85 m ² @ 3.5 spcaes/100m ²) =	3
<u>Mikvah area (80m² @ 11 spaces/100m²) =</u>	<u>9</u>

Total Required Parking =	128 spaces
<u>Total Parking Proposed =</u>	<u>92 spaces</u>
Parking Deficiency =	36 spaces (28%)

The proposed site plan includes a total of 92 spaces (including 2 handicapped spaces), thereby resulting in a parking deficiency of 36 spaces.

The Owner has submitted a Traffic Impact Study prepared by Poulos & Chung. The Study concludes that members of the synagogue would not use an automobile to attend Saturday services and that most pre-school and day care activities will be served by walking as the primary mode of transportation, as most members will live in the immediate vicinity of the subject development. The Vaughan Engineering Department has reviewed the Traffic Impact Study and concurs with the overall study and methodology and accepts the conclusions and recommendations, which supports the proposed parking deficiency.

Minor Variances

To facilitate the proposed development, the following variances to By-law 1-88 are required:

	<u>By-law 1-88 requirement</u>	<u>Proposed</u>
i) Minimum Parking	128	92
ii) Maximum Building Height	11 m	12 m
iii) Maximum Encroachment of a Canopy Into a Required Yard	0.5 m	2.5 m

The Owner has filed an application to the Committee of Adjustment (File A223/07) for approval of these variances. With respect to the minimum parking requirement, the Owner has provided a Traffic Impact Study, which was reviewed and approved by the Vaughan Engineering Department as discussed above. The proposed building is to be located in the northwest quadrant of the site, and away from the residential uses to the south and west, therefore the variance to the maximum building height of 1.0 m will not have an impact on the adjacent uses. The proposed canopy encroachment occurs on the north and east elevations of the building facing Lady Dolores Avenue and Bathurst Street, and forms part of the overall design of the building, and would not impact the adjacent land uses. Accordingly, the Development Planning Department can support the proposed variances.

As noted earlier, the proposed day care use is not permitted on the subject lands within the RD3 Zone. The Owner is required to seek permission for this use from the Committee of Adjustment. Given the location of the site at the intersection of Lady Dolores Drive and Bathurst Street, and the location of the building and the accessory classrooms and play area relative to the surrounding land uses, and that the proposed use will be integrated with the synagogue use, the Development Planning Department can support the proposed day care use.

Elevations

The proposed building elevations for the synagogue are shown on Attachment #3. The building is one storey and varies in height ranging from 7.6 m to 12 m, with a portion of the basement level

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 8, CW Report No. 40 – Page 4

slightly above grade. Direct access from the classrooms in the basement to the outdoor playground is provided. Generally, the elevations include beige colour stone facing, along with ornamental stone accents to be provided along each elevation. The rooftop mechanical equipment is to be shielded from pedestrian and street views by proposed stone copings. The main entry door is located on the north elevation with additional entry points provided on the west and south elevations. The Development Planning Department has no objections to the proposed elevations.

Landscaping

Landscaping in the form of deciduous and coniferous trees is proposed along the periphery of the subject lands, as shown on Attachment #5. In addition, screening in the form of ornamental trees are to be provided along the periphery of the playground area. Shrub plantings of various species are to be planted at the north-east corner of the site to enhance the streetscape at the intersection of Bathurst Street and Lady Dolores Avenue and along the base of the building. Furthermore, pedestrian-friendly pathways and sitting areas are being provided to allow for pedestrian access to the subject lands from Bathurst Street and Lady Dolores Avenue wood fencing is to be provided adjacent to the residential uses. The final landscape plans shall be approved to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2007

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

Regional Implications

The subject lands abut Bathurst Street, which is a Regional road, and therefore all requirements of the Region of York Transportation and Works Department must be satisfied prior to the execution of a Site Plan Agreement.

Conclusion

The Development Planning Department has reviewed the proposed Site Development Application in accordance with the requirements of the Official Plan, Zoning By-law 1-88, the comments provided by City Departments and external public agencies, and the area context. The proposed land use conforms and complies with the Official Plan and the Zoning By-law, respectively, however, Variances to By-law 1-88 are required with respect to the minimum parking standards, the maximum permitted building height and the maximum encroachment of a canopy into a required yard, to implement the proposal. These variances are considered to be minor in nature, and appropriate for the development of the subject lands for the reasons set out in this report. In addition, the Owner is required to obtain approval from the Committee of the Adjustment for the proposed day care use, prior to the execution of the site plan agreement. The proposed building elevations and site plan layout are considered to be satisfactory. Accordingly, the Development Planning Department can support the approval of Site Development Application DA.06.089 (Chabad Lubavitch of Richmond Hill), subject to the conditions in this report.

Attachments

1. Location Map
2. Site Plan
3. Elevations
4. Floor Plan
5. Landscape Plan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 8, CW Report No. 40 – Page 5

Report prepared by:

Joseph Yun, Planner, ext. 8216
Mauro Peverini , Senior Planner, ext. 88407
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 SEPTEMBER 24, 2007

Item 9, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

9

**SITE DEVELOPMENT FILE DA.07.032
MOUNT PLEASANT GROUP OF CEMETERIES**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 17, 2007, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.032 (Mount Pleasant Group of Cemeteries) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the amending site plan agreement:
 - i) the final site plan, building elevations and landscaping shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans and stormwater management report, shall be approved by the Engineering Department;
 - iii) all hydro requirements of Power Stream Inc. shall be satisfied;
 - iv) all requirements of the Region of York shall be satisfied;
 - v) all requirements of the Ministry of Transportation shall be satisfied; and,
 - vi) all requirements of the Toronto and Region Conservation Authority shall be satisfied.
2. THAT a Copy of the Council Minutes and Staff Report shall be sent to the Owner and the Registrar at the Ministry of Consumer and Commercial Relations, in accordance with the requirements of the Cemeteries Act Revised R.S.O. 1990.
3. THAT a notice of the Council decision to approve the site development application shall be placed in a local newspaper by the City Clerk, within 15 days of the decision date in accordance the requirements of the Cemeteries Act Revised R.S.O. 1990, at the full cost of the Owner.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

In accordance with the Cemeteries Act Revised R.S.O. 1990, a notice of the Council decision to

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 9, CW Report No. 40 – Page 2

approve the site development application for the proposed mausoleum must be placed in the local newspaper by the City Clerk, within 15 days of the decision date.

Purpose

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1, to amend an existing site plan agreement, to permit the development of a two storey, 4020m² expansion of an existing mausoleum, on the 39.73 ha property, as shown on Attachment #3, to be named Mausoleum of the Madonna.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located southeast of Highway #407 and Jane Street (7241 Jane Street), in Part of Lots 2 and 3, Concession 4, City of Vaughan.

The subject lands are designated "General Complementary Use Area" by the Provincial Parkway Belt West Plan (July 1978) and zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88, subject to Exception 9(553). The proposed expansion of the existing mausoleum conforms and complies with the Official Plan and Zoning By-law, respectively.

Site Design

The proposed site plan (Attachment #3) shows the building expansion on the northwest corner of the site and connected to the existing mausoleum (Phase 2) by an interior walkway. Beechwood Cemetery was licensed in 1956 and established in 1965. On July 8, 1996, Council approved Site Development Application DA.96.021, for Phase 1. On June 17, 2002, Council approved Site Development File DA.02.029, for Phase 2. The subject application represents Phase 3 of the multi-phase approach to the overall development of the cemetery. A new site plan application will be required to facilitate the development of the future Phase 4 (mausoleum) area of the subject lands, shown on Attachment #3.

Building Elevations

The elevation plans that are provided on Attachments #4 and #5, show an irregular-shaped building that will be constructed to a height of 12.8m, with a copper dome shaped architectural feature increasing the height to 13.9m. The building materials consist of beige concrete block, cream columns and trim, and blue tinted windows. The primary façade is located on the north elevation, and is designed with a canopied glass double door entry framed with columns and windows, with the dome feature above. The remaining elevations are of similar design, with a series of upper and lower level windows framed in cream trim. The proposed building will add an additional 2368 crypts to the existing 2263 crypts on site.

Landscaping

The proposed landscaping for the site is shown on Attachment #6, which includes additional coniferous and deciduous trees and shrubs around the perimeter of the proposed building expansion. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to finalize the details.

Parking/Services/Utilities

An additional 12 parking spaces are proposed on the northside of the building expansion; furthermore, the site allows for parking on the internal road network. The Owner has submitted a

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 9, CW Report No. 40 – Page 3

revised site servicing and grading plan and storm water management report, which will be approved to the satisfaction of the Engineering Department. Site lighting and garbage collection are provided in accordance with the registered site plan agreement. All hydro requirements will be addressed by the Owner, to the satisfaction of PowerStream Inc.

Toronto and Region Conservation Authority

The subject lands abut an OS1 Zone (Open Space Conservation Zone) and are within the Toronto and Region Conservation Authority's screening area, and as a result, the Owner may require a land use permit from the Authority prior to final approval. As a condition of site plan approval, all requirements of the TRCA shall be satisfied.

York Region/ Ministry of Transportation

The subject lands abut Highway #407 to the north and the future MTO east-west transitway alignment which is planned to traverse through the northerly edge of the property, and lead to the MTO's planned transitway station to be located directly opposite on the west side of Jane Street. The Owner and Ministry have entered into an agreement which outlines the terms and conditions of approval for the proposed expansion of the existing mausoleum. One of the conditions states that the Ministry will notify York Region of its approval of the site plan application and will provide assistance, where possible, in obtaining York Region's final comments and support for the said application, given the transitway alignment across the Region's Jane Street right-of-way. As a condition of site plan approval, all requirements of the Ministry of Transportation and York Region shall be satisfied.

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

Conclusion

The Development Planning Department is satisfied with the proposed expansion of the existing mausoleum. To address the requirements of the Cemeteries Act Revised R.S.O. 1990, a copy of the Council Minutes and Staff Report shall be sent to the Owner and the Registrar at the Ministry of Consumer and Commercial Relations and a notice of the Council decision to approve the site development application shall be placed in a local newspaper by the City Clerk, within 15 days of the decision date. Development Planning Staff is satisfied with the proposal and can support the approval of the site plan application, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Cemetery Plan
3. Site Plan
4. North and West Elevations
5. South and East Elevations
6. Landscape Plan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 9, CW Report No. 40 – Page 4

Report prepared by:

Christina Napoli, Planner, ext. 8483

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 SEPTEMBER 24, 2007

Item 10, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 24, 2007, as follows:

By approving the recommendation of the Commissioner of Planning, dated September 17, 2007, subject to the following in accordance with the memorandum from the Commissioner of Planning, dated September 20, 2007:

That the following revised street names be approved:

<u>STREET</u>	<u>PROPOSED NAME</u>
<i>Street 'A'</i>	<i>Via Teodoro</i>
<i>Street 'B'</i>	<i>Via Guardia</i>
<i>Street 'C'</i>	<i>Via Lombardi</i>
<i>Street 'D'</i>	<i>Via Avellino</i>
<i>Street 'G'</i>	<i>Via Piani</i>

10

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILES 19T-04V01, 19T-97V21 & 19T-97V19
1307180 ONTARIO INC., BRALAWN (SOUTH) DEVELOPMENTS INC.
AND SUGARBERRY HOLDINGS INC.**

The Committee of the Whole recommends that this matter be referred to the Council meeting of September 24, 2007.

Recommendation

The Commissioner of Planning recommends:

THAT the following street names for Plan of Subdivision Files 19T-04V01 (1307180 Ontario Inc.), 19T-97V21 (Bralawn (South) Developments Inc.) and 19T-97V19 (Sugarberry Holdings Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Via Teodoro Way
Street 'B'	Via Guardia Road
Street 'C'	Via Lombardi Road
Street 'D'	Via Avellino Road
Street 'E'	Corso Garibaldi Road
Street 'F'	Davos Road (existing)
Street 'G'	Via Piani Street
Street 'H'	Via Campanile (existing)
Street 'I'	Maria Antonia Road (existing)
Street 'J'	Noce Way (existing)
Street 'K'	Capella Dr. (existing)
Street 'L'	Bellini Avenue (existing)
Street 'M'	Terme Avenue (existing)

Economic Impact

There are no requirements for new funding associated with this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 10, CW Report No. 40 – Page 2

Communications Plan

N/A

Background – Analysis and Options

The subject lands shown on Attachment #1 are located south of Major Mackenzie Drive, east side of Pine Valley Drive, in Lot 19, Concession 6, City of Vaughan.

The applicants have submitted street names for approval. The Planning Department for the Region of York does not have any objections to the proposed names.

The Vaughan Fire Department and the Development Planning Department have also reviewed the proposed street names, which are considered to be satisfactory.

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".

Regional Implications

N/A

Conclusion

The Development Planning Department has no objection with the proposed street names for approved plans of subdivision 19T-04V01, 19T-97V21 and 19T-97V19.

Attachments

1. Location Map
2. Draft Plans of Subdivision

Report prepared by:

Jack McAllister, Senior GIS Technician, ext. 8209
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 SEPTEMBER 24, 2007

Item 11, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

11

**ZONING BY-LAW AMENDMENT FILE Z.07.001
FRANK AND ANNA RUNCO
REPORT #P.2007.10**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 17, 2007:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.07.001 (Frank and Anna Runco) BE APPROVED, to rezone the subject lands from A Agricultural Zone to R4 Residential Zone to facilitate the creation of two residential lots to be developed with single detached dwelling units, and to R4(H) Residential Zone with the "H" Holding Symbol to facilitate the creation of one block for future single-detached residential development, as shown on Attachment #2.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted an application to amend By-law 1-88 on the subject lands shown on Attachment #1 to facilitate the following, as shown on Attachment #2:

- a) rezone the future Lots 1 and 2 from A Agricultural Zone to R4 Residential Zone to facilitate the creation of two residential lots to be developed with single detached dwelling units; and
- b) rezone the "Future Development Block" from A Agricultural Zone to R4(H) Residential Zone with the "H" Holding Symbol, with the Holding provision to be removed at such time as the subject lands can be developed comprehensively with the lands to the south with respect to access to a public road.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Jane Street, south of Teston Road, municipally known as 10743 Jane Street, in Part of Lot 25, Concession 4, City of Vaughan. The subject lands are 2,069 m² in area and are currently vacant.

North - existing residential (A Agricultural Zone)

South - Giotto Crescent, existing residential under Plan 65M-3479 (A Agricultural Zone and R4 Residential Zone)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 11, CW Report No. 40 – Page 2

- East - existing residential under Plan 65M-3479 (R4 Residential Zone)
- West - Jane Street, Nasir Street, existing residential (RVM1(B) Residential Urban Village Multiple Dwelling Zone One) and future residential (RVM1(A) Residential Urban Village Multiple Dwelling Zone One)

On March 2, 2007, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands and to the Columbus Trail Resident's Association. To date, no written comments have been received by the Development Planning Department. The recommendation of the Committee of the Whole on March 26, 2007, to receive the Public Hearing report and to forward a technical report to a future Committee meeting was ratified by Council on April 2, 2007.

Official Plan

The subject lands are designated "Low Density Residential" by OPA #350 (Maple Community Plan), which permits the single detached dwelling units as proposed and represents an extension to the existing development in keeping with the surrounding land uses, lotting and road pattern.

The Maple Community Plan (OPA #350) permits a maximum density of 22 units per net residential hectare within the "Low Density Residential" area. The proposed zoning by-law amendment will facilitate the future creation of four additional residential lots to be developed with single detached dwelling units. The proposal conforms to the Official Plan.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88. The Owner proposes to rezone the subject lands from A Agricultural Zone to R4 Residential Zone to facilitate the future creation of two residential lots to be developed with single detached dwelling units (9 m frontage and 33 m depths), and one block for future residential development to be rezoned from A Agricultural Zone to R4(H) Residential Zone with the "H" Holding Symbol in the manner shown on Attachment #2.

The purpose of the Holding provision on the remaining block is to ensure that the future lots are developed comprehensively with the lands to the south to ensure that future road access is provided to complete the road pattern through the extension of Giotto Crescent.

Engineering Department

i) Environmental Site Assessment (ESA)

A Phase 1 Environmental Site Assessment (ESA) Report has been approved to the satisfaction of the Engineering Department. The Record of Site Condition, under Registration 27908, has been filed with the Ontario Ministry of Environment.

ii) Servicing

The Engineering Department advises that servicing capacity for water and sewage allocation will be granted at the consent (severance) application stage for the creation of Lots 1 and 2, as shown on Attachment #2.

Region of York

The Region of York Transportation and Works Department has reviewed the proposed application and has no objection to the proposed zoning by-law amendment.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 11, CW Report No. 40 – Page 3

Planning Consideration

The subject lands, as shown on Attachment #2, are an extension to the existing surrounding area with respect to the continuation of the residential lotting pattern to the east (Plan 65M-3479) and the extension of Giotto Crescent to facilitate access to the future Lots 1 and 2, which will be created by way of consent (severance) applications. The remaining block will be held for future development which will encompass the Giotto Crescent extension west through 10735 Jane Street forming a window street with the potential of one lot fronting onto Jane Street. This would allow for one comprehensive plan for the properties at 2993, 2985 and 2975 Teston Road and the completion of the existing residential subdivision.

The proposed rezoning conforms to the policies in OPA #350 (Maple Community Plan) with respect to "Low Density Residential" areas. The rezoning of future Lots 1 and 2 are in keeping with the existing surrounding zones. The Development Planning Department has no objections to the proposed rezoning.

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the proposed application to rezone the subject lands, in the manner shown on Attachment #2, to facilitate the creation of two future residential lots to be developed with single detached dwelling units, and one block for future residential single-detached development. The proposed application provides consistent zoning with the surrounding area and proposes the future extension of Giotto Crescent, which is in keeping with the existing and future lotting and road pattern. Therefore, the proposed Zoning By-law Amendment Application Z.07.001 is supported by the Development Planning Department.

Attachments

1. Location Map
2. Zoning Plan

Report prepared by:

Stephen Lue, Planner, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 12, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

12

LESTER B. PEARSON – ROAD RESURFACING

The Committee of the Whole recommends that the recommendation contained in the following report of Councillor Meffe, be approved, subject to replacing “Committee of the Whole as soon as possible” with “the Committee of the Whole meeting of November 5, 2007”.

Recommendation

Councillor Peter Meffe recommends:

That staff review the City’s Pavement Management program as it relates to Lester B. Pearson Street and report to Committee of the Whole as soon as possible.

Economic Impact

To be determined.

Communications Plan

Staff to advise residents.

Purpose

To alleviate the damage to vehicles and pedestrians caused by liquid asphalt occurring on this very small village street.

Background - Analysis and Options

This street is in the long range roads program placing it for upgrading in the year 2016. It has been brought to my attention by residents in the area that this is a very well traveled street; it is being used by drivers as a short cut once they have passed the village. This is also known as the street that many cars and trucks use when lost. This has caused premature damage to the road, including liquefying asphalt, pot holes, etc.

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.

Regional Implications

n/a

Conclusion

It is my feeling that this street needs to be re-paved as quickly as possible in order to avoid further damage which will end up raising the cost of the re-paving in the long run.

Attachments

None.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 12, CW Report No. 40 – Page 2

Report prepared by:

Councillor Peter Meffe

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 13, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

13 STOP SIGN AT CASTLE PARK BOULEVARD AND LAURA SABRINA DRIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated September 17, 2007:

Recommendation

Councillor Tony Carella recommends that staff review the requests from the property owners on Castle Park Boulevard and report back to a Committee of the Whole meeting as soon as possible.

Economic Impact

Minimal.

Communications Plan

The local councillor will advise the residents in the immediate area.

Purpose

In order to ensure the safety of the residents in the area.

Background - Analysis and Options

The residents of Castle Park Boulevard have concerns with respect to this location and strongly feel that a stop sign be installed to reduce the possibility of a serious accident.

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.

Regional Implications

Nil

Conclusion

In response to concerns by area residents, as expressed in the attached petition, it is recommended that this stop sign be approved.

Attachments

Petition

Report prepared by:

Councillor Tony Carella

(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 SEPTEMBER 24, 2007

Item 14, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

14

MAYOR'S GOLF TOURNAMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Jackson, dated September 17, 2007:

Recommendation

Mayor Linda D. Jackson recommends:

- 1) That the net proceeds from the 2007 Mayor's golf tournament be donated to the Vaughan Healthcare Foundation.

Economic Impact

Not applicable

Communications Plan

A cheque presentation by Council when the amount is finalized and the appropriate news release.

Purpose

To provide direction to staff with respect to the use of the net proceeds raised at the 2007 Mayor's Golf Tournament.

Background - Analysis and Options

The need for a hospital in Vaughan is widely recognized and much work has been done to bring a hospital in Vaughan closer to a reality, but the fact remains there is still much that needs to be done. Staff are in the process of finalizing the net proceeds from the 2007 Mayor's Golf Tournament. At this point, the net proceeds are estimated to be \$165,000. To demonstrate the City of Vaughan's continued commitment to a hospital, it is recommended that the net proceeds from the 2007 golf tournament be donated to the Vaughan Healthcare Foundation.

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.

Regional Implications

Not applicable

Conclusion

Allocating the net proceeds from the Mayor's Golf Tournament is appropriate and it reconfirms the City's commitment to a Hospital in the City of Vaughan.

Attachments

None

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 15, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

**15 DEPUTATION – MS. SHANNA MUNRO, PUTTING EDGE FUN CENTRE,
WITH RESPECT TO THE DR. JAY CHARITABLE FOUNDATION FAMILY FUN DAY**

The Committee of the Whole recommends that the deputation of Ms. Shanna Munro, President and C.O.O., Putting Edge Fun Centre, 2010 Winston Park Drive, Suite 5902, Oakville, L6H 5R7 and the presentation material submitted, be received and referred to staff for a report identifying the support the City is able to provide for this initiative.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 16, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 24, 2007, as follows:

By approving that the requested services-in-kind be provided at no cost to the 2007 Woodbridge Fair;

By approving the following:

That a discussion take place at a future Committee of the Whole (Working Session) in regard to City policies and processes related to the support for the Fairs that take place over the year; and

That staff prepare a report including these policies, a breakdown of how costs are derived, a listing of all such events that receive support, and information of how other municipalities deal with such events; and

By receiving the memorandum from the Commissioner of Community Services, dated September 20, 2007.

**16 DEPUTATION – MR. KEN MAYNARD, WOODBRIDGE AGRICULTURAL SOCIETY
WITH RESPECT TO THE WOODBRIDGE FAIR**

The Committee of the Whole recommends that the deputation of Mr. Ken Maynard, on behalf of the Woodbridge Agricultural Society, and the written submission of Mr. Bev Maxey, President, Woodbridge Agricultural Society, 5289 Hwy. #7, Unit 7, P.O. Box 56665, Woodbridge, L4L 8V3, dated September 6, 2007, be received, and referred to staff for a report to the Council meeting of September 24, 2007, addressing the request for services-in-kind.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 17, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

17 NEW BUSINESS – TELEPHONE DIRECTORY PROVIDERS

The Committee of the Whole recommends:

- 1) That staff be directed to investigate with Bell Canada the possibilities of their amending the format of future telephone directories to allow a section headed “Vaughan”; such section to include all residential and business telephone numbers belonging to residents of and businesses in Concord, Kleinburg, Maple and Woodbridge, and that portion of Thornhill west of Yonge Street;**
- 2) That a report of findings be brought forward no later than the end of October 2007; and**
- 3) That the same request be communicated to all providers of local telephone directories.**

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 18, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

18

NEW BUSINESS – VAUGHAN RADIO

The Committee of the Whole recommends that staff provide a comprehensive report with respect to Vaughan Radio, to the Committee of the Whole meeting of October 15, 2007, exploring the following options, but not limited to, purchasing the rights of Vaughanradio.ca and adding additional log-ons for users.

The foregoing matter was brought to the attention of the Committee by Mayor Jackson.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 19, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

19 NEW BUSINESS – COMMUNICATION TECHNOLOGY IN THE NEW CITY HALL

The Committee of the Whole recommends that staff provide a comprehensive report by December 31, 2007, on any and all opportunities for enhancing the use of communication technology, both internal and external, in the new City Hall.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 20, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

20 NEW BUSINESS – SUSTAINABILITY COMPONENTS OF THE NEW CITY HALL

The Committee of the Whole recommends that staff provide a report on the sustainability components of the new City Hall, including recycling, energy use and other environmental aspects of the new building.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 21, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 24, 2007, as follows:

By receiving the memorandum from the City Clerk, dated September 20, 2007.

**21 NEW BUSINESS – REQUEST FOR MEETING DATE CHANGE FOR THE
COMMITTEE OF THE WHOLE (WORKING SESSION) OF OCTOBER 10, 2007**

The Committee of the Whole recommends that this matter be referred to the Council meeting of September 24, 2007.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2007

Item 22, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2007.

22

NEW BUSINESS – BASEMENT APARTMENTS IN VAUGHAN

The Committee of the Whole recommends that the Directors of Legal Services, Enforcement Services and Building Standards bring forward for consideration, a report to the Committee of the Whole (Closed Session) meeting of October 1, 2007, dealing with matters subject to solicitor client privilege with respect to the City's strategy for addressing the issue of basement apartments.

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