

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 1, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

1 SECRETARIAT SERVICES TO THE OFFICIAL PLAN REVIEW COMMITTEE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Official Plan Review (“OPR”) Committee and Council, dated January 21, 2008:

Recommendation

The Official Plan Review (“OPR”) Committee and Council recommend that:

1. The City of Vaughan is undertaking major studies to review Official Plan policies for the City;
2. The result of the Review will be the creation and establishment of a new Official Plan for the City of Vaughan;
3. The OPR Committee has been established to oversee the new Official Plan for the City of Vaughan;
4. Formal and accurate record of minutes and deliberations of the Committee’s need to be kept; and
5. Secretariat Services be provided to the OPR Committee and its meetings.

Economic Impact

To be determined.

Communications Plan

n/a

Purpose

To ensure accurate record of minutes and deliberations of the OPR Committee are being kept.

Background - Analysis and Options

The OPR Committee tabled this request and requirement at their last meeting.

Relationship to Vaughan Vision 2020

This report relates to Plan & Manage Growth and Economic Vitality of the Vaughan Vision 2020.

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

Regional Implications

n/a

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 1, CW Report No. 1 – Page 2

Conclusion

In order to keep appropriate records of this very important initiative in support of the Vaughan Vision to manage planning and growth we recommend the above recommendation be approved by Council.

Attachments

n/a

Report prepared by:

Peter Meffe, Chair of the OPR Committee

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 2, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

2 **RESOLUTION FROM THE CITY OF WATERLOO**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated January 21, 2008:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That the resolution from the City of Waterloo regarding in which they request the Province of Ontario to fully exempt all Ontario municipalities from paying Provincial Sales Tax, with the understanding that the savings realized be mandated to fund existing infrastructure renewal in local municipalities be adopted by Council.

Economic Impact

N/A

Communications Plan

N/A

Purpose

To support the efforts of the many Ontario municipalities with existing infrastructure renewal funding needs.

Background - Analysis and Options

The Government of Canada has seen fit to exempt all municipalities in Canada from paying the Goods and Services Tax (GST).

Towns and cities are where the people of Canada work and live and their long term sustainability is at risk without an adequate infrastructure. Provincial and National economic prosperity is inextricably linked to the well being and prosperity of towns and cities. Public ownership of infrastructure has shifted over the past 50 years away from the federal and provincial governments to become an increasing responsibility for municipal governments such as the City of Vaughan.

Relationship to Vaughan Vision 2020

Strengthen relationships with other government authorities and agencies

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

Regional Implications

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 2, CW Report No. 1 – Page 2

Conclusion

By adopting the resolution from the City of Waterloo, the City of Vaughan will have expressed support for the efforts of the City of Waterloo in which they call on the Provincial and Federal Governments to re-examine how municipalities are funded in regards to infrastructure and work together with a view to providing long term and sustainable infrastructure funding programs to assist the City of Vaughan and all municipalities in addressing their infrastructure roles and responsibilities.

Attachments

Resolutions from the City of Waterloo.

(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 JANUARY 28, 2008

Item 3, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

3

ONE CENT NOW! CAMPAIGN

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated January 21, 2008:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That the resolution from the City of Owen Sound regarding the One Cent Now! Campaign be adopted by Council;
2. That this resolution be forwarded to the City of Vaughan's MP and MPP's; and
3. That this resolution be forwarded to the Region of York and the municipalities within York Region.

Economic Impact

N/A

Communications Plan

N/A

Purpose

To demonstrate Vaughan's support for the One Cent Now! Campaign through the endorsement of the attached resolution.

Background - Analysis and Options

The City of Owen Sound adopted a resolution expressing its support for the transferring the equivalent of one cent of the GST to municipalities. GST is collected on most sales. In 2007 it was collected at a rate of six cents on every dollar. The Federal Government has indicated its willingness to reduce the revenue it receives from the GST. Municipalities are therefore requesting that one cent of the six cents be directed towards municipal infrastructure.

It is felt by the One Cent Now! Campaign would deliver about 5 billion dollars per year to municipalities from coast to coast to coast.

Relationship to Vaughan Vision 2020

Strengthen relationships with other government authorities and agencies and providing funding for infrastructure.

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

Regional Implications

Regional municipalities would also benefit from the One Cent Now! Campaign.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 3, CW Report No. 1 – Page 2

Conclusion

By adopting the resolution from the City of Owen Sound, the City of Vaughan will have expressed support for the efforts of the One Cent Now! Campaign with the objective of transferring the equivalent of one cent of the GST to municipalities.

Attachments

Resolution from the City of Owen Sound.

(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 JANUARY 28, 2008

Item 4, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

4 EDGELEY BOULEVARD AND BASS PRO MILLS DRIVE – TRAFFIC REVIEW

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated January 21, 2008:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That staff be requested to investigate the need for and the feasibility of installing traffic lights at the intersection of Edgeley Boulevard and Bass Pro Mills Drive;
2. That staff report to a future Committee of the Whole meeting with respect to their findings in the Spring of 2008.

Economic Impact

N/A

Communications Plan

N/A

Purpose

To control traffic issues at the intersection of Edgeley Boulevard and Bass Pro Mills Drive.

Background - Analysis and Options

Several employees of businesses in the Four Valley Drive area have contacted our office expressing concerns regarding this intersection. Their concern is that this intersection is extremely busy and requires some form of control to eliminate accident hazards, especially during peak travel times.

Relationship to Vaughan Vision 2020

Promote Community Safety, Health & Wellness

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

Regional Implications

N/A

Conclusion

In response to concerns outlined by local business employees, and in order to maintain community safety, it is recommended that staff review the need for an allway stop control or a signalized intersection at the specified location.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 4, CW Report No. 1 – Page 2

Attachments

N/A

Report prepared by:

Anita Micoli, Council Executive Assistant

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 5, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

5

PEACE TREE DAY- JUNE 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated January 21, 2008:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That the City of Vaughan annually endorse June 1 as Peace Tree Day;
2. That the City of Vaughan hold an official Peace Tree Day event annually on the Friday closest to June 1;
3. That this endorsement be sent to the Office of the Premier and the Office of the Chair of York Region asking both the Province and the Region to endorse and recognize June 1st as Peace Tree Day; and
4. That a permit be issued at no charge for the use of space, tables and chairs and other services-in-kind, which include one staff member from the Recreation & Culture Department and from Corporate Communications for the purpose of organizing a ceremonial event to celebrate Peace Tree Day;

Economic Impact

N/A

Communications Plan

The annual Peace Tree Day event will be promoted, as per protocol, through our Corporate Communication Department.

Purpose

To acknowledge June 1 as Peace Tree Day and to celebrate the values and principals associated therewith. Also, to choose a consistent day to hold the City of Vaughan's Peace Tree Day celebration.

Background - Analysis and Options

The Peace Tree is based upon a movie of the same title wherein three little girls of different religious backgrounds seek to enjoy the festive celebrations of the others. Upon facing resistance from their parents, the girls go about convincing their parents that it is all about peace and thus the Peace Tree is born.

The Peace Tree is a symbolic representation of the importance of embracing and celebrating diversity. As the City of Vaughan continues to grow and expand, our community has witnessed increasing diversity and this is a tremendous asset to the City - one that should be celebrated and acknowledged at every opportunity.

The City of Vaughan endorsed Peace Tree Day in 2006 and 2007, and accordingly organized an official celebration. Due to the fact that on some years, June 1 will fall on a weekend and due to
.../2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 5, CW Report No. 1 – Page 2

the fact that this event is coordinated in partnership with the York Region School Board, the York Catholic District School Board and the York Regional Police, this event should be held on a weekday to allow for the continued participation of the above noted groups. Additionally, holding the annual Peace Tree Day event on a consistent day allows for better planning of the event on behalf of the City and the external participants.

Relationship to Vaughan Vision 2020

Serving our citizens through the promotion of community, safety, health and wellness.

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

Regional Implications

N/A

Conclusion

In light of the City of Vaughan's efforts to recognize and promote diversity and to work in partnership with groups to that effect, Councillor Sandra Yeung Racco recommends that the City of Vaughan annually endorse June 1st as Peace Tree Day and plan an appropriate celebration accordingly on the Friday that falls closest to June 1 as we will be working closely with the School Boards.

Attachments

None

Report prepared by:

Cindy Furfaro-Benning, Council Executive Assistant

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 6, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 28, 2008, as follows:

By receiving the memorandum from the Director of Economic Development, dated January 28, 2008, subject to including the following under “Pre-Mission Responsibilities”:

- ***Work with partners to attempt to secure additional sponsorship to off-set the cost of the mission.***

6

CITY OF VAUGHAN MISSION TO CHINA

The Committee of the Whole recommends:

- 1) That Clauses 1, 3, 4 and 5 of the recommendation contained in the following report of Councillor Yeung Racco, dated January 21, 2008, be approved, subject to adding “and that a brochure be produced to promote the mission” at the end of Clause 5;
- 2) That Mayor Jackson and Councillor Yeung Racco participate in this mission, and any other Members of Council wishing to participate are to notify Councillor Yeung Racco;
- 3) That staff resources be identified including roles and responsibilities; and
- 4) That the deputation of Mr. Will Sung, President of the Vaughan Chinese Business Association, be received.

Recommendation

Councillor Sandra Yeung Racco, in consultation with the City Manager recommends:

1. That the City of Vaughan conduct an exploratory trade mission to China in March 2008;
2. That direction on Members of Council participating in this mission be provided;
3. That the focus of the mission will be on exploring investment potential and business development opportunities related to some key Vaughan industrial sectors such as auto parts, building products, food and beverages, metal fabrication, environmental industries, etc.
4. That a visit be made to Vaughan’s friendship city of Yangzhou to reaffirm our relationship and explore opportunities for growth between our industries; and
5. That Economic Development staff lend support to the planning of the exploratory trade mission.

Economic Impact

The costs associated with this trade mission will be covered by the Economic & Technology Development Department’s (ETDD) 2008 base budget and individual Council budgets.

Communications Plan

The Corporate Communications Department will draft and issue media releases prior to and following the mission outlining the mission’s objectives and outcomes.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 6, CW Report No. 1 – Page 2

Purpose

To receive Council approval to conduct a trade mission to China in March 2008.

Background - Analysis and Options

International partnerships have been part of Vaughan's economic development strategy since the early 1990s. The City has formed a number of economic and friendship partnerships to provide Vaughan residents and the business community with cultural, social and economic opportunities. Successful partnerships require regular and sustained communications, including receiving incoming delegations and conducting outbound business missions in partnership with local businesses, industry associations, foreign consulates and trade offices.

China has profoundly changed over the years. With an average annual growth rate of 9.6%, the Chinese economy has surged tenfold within the last three decades. China has become the world's fourth largest economy and the third largest trading nation. Trade and economic co-operation are already the way of the future and it cannot be ignored if Canadian businesses are to remain competitive. Trade in commodities and services, capital flows, personnel exchanges and cultural ties have the capability to deliver tangible benefits for Chinese and Canadian businesses.

The City of Vaughan is well poised to expand its reach into the Chinese market. Whether through a growing local Chinese population or through its economic sectors, Vaughan's future growth depends on developing relationships internationally, and specifically with the Chinese. Vaughan's diverse economic base includes many industrial sectors where there can be mutually beneficial exchanges with Chinese companies, such as automotive parts, building products, etc. The City could play a key role in laying the political and economic groundwork to allow local businesses to gain a foothold in China.

The trade mission's objectives are as follows:

- Explore economic ties between Vaughan, Yangzhou, Beijing, Shanghai, Tianjin, Huadu and Hong Kong
- Identify opportunities to increase investment and trade leading to jobs and opportunities for Vaughan businesses
- Raise awareness of Vaughan's competitive advantages within Ontario's economy and in particular, draw attention to the Vaughan Corporate Centre as an investment location.

Preliminary Agenda

The mission will cover the cities of Beijing, Shanghai, Huadu, Tianjin, Yangzhou and Hong Kong. During the mission, the delegation will participate in industry visits, and hold business meetings with government officials, business associations and trade and consulate staff. To date, contacts have been made with Huadu Automotive Industry Base and Tianshi, a biotechnology firm in Tianjin. Informal contacts have been made with the Hong Kong Economic & Trade Office in Toronto, the Consul General of China in Toronto and Dr. Michael Sui, Associate Vice President of Research at York University. The mission will also be assisted by the Ontario Minister of Citizenship and Immigration, the Honourable Michael Chan.

The mission also includes a visit to Yangzhou, Vaughan's friendship city in China since 1995. Vaughan officials last visited Yangzhou in late 2001. This visit will be an opportunity to assess the economic development opportunities available in Yangzhou.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 6, CW Report No. 1 – Page 3

Mission Planning

The Vaughan Chinese Business Association (VCBA) and the Federation of Chinese Canadians in York Region (FCCYR) have developed a preliminary itinerary and will handle logistics for the mission. The VCBA has engaged in a business development program in China and initiated production of a video showcasing Vaughan. The VCBA and FCCYR have attended a number of trade shows in China, specifically related to automotive parts, furniture sector and real estate development.

With Council's approval, the City will commence its marketing program, in co-operation with the VCBA, FCCYR and the Vaughan Chamber of Commerce. A database of companies will be compiled and companies will be approached for their interest in joining the mission.

As this mission is in the preliminary stages of planning, actual costs are not yet available, however organizers will endeavour to mitigate costs wherever possible. The estimated cost for promotional materials and events is approximately \$5,000. As per corporate policy, the ETDD's base budget will cover City Staff's costs and any unforeseen land transportation costs, meals and incidental costs.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved. Specifically, this report fulfills Vaughan Vision 2020 Goal: Plan and Manage Growth and Economic Vitality.

Regional Implications

Not applicable

Conclusion

It is expected that the mission will result in a greater awareness of the business opportunities available in Vaughan amongst the business community, government offices and trade associations of the jurisdictions visited, ultimately promoting stronger economic ties with this area of the world. The desired outcome in the longer term is to derive greater employment and property tax revenues through local business expansion and new investment from China.

Attachments

None

Report prepared by:

Sandra Yeung Racco, Councillor

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 7, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

**7 APPOINTMENT OF CITY OF VAUGHAN REPRESENTATIVES TO THE SPADINA
SUBWAY TOD (TRANSIT ORIENTED DEVELOPMENT) ADVISORY TASK FORCE**

The Committee of the Whole recommends:

- 1) That the following be appointed as City of Vaughan representatives to the Spadina Subway TOD (Transit Oriented Development) Advisory Task Force:

Regional Councillor Mario F. Ferri
Regional Councillor Gino Rosati
Councillor Sandra Yeung Racco;

- 2) That the following be appointed as City of Vaughan representatives to the Yonge Subway Task Force:

Regional Councillor Mario F. Ferri
Regional Councillor Gino Rosati
Councillor Alan Shefman; and

- 3) That the following report of the City Manager, dated January 21, 2008, be received.

Recommendation

The City Manager recommends that:

1. Council appoint three representatives from Vaughan Council to the Spadina Subway TOD (Transit Oriented Development) Advisory Task Force; and
2. The Clerk of the Regional Municipality of York be advised of such appointments.

Economic Impact

There is no economic impact resulting from the adoption of this report.

Communications Plan

A communication plan is not required at this time. Any necessary communication measures will need to be discussed by the Advisory Task Force when it begins operations.

Purpose

The purpose of this report is to provide Council with the opportunity to appoint the representatives from Vaughan Council to the Spadina Subway Transit Oriented Development (TOD) Advisory Committee.

Background – Analysis and Options

The Spadina Subway TOD Advisory Task Force is a working group, which will be composed of members appointed by Regional Council and by Vaughan Council. The goal of the Task Force is to promote Transit Oriented Development in areas adjacent to the Spadina Subway extension, from Steeles Avenue to Highway 7, in accordance with the policies, plans and guidelines of the City of Vaughan and the Region of York.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 7, CW Report No. 1 – Page 2

The Terms of Reference were approved by Regional Council on October 18, 2007 (Attachment No. 1). On October 22, 2007 Council endorsed the Terms of Reference for the Spadina Subway TOD Advisory Task Force. (Attachment No. 2) The Terms of Reference provide for Regional Council and Vaughan Council to appoint up to five members each to the Task Force. Each Council's respective appointments shall include up to three members each from that Council.

On December 13, 2007 Regional Council was advised that the following representatives to the Spadina Subway TOD Advisory Task Force had been appointed by the Regional Chair:

- Regional Chair Bill Fisch;
- Mayor Linda D. Jackson; and
- Regional Councillor Joyce Frustaglio.

By letter dated December 14, 2007 (Attachment No. 3), the Regional Clerk has requested that the City advise the Region as to Vaughan Council's representation on the Advisory Task Force. The purpose of this report is to obtain Council's appointments in order to advise the Region and allow the Task Force to begin its work.

Relationship to Vaughan Vision 2020

This report is consistent with the following Vaughan Vision 2020 objectives:

- Work with other levels of government to continue to support the expansion of the GO System and public/rapid transit;
- Support and coordinate land use planning for high capacity transit at strategic locations in the City.

Regional Implications

This is an initiative of Regional Council. It will be administered by Regional Staff. Technical support will be provided jointly by the Region and the City, as required.

Conclusion

Selection of its representatives by Vaughan Council will allow the Spadina Subway TOD Advisory Task Force to hold its inaugural meeting. Therefore it is recommended that the appointments be made and that the Region of York be advised accordingly.

Attachments

1. Terms of Reference as approved by Regional Council on October 18, 2007
2. Council Report October 22, 2007 (Item 7, Report No. 47 of Committee of the Whole): *Spadina Subway TOD (Transit Oriented Development) Advisory Task Force, Draft Terms of Reference, Response to Request for Comments from the Region of York*
3. Letter from the Regional Clerk dated December 14, 2007

Report prepared by:

Roy McQuillin, Manager of Corporate Policy

(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 JANUARY 28, 2008

Item 8, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

8 GUIDELINES FOR APPROPRIATE OFFICE ATTIRE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager and the Commissioner of Legal and Administrative Services and City Solicitor, dated January 21, 2008:

Recommendation

The City Manager and the Commissioner of Legal and Administrative Services and City Solicitor, recommend:

THAT this report be received.

Economic Impact

None

Communications Plan

The guidelines will be provided to all employees through their department heads to advise them of the appropriate office attire expected by the City.

Purpose

This report provides information relating to guidelines for appropriate office attire as the City moves from Business Dress to Casual Business Dress.

Background - Analysis and Options

Given Council's strategic initiatives of staff excellence and in taking advantage of more casual and relaxed fashions in the business world, staff has developed Guidelines for Appropriate Office Attire which is attached. These guidelines ensure that staff continue to project a professional image while at the same time dress consistently with what is considered appropriate in industry throughout the year.

The guidelines reflect similar guidelines in place in both public and private sector employers.

These guidelines do not override any uniform requirements, nor do they override any requirements for personal protective equipment. They apply to office staff only. In addition, there may be circumstances when business dress will be required.

Relationship to Vaughan Vision 2020

This report relates to strategic initiatives B-1 and B-2 Valuing and Encouraging a Highly Motivated Workforce and Attracting, Retaining and Promoting Skilled Staff respectively.

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

Regional Implications

None

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 8, CW Report No. 1 – Page 2

Conclusion

The Guidelines for Appropriate Office Attire provide for a more casual and relaxed atmosphere throughout the year than the existing business attire guidelines and support the strategic priorities set by Council in recognizing staff excellence.

Attachments

1. Guidelines for Appropriate Office Attire

Report prepared by:

Janet Ashfield, Director of Human Resources

(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 JANUARY 28, 2008

Item 9, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

9 **SITE PLAN CONTROL PROCESS REVIEW**
CITY OF VAUGHAN
FILE 12.28

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager and the Commissioner of Planning, dated January 21, 2008:

Recommendation

The City Manager and the Commissioner of Planning recommend:

1. THAT the Site Plan Control Process Model (Option 2 modified) shown on Attachment #7, BE ADOPTED.
2. THAT a Public Hearing be held to consider amendments to the Site Plan Control policies contained within OPA #200 and Site Plan Control By-law 228-2005 as amended by By-law 237-2007, to implement the following changes to the Site Plan Control Process:
 - a) apply Site Plan Control to freehold townhouse development on public streets;
 - b) include reference in the Site Plan Control By-law to require a "Site Plan Letter of Undertaking", and wording authorizing the Mayor and City Clerk to sign Site Plan Letters of Undertaking; and,
 - c) to include any amendments required to implement the Site Plan Control Process adopted by Council.
3. THAT the Letter of Credit for a Site Plan Application be calculated as follows:
 - a) the Landscaping component to be based on 100% of the landscape cost estimate, with no maximum ceiling on the overall Letter of Credit amount. The minimum Letter of Credit amount will continue to be \$50,000, and that the Engineering component be included in the Letter of Credit and remain at \$40,000/ha.
4. THAT the following requirements associated with the release of a Site Plan Letter of Credit be implemented:
 - a) require the first inspections for the release of the Letter of Credit by each of the Development Planning and Engineering Departments to commence within 18 months of the issuance of a Building Permit;
 - b) a two stage Letter of Credit release for the Landscaping component, based on:
 - i) a First stage release of 80% of the Landscaping component upon completion of all soft and hard landscaping works being constructed; and,
 - ii) a Second stage release of the remaining 20% holdback of the Landscaping component upon completion of a 12 month warranty period (following the First stage release) for the hard and soft landscaping.
5. THAT Schedule "A" (Inspections) to the City's Consolidated Fees and Charges By-law 396-2002, as amended by By-law 195-2007, be further amended to include the following inspection fee amounts for the release of Site Plan Letters of Credit:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 9, CW Report No. 1 – Page 2

- a) \$475.00 for the first inspection for the release of the Letter of Credit by the Development Planning Department, and this fee will also include the second landscaping inspection for the release of the 20% landscape warranty holdback;
 - b) \$350 for the first inspection for the release of the Letter of Credit by the Engineering Department; and,
 - c) \$125 for each additional inspection to be performed by these respective Departments, to address deficiencies.
6. THAT the Development Planning Department prepare an evaluation report on the new Site Plan Process for a future Committee of the Whole, no later than October 2009.

Economic Impact

N/A

Communications Plan

The Development Planning Department has consulted with relevant stakeholders including City Departments, the Region of York Transportation and Works Department, the Toronto and Region Conservation Authority (TRCA), and representatives from the development industry.

A Public Hearing will be required to amend the Official Plan and Site Plan Control By-law to apply site plan control to freehold townhouse development fronting onto public streets, should Council approve this proposed change. Also, the Site Plan Control By-law will need to be amended to include reference to "Site Plan Letter of Undertaking", and wording authorizing the Mayor and City Clerk to sign Letters of Undertaking. These changes will require the placement of a news ad in the local newspapers.

On January 10, 2008, the Development Planning Department provided written notice by mail to the six (6) deputants who spoke at Working Session on November 27, 2007, that the subject report in accordance with Council's resolution on December 10, 2007, would be considered by the Committee of the Whole on January 21, 2007.

Purpose

This report has been prepared in response to Council's request that the Development Planning Department review and evaluate the current Site Plan Control Process, to provide a more efficient and streamlined process resulting in increased time savings. This report includes a recommended Site Plan Control Process Model (Option 2 modified) based on the comments provided by deputants and Members of Council on the Planning report considered by the Committee of the Whole (Working Session) on November 27, 2007.

Background - Analysis and Options

a) Committee of the Whole (Working Session)/Council Decisions

On November 27, 2007, the Committee of the Whole (Working Session) considered a comprehensive report (Attachment #10 – Councillors only) from the Commissioner of Planning on the Site Plan Control Process Review including various options, and resolved the following, which was ratified by Council on December 10, 2007:

"That staff bring forward a report to the Committee of the Whole meeting of January 21, 2008 incorporating the comments and concerns expressed by Members of Council and the deputants."

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 9, CW Report No. 1 – Page 3

The subject report has been prepared in response to the above-noted resolution.

b) Comments Made at Committee of the Whole (Working Session)

On November 27, 2007, a total of six (6) deputants provided comments on the Planning report that was considered by the Committee of the Whole (Working Session), which can be summarized as follows:

- i) no delegation of site plan approval to staff (non-developer comment);
- ii) need public input in the site plan process (non-developer comment);
- iii) more information should be provided; identify what management control is being eliminated, and indicate if the option being proposed to replace is just as strong (non-developer comment);
- iv) City should assist the Region in any way to streamline the site plan process (non-developer comment);
- v) there could be difficulties in obtaining written proof from certain public agencies that pre-application consultation has occurred; may not be able to submit this proof (or submit in time) to formulate a complete application (developer comment);
- vi) hold-off on finalizing the proposed urban design assessment checklist until Development Planning staff completes its proposed urban design guidelines manual in 12 months time (developer comment);
- vii) it is the external agencies (MTO, TRCA, Region of York) that are holding up the site plan approvals process (developer comment);
- viii) adoption of any of the staff proposed options will reduce processing time (developer comment);
- ix) eliminate the site plan agreement, which will reduce processing time (developer comment);
- x) supportive of pre-application consultation (developer comment);
- xi) supportive of use of a Letter of Undertaking (developer comment).

The following comments on the planning report were made by Members of Council, and can be summarized as follows:

- i) no delegation of site plan approval to staff;
- ii) need Council and public input/consultation in the site plan process, and therefore all development applications must be considered by Council;
- iii) development applications need to be considered by the Maple Streetscape Community Advisory Committee to ensure that matters respecting the public realm (eg. acorn lighting, etc.) affecting a development proposal are captured;
- iv) consider an additional option, or at the very least either Option #1 or Option #2;
- v) support electronic circulation of applications and comments through the City's Development Tracking Applications (DTA/DTA Web) system;
- vi) consider phasing in the various site plan changes in stages, including any changes emanating from the Region of York's current review;
- vii) support streamlining the process and reducing the volume of work and paper;
- viii) support a shortened simplified staff report;
- ix) most supported requiring a complete application, but some indicated that an incomplete application could be accepted;
- x) most supported pre-application consultation, but some indicated that this should be further defined;
- xi) support elimination of the current site plan agreement and registration on title in favour of a Letter of Undertaking that is not registered on title; supportive of not having the Region of York being a party to the Letter of Undertaking;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 9, CW Report No. 1 – Page 4

- xii) an application for Building Permit is not to be accepted until the Letter of Undertaking is first executed;
- xiii) support an increase in the landscape component of the Letter of Credit to 100% of the estimated costs of the hard and soft landscaping works, and for the Landscaping and Engineering components to be added together (rather than taking the greater of the two components);
- xiv) support a two stage Letter of Credit release for the Landscaping component; support the proposed warranty period to ensure landscaping survives;
- xv) staff to be proactive in trying to obtain the comments of external public agencies following the initial 21 day application circulation period by sending follow-up written notice(s);
- xvi) support the elimination of the Site Plan Review Team (SPRT);
- xvii) Mayor and City Clerk need to bind the Corporation on any Agreement or Letter of Undertaking, and not staff;
- xviii) the Planning report at Working Session was informative and comprehensive;
- xix) Staff should prepare an additional report with a revised recommendation and option that incorporates the comments of the deputants and Members of Council at Working Session; consider a follow-up report in 1 to 1-1/2 years as to what works or does not work, and adjust the process or phase in additional changes.

c) Recommended Site Plan Control Process Model (Option 2 modified)

The Development Planning Department is recommending a Site Plan Control Process Model (Option 2 modified) based on the above-noted comments made at the Committee of the Whole (Working Session), to streamline the current site plan process. This Model is consistent with Option #2 that was proposed in the Planning report for the November 27, 2007 Working Session, with the exception that the Mayor and City Clerk sign the Letter of Undertaking instead of the Commissioner of Planning or his designate(s) in order to bind the Corporation.

This Model is expected to take approximately 31.5 - 32.5 weeks, and can save up to 15 – 16 weeks from the existing site plan process, and can be implemented within a few months. Time will be required to hold a Public Hearing to consider amendments to the Official Plan (OPA #200, as amended) and Site Plan Control By-law (By-law 228-2005 as amended by By-law 237-2007) to apply Site Plan Control to freehold townhouse development on public streets; and, to include reference in the Site Plan Control By-law to “Site Plan Letter of Undertaking” and wording authorizing the Mayor and City Clerk to sign Site Plan Letters of Undertaking; and, to incorporate the Bill 51 requirements ensuring a “complete application” and “pre-application consultation”.

The Site Plan Control Process Model that is being recommended in this report includes the following 9 changes:

1. Implement Mandatory Pre-Application Consultation – The applicant will be required to meet independently with the City and the external public agencies, prior to a Site Plan Application being filed. This will facilitate the applicants obtaining all necessary information to finalize their site plan submission and supporting documents, and to undertake any necessary actions (such as top-of-bank site walk), which will allow for a thorough and complete initial application submission, and therefore, minimize the number of submissions and circulations/commenting periods, which can reduce the length of the site plan process.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 9, CW Report No. 1 – Page 5

Bill 51 (New Planning Act) requires each municipality to identify what constitutes a “complete application” in its Official Plan, and to also enact a by-law to facilitate “pre-application consultation”. The Development Planning Department will be preparing a report in early 2008, to consider amendments to the City’s Official Plan and Site Plan Control By-law in regards to implementing these and other requirements of Bill 51. Until there is effective legislation in place, a site plan application pre-submission checklist (Attachment #1) has been created by the Development Planning Department for the applicant’s use, which is a comprehensive list that specifies the actions and items that must be considered and undertaken and/or submitted by the applicant, to constitute a complete site plan application (Attachment #2). Both the pre-submission checklist and complete site plan checklist will be appended to the site plan application form, and the exact City Departments and external agencies to meet with, and supporting documents and actions will be confirmed through the pre-application consultation meeting.

The applicant should request and/or promptly receive written correspondence acknowledging each pre-application consultation meeting with City Departments and external public agencies, and include the items discussed at the meeting, as confirmation that pre-application consultation has occurred. The confirmation letters should then be submitted with the site plan application, in order to verify that the applicant is submitting a complete application. However, to address comments made by Members of Council and deputants at Working Session, confirmation letters will be required from core internal City Department’s (Development Planning, Engineering, Building Standards, and any others identified through pre-application consultation with the Development Planning Department) and core external public agencies (Region of York Transportation and Works Department, TRCA, MTO, and any others identified through pre-application consultation with the City).

2. Eliminate the Site Plan Review Team (SPRT) Process – The proposal for mandatory pre-application consultation will eliminate the need for the current SPRT process, as the first submission should include and address the requirements identified earlier by the City Departments and external public agencies. This will eliminate a minimum of 4 weeks that are currently allocated to the SPRT process for identifying preliminary comments to improve the site plan proposal, prior to the applicant submitting a full set of drawings for internal and external circulation.

Many applicants are by-passing the SPRT process because the perceived benefits are considered minimal, and are using pre-application consultation instead.

3. Eliminate the Site Plan Agreement (and registration on title) and Implement a Letter of Undertaking (not registered on title – Attachment #3) – The Letter of Undertaking is being used successfully in Mississauga and Hamilton, and can be executed by the applicant within a few days, as it is a one page document, signed by the applicant, and City Officials (ie. in Vaughan, it will be the Mayor and City Clerk as discussed at Working Session), and is not registered on title. The Letter of Undertaking will require the applicant to undertake all site plan works in accordance with the approved site plan drawings, and will be accompanied by a larger Letter of Credit amount to ensure that the approved site works are completed. Unlike Mississauga, the Development Planning Department will be appending necessary conditions and a list of approved drawings to the Letter of Undertaking. A Building Permit Application will only be

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 9, CW Report No. 1 – Page 6

accepted by the Building Standards Department, once the Letter of Undertaking has been signed by the applicant and they have posted securities in the form of a Letter of Credit and Liability Insurance Certificate.

The Region of York will not be a party to the City's Letter of Undertaking for those applications abutting a Regional Road. Instead, the Region's Transportation and Works Department will work directly with the applicant, likely through the Region's own site plan agreement, to secure its interests.

A Public Hearing will need to be scheduled to consider amendments to the Site Plan Control By-law to include reference to require a "Site Plan Letter of Undertaking", and wording authorizing the Mayor and City Clerk to sign Site Plan Letters of Undertaking.

4. Implement the Expiration of Site Plan Approval after 18 months – In Vaughan, site plan approval is indefinite, unlike Mississauga (12 months) and Brampton (18 months), which have expiry dates. The implementation of an expiry date (eg. when a Building Permit has not been issued within 18 months of the signing of the Letter of Undertaking) will prevent older approved site plans that were never constructed, and which may now be inconsistent with existing surrounding development or current policies, from being constructed.

An expiry date will also ensure that all securities filed with the City are up to date and sufficient in dollar amount to address current costs. The expiry date could also be used to trigger a revocation of a Building Permit that was issued but not constructed. This would assist in ensuring that any Building Code changes enhancing public safety are addressed through resubmission.

5. Require a "Complete Application" with the intent of not accepting a site plan application until the application is considered to be "complete" and all required supporting documentation is submitted and all required actions (eg. mandatory pre-application consultation, top-of-bank walk, etc.) have been undertaken. The Development Planning Department has created a "complete application" checklist (Attachment #2), and a "Pre-Submission Checklist" (Attachment #1), which will be appended to the site plan application - The goal is to receive a complete application with all the required information in order to review the application, and to minimize the number of submissions and the number of circulations/commenting periods, which extend the length of the site plan process. A site plan application pre-submission checklist has been created by the Development Planning Department for the applicant's use, and will specify all of the items and/or actions that must be undertaken and submitted by the applicant (including written confirmation from the external public agency that pre-application consultation has occurred with the applicant, and identifying any issues or actions to be addressed, and the required materials to be submitted with the initial submission), to constitute a complete site plan application.

To address comments made by Members of Council at Working Session, Development Planning Staff discretion will be utilized at the front counter when accepting a site plan application as to whether or not it is a complete or incomplete submission. If there are materials of significance (ie. plans and supporting reports) that are missing in the submission, which are required to comprehensively review the proposal, and if accepted in piece-meal will contribute to multiple circulations, then the site plan application will be considered to be incomplete, and will not be accepted. However, if there are a few minor outstanding materials that do not significantly hold-up the review of the proposal,

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 9, CW Report No. 1 – Page 7

the site plan application may be accepted by the Development Planning Department at its' discretion. If the applicant is aware of any anticipated delays in submitting certain materials with the initial application submission, this information needs to be disclosed to the Development Planning Department for further consideration at the pre-application consultation meeting.

6. Accept minor red-line revisions on the final site plans being approved by the Development Planning Department, where appropriate - These changes will reduce the number of resubmissions by the applicant, and expedite the approvals process. A copy of the final red-lined and/or revised approved plan will be forwarded to appropriate City Departments for their records.
7. Utilize a shorter 1-1/2 page staff report (Attachment #4) with emphasis on clear visual report attachments - Moving towards shorter staff reports that are 1-1/2 pages in length and contain only pertinent information with reliance on clear attachments to provide visual information, should facilitate staff time savings that can be used to process applications. Although the staff report preparation and review and Committee of the Whole/Council consideration periods remain the same, the shorter report format should allow reports to be completed earlier so that staff time can be spent productively elsewhere.
8. Amend the Official Plan and Site Plan Control By-law to apply Site Plan Control to Freehold Street Townhouse development located on public roads – The proposed re-instatement of site plan control for freehold street townhouse development located on public roads will assist to ensure that this multiple-unit housing form can develop and interface with the streetscape in terms of appropriate and co-ordinated placement of garages, driveways, landscaping and utilities, and to ensure attractive building facades in accordance with the approved architectural design guidelines for each community. Through site plan review, the City can ensure that townhouse designs incorporate a variation in roof lines, materials, window and door treatment, and use approved colours, that will provide for a more interesting streetscape, and variations within and between adjacent street townhouse blocks. In addition, the Development Planning Department will require applicants to submit a landscape package for approval, to ensure that there will be sufficient and appropriate planting in front of each dwelling unit, and to adequately screen utilities (ie. meters) attached to the front building facade. Review and approval by the Control Architect for each Block Plan area will still apply, and complement the City's review and approval of this housing form through Site Plan Control.

A Public Hearing will need to be scheduled to consider amendments to the Official Plan and Site Plan Control By-law to apply Site Plan Control to freehold townhouse development fronting onto public streets, should Council approve this proposed change.

9. Investigate the feasibility to enhance the existing Development Tracking Applications (DTA) System to permit Electronic Circulation and Receipt of Comments/Approvals from all City Departments, External Public Agencies, and the Applicant/Agent, and to identify any budget implications - The DTA (internal system) and DTA Web (external internet system) have the capability to allow for electronic circulation of applications, which can allow for instant circulation of applications, and faster receipt of comments and approvals from all involved parties. Time and financial savings could be realized through electronic communication (undetermined and not reflected in the recommended model). It

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 9, CW Report No. 1 – Page 8

will be necessary for the Development Planning and IT Departments to meet with internal City Departments, external public agencies, and frequent applicants/agents, as well as Munirom – the creator of the DTA and DTA Web, to investigate the implementation details including security features and passwords to allow access to the City's system by external public agencies and the applicant/agent, and to identify any budget implications in doing so. The electronic circulation process has been implemented in Mississauga, and appears to work well.

d) Proposed Changes to Vaughan's Site Plan Letter of Credit Process

The current Letter of Credit process is proposed to be revised to better address issues related to landscape/streetscape works and warranty periods. It has become evident that current site plan applications are becoming more complex with regard to urban design and landscape architecture, and this results in the Development Planning Department (Urban Design Section) dedicating more staff resources to perform Letter of Credit inspections (approximately 120 annually). As such, the Development Planning Department is proposing 3 changes to the current Letter of Credit process as follows:

1. Maintain a combined Letter of Credit (LC) for Landscaping and Engineering works, however, the calculation method would differ by increasing the landscape component to 100% and adding the Engineering and Landscape components together - The Engineering component of the LC will be calculated the same (ie. \$40,000/ha (minimum \$50,000; maximum \$120,000), however, the Landscaping component will be based on 100% of the approved cost estimate (rather than 50%), and the two components will be added together, rather than taking the greater of the Engineering or Landscaping (50%) components. Accordingly, the following LC calculation is proposed:
 - a) add the Engineering component to be based on \$40,000/ha (minimum of \$50,000 to a maximum of \$120,000), to the Landscaping component to be based on 100% of the landscape cost estimate, with no maximum ceiling on the overall LC amount. The minimum LC amount will continue to be \$50,000.

The provision of an LC based on 100% of the estimated hard and soft landscape works will better secure the City against deficient landscape works in case the applicant defaults in fulfilling all landscape obligations as identified on the approved landscape plan and stipulated in the Letter of Undertaking.

2. Implement the following changes to the Site Plan Letter of Credit Release and Inspections Process:
 - a) require the first inspections for the release of the Letter of Credit by each of the Development Planning and Engineering Departments to commence within 18 months of the issuance of a Building Permit;
 - b) a 100% Letter of Credit release for the Engineering component upon completion of all required servicing works being constructed;
 - c) a two stage Letter of Credit release for the Landscaping component, based on:
 - i) a First stage release of 80% of the Landscaping component upon completion of all soft and hard landscaping works being constructed; and,

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 9, CW Report No. 1 – Page 9

- ii) a Second stage release of the remaining 20% holdback of the Landscaping component upon completion of a 12 month warranty period (following the First stage release) for the hard and soft landscaping.

The proposed procedure for release of the LC is as follows:

- a) The City would require each development application to include a section located on the drawings that reads “Letter of Credit Release Conditions”, and indicate the conditions for the release of the Letter of Credit below the title.
- b) The Letter of Undertaking would include a section that requires the first inspections for the release of the Letter of Credit by the Development Planning and Engineering Departments to commence within 18 months of the issuance of a Building Permit.
- c) The inspections request would be initiated by the applicant through a request to the Finance Department. If after 18 months following the issuance of the Building Permit for the first required inspections, or following the 12 month warranty period for the second landscape inspection, the applicant has not applied to the Finance Department to initiate these inspections, a letter will be sent to the applicant by the Development Planning Department to contact the Finance Department to initiate the required inspections by the Development Planning and Engineering Departments. It will be necessary for the Development Planning and IT Departments to meet to discuss the implementation details for flagging inspection time limits within the Development Tracking Application (DTA) system for each new site plan application, and to identify if there are any budget and resource implications in doing so.
- d) The Development Planning Department has created a standard Letter of Credit Calculation Worksheet (Attachment #5) that it will use to breakdown the respective Engineering and Landscape component dollar amounts of the LC, and the 20% warranty holdback dollar amount of the Landscape component, which it will then forward to the Finance Department as reference for the later release of the respective LC amounts.

The inspection of the landscape works following a 12 month warranty period (after the First stage release) for the hard and soft landscaping will allow the City to require that all deficient work is satisfactorily completed. Also, the provision of a time limit for the completion of the engineering and landscape works will provide an appropriate monitoring system to ensure that the works are completed within a specified time frame.

- 3. The Development Planning Department has investigated the feasibility of introducing inspection fees as a further implementation change to administer the Letter of Credit inspections process – There should no longer be free inspections (development must pay for development), which should be accounted for to recover costs. The Development Planning Department is recommending that Schedule “A” (“Inspections”) to the City’s Consolidated Fees and Charges By-law 396-2002, as amended by By-law 195-2007, be further amended to include the following inspection fee amounts for Site Plan Letters of Credit:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 9, CW Report No. 1 – Page 10

- \$475 for the first inspection for the release of the Letter of Credit by the Development Planning Department, and this fee will also include the second landscaping inspection for the release of the 20% landscape warranty holdback;
- \$350 for the first inspection for the release of the Letter of Credit by the Engineering Department; and
- \$125 for each additional inspection to be performed by these respective Departments, to address deficiencies.

e) Urban Design Assessment Checklist & Urban Design Guidelines Manual

The Planning report considered at Working Session discussed the creation of an Urban Design Assessment Checklist, which would be appended to the City's site plan application form, and completed by the applicant, to be submitted with the initial application submission for review by the Urban Design Section of the Development Planning Department, to confirm that urban design elements have been incorporated into the overall development. In light of comments made by a deputant at Working Session, the Development Planning Department has decided to defer implementation of the Urban Design Assessment Checklist until it initiates and finalizes its' Urban Design Guidelines Manual, which will take 12 months to complete. The Design Manual will include comprehensive urban design guidelines addressing the design and development of new communities and individual sites in one consolidated document in order to realize the City's future urban vision. The Design Manual will be presented to the Committee of the Whole at a Working Session for discussion and input by Members of Council and the public, once it is completed. It will be appropriate to implement the Urban Design Assessment Checklist thereafter, once Council has adopted appropriate design standards to apply to developments within the municipality.

f) Site Plan Control Process Comparison (Existing vs Recommended)

The flow charts for both the Existing Site Plan Control Process and the Recommended Site Plan Control Process Model (Option 2 modified) are provided on Attachments #6 and #7, respectively.

The graph depicting the Time Savings Comparison between the Existing Site Plan Control Process versus the Recommended Site Plan Control Process Model (Option 2 modified) is provided on Attachment #8.

The chart comparing the Existing Site Plan Control Process versus the Recommended Site Plan Control Process Model (Option 2 modified) is provided on Attachment #9.

g) Future Progress Update & Reporting to Council

Based on the comments made by Members of Council at Working Session, the Development Planning Department is recommending that it prepare an evaluation report to the Committee of the Whole, no later than October 2009, to provide a progress update on the Recommended Site Plan Control Process (Option 2 modified), and to identify any required changes to improve the process, if necessary. The evaluation report will ensure that the site plan process remains effective, efficient and streamlined, and will recommend to Council any further improvements to be phased into the site plan process, if necessary.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 9, CW Report No. 1 – Page 11

Should the Region of York's current site plan process review to establish a consistent and streamlined site plan process across York Region suggests additional improvements that will benefit Vaughan's site plan process, then the Development Planning Department will report back earlier to the Committee of the Whole.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Pursue Excellence in Service Delivery", "Ensure Financial Sustainability", and "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Development Planning Department will be continuing to dialogue with the Region of York's Transportation and Works Department in an effort to streamline the Region's commenting and approval time frames. The Region is currently meeting with all York Region municipalities in an effort to streamline the site plan approvals process uniformly across the Region. This will be an ongoing process, and any time savings that materialize will assist to further reduce the site plan approvals process time lines. If the Region's current commenting and approval times do not change substantially, there will likely be minimal difference to the overall processing of site plan applications in Vaughan, as identified in the results of the Development Planning Department's recent random sample survey as noted in the Planning report considered by the Committee of the Whole (Working Session).

Conclusion

In light of the comments made by deputants and Members of Council at the Committee of the Whole (Working Session) on November 27, 2007, the Development Planning Department is proposing a Recommended Site Plan Control Process Model (Option 2 Modified) that will best serve the residents and businesses in Vaughan in achieving a site plan approval process that is streamlined and efficient, and that will protect the interests of the Corporation. These suggested changes, if desired by Council, can be implemented relatively soon. However, the proposal to apply site plan control on freehold townhouses, if selected by Council, will require a Public Hearing to amend the Official Plan and Site Plan Control By-law. A Public Hearing will also be required to amend the Site Plan Control By-law to include reference to requiring a "Site Plan Letter of Undertaking", and wording authorizing the Mayor and City Clerk to sign Letters of Undertaking.

The use of a Letter of Undertaking similar to Mississauga and Hamilton is being proposed by the Development Planning Department. The Letter of Undertaking is proposed to be signed by the Mayor and City Clerk, in order to bind the Corporation. Other proposed measures that are being recommended include mandatory pre-application consultation, the submission of a complete application, the elimination of the staff lead Site Plan Review Team meetings, movement towards implementing electronic circulation and receipt of comments through modifications to the City's existing Development Tracking Application (DTA/DTA Web) system, and red-lining minor revisions to site plans without the need to recirculate plans, all of which will assist to streamline the site plan process times.

The Development Planning Department is proposing an expiration date for site plan approvals, in which building permits must be issued within 18 months of the signing of a Letter of Undertaking. It is also being proposed that there be a 100% Letter of Credit release for the Engineering component upon completion of all required servicing works being constructed. There would also be a two stage Letter of Credit release for the Landscaping component, based on a first stage release of 80% of the Landscaping component upon completion of all soft and hard landscaping

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 9, CW Report No. 1 – Page 12

works being constructed; and, a second stage release of the remaining 20% holdback of the Landscape component upon completion of a 12 month warranty period (following the first stage release) for the hard and soft landscaping.

There will also be changes in how Letters of Credit will be calculated, which will increase, and include 100% of the cost of the estimated landscaping works plus engineering costs, with the amounts to be substantially high enough as a security to the City to ensure that all site plan works are completed by the applicant, and that sufficient funds are available for the City to undertake any work defaulted by the applicant.

The Development Planning Department will also prepare an evaluation report on the new Site Plan Process for a future Committee of the Whole, no later than October 2009, to provide a progress update, and to identify any required changes to improve the process, if necessary.

Attachments

1. Proposed: Site Plan Application - Pre-Submission Checklist
2. Proposed: Site Plan "Complete" Application Checklist
3. Example Template of Mississauga's Letter of Undertaking
4. Proposed: Simplified Staff Report
5. Proposed: Letter of Credit Calculation Worksheet
6. Flow Chart: Existing Site Plan Control Process
7. Flow Chart: Preferred Site Plan Control Process Model
8. Graph: Time Savings Comparison (Existing vs Proposed)
9. Comparison Chart: Existing vs Proposed Site Plan Process
10. Working Session Report (November 27, 2007) - Councillors Only

Report prepared by:

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 JANUARY 28, 2008

Item 10, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

10

2008 VAUGHAN HERITAGE PRESERVATION AWARDS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated January 21, 2008:

Recommendation

The Commissioner of Community Services recommends approval of the following Heritage Vaughan Committee recommendation:

1. That the week of February 18-24, 2008, be declared Heritage Week in the City of Vaughan; and
2. The following individuals/groups be awarded the 2008 Vaughan Heritage Preservation Awards:
 1. Mr. Anthony Wekerle for the restoration and rehabilitation of the old church structure at 7788 Yonge Street, Thornhill, located within the Thornhill Heritage Conservation District.
 2. Mr. Geoffrey Sprawson for the design of the new residential building at 28 Napier Street, located in the Kleinburg-Nashville Heritage Conservation District.
 3. Trustees of the Cober Dunkard Church for their dedication to the maintenance and preservation of the church at 8785 Dufferin Street.
 4. Mr. Jack Herman for the restoration of the belfry tower of the former Mount Lebanon Public School at 5970 Kirby Road, a designated heritage structure.

Economic Impact

There is no economic impact associated with this request.

Communications Plan

Heritage Week proclamation to be posted on the City's website and notice to be included on the City Page in the local paper (space permitting). The recipients of the Vaughan Heritage Preservation Awards will be notified of their receipt of the award and will be invited to the Cultural Heritage Night celebrations on February 20, 2008 to receive their award.

Purpose

To seek Council approval of the Heritage Week proclamation and approval of Heritage Vaughan's nominees to receive the 2008 Vaughan Heritage Preservation Awards.

Background - Analysis and Options

In January 2004, Council approved the "Vaughan Heritage Preservation Awards" program to grant awards to individuals and organizations that have made an outstanding contribution to the preservation of heritage/cultural resources in the City of Vaughan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 10, CW Report No. 1 – Page 2

Heritage Vaughan at its meeting of December 19, 2007, approved the list of nominees as noted in the recommendation section of this report. The 2008 Vaughan Heritage Preservation Awards will be presented to this year's recipients at "Cultural Heritage Night", February 20, 2008. "Cultural Heritage Night" is celebrated every year during Heritage Week (February 18-24, 2008). Awards will also be presented to winners of this year's Heritage Vaughan Art Contest for both elementary and secondary school students.

Relationship to Vaughan Vision 2020

Vaughan Vision 2020 identifies as a strategic priority, the objective of providing service excellence to Vaughan citizens by preserving and supporting Vaughan's heritage and culture.

This report is consistent with the priorities previously set by Council and the necessary resources to implement all points outlined in this report have been allocated and approved.

Regional Implications

There are no regional implications associated with the approval of this report.

Conclusion

Vaughan Heritage Preservation Awards provide an excellent opportunity to thank and highlight individuals and organizations in the community that have helped preserve and promote Vaughan's cultural/heritage resources such as historic streetscapes and heritage buildings. This year's nominees represent a cross-section of the community and their extensive contribution to the preservation of Vaughan's heritage and cultural resources.

Attachments

None

Report Prepared By

Angela Palermo, Manager of Cultural Services, ext. 8139

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 11, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

11

**AMENDMENT TO THE TERMS OF REFERENCE
OF THE VAUGHAN ARTS ADVISORY COMMITTEE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated January 21, 2008:

Recommendation

The Commissioner of Community Services recommends approval of the following Arts Advisory Committee recommendation:

1. That the "Meetings" section of the Terms of Reference of the Arts Advisory Committee be amended to allow the Committee to meet on a monthly instead of bi-monthly basis commencing in 2008.

Economic Impact

There is no economic impact to the City.

Communications Plan

The approval of the recommendation contained in this report will be communicated to the Arts Advisory Committee and the revised monthly meeting schedule will be brought forward to the committee for adoption and inclusion in the 2008 Schedule of Meetings for Council & Statutory and Advisory Committees.

Purpose

The purpose of this report is to seek Council approval of the proposed amendment to the Terms of Reference of the Arts Advisory Committee.

Background - Analysis and Options

At the Arts Advisory Committee meeting of November 29, 2007, the Committee passed a motion that requested Council to consider an amendment to the Committee's Terms of Reference as approved in October 2005 that would allow for monthly Committee meetings to officially take place instead of the bi-monthly meetings as identified in their Terms of Reference.

The Arts Advisory Committee is currently working on a number of initiatives that will increase awareness and help promote the arts in Vaughan. It has four active subcommittees that have been tasked with a number of projects. Committee members have advised that having bi-monthly meetings or meetings every other month, interrupt the momentum and progress of the Committee's ongoing initiatives. For this reason, the Arts Advisory Committee recommends an amendment to their Terms of Reference which would allow for official monthly Committee meetings to take place.

Relationship to Vaughan Vision 2020

Vaughan Vision 2020 identifies as a strategic priority, the objective of providing service excellence to Vaughan citizens by supporting Vaughan's arts and culture.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 11, CW Report No. 1 – Page 2

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

Regional Implications

No regional implications are associated with this initiative.

Conclusion

The approval of the recommendation found in this report would assist the Arts Advisory Committee in its ongoing initiatives. Meeting on a monthly basis will also help the Committee in accomplishing its mandate and goals as set out by Council.

Attachments

None

Report Prepared By

Angela Palermo, Manager of Cultural Services, ext. 8139

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 12, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

12

**AWARD OF TENDER T07-245
UV1-N3 (VIA CAMPANILE PARK)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated January 21, 2008:

Recommendation

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

- 1) That T07-245, UV1-N3 (Via Campanile) Park be awarded to Northgate Farms for the amount of \$474,982.99 (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 6117-07 – UV1-N3 (Via Campanile) Park funding was approved in the 2007 Capital Budget. The annual operating cost of \$27,400 is required to maintain this park once completed.

Communications Plan

Not applicable

Purpose

The purpose of this report is to seek approval to award tender T07-245 for the development of UV1-N3 (Via Campanile) Park.

Background - Analysis and Options

The project is for the construction of the UV1-N3 (Via Campanile) Park located west of Pine Valley Drive and north of Rutherford Road in Ward 3.

The project includes the construction of the following in accordance with the master landscape plan: a double unlit tennis court, one mini soccer field; several gathering spaces with seating; a senior and a junior play structure; concrete and asphalt pathways with lighting in the main areas; site furnishings; drainage structures, plantings and sodding.

The proposed park components were presented at a public consultation meeting was held August 15, 2007 at Vellore Village Community Centre. The park is designed respecting the principles of CPTED – Crime Prevention Through Environmental Design.

The Bidders have been pre-qualified by the City of Vaughan as eligible Bidders to submit bids for this Project. Tenders were closed and publicly opened on Monday, December 10, 2007. Seven (7) bid documents were received. The bid results of the five (5) lowest bids are as follows:

.../2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 12, CW Report No. 1 – Page 2

<u>Contractor</u>	<u>Base Tended Price (excluding GST)</u>	<u>Provisional Item (excluding GST)</u>	<u>Total Tended Price (excluding GST)</u>
Northgate Farms	\$474,982.99	N/A	\$474,982.99
Melfer Construction	\$478,295.88	N/A	\$478,295.88
Pine Valley Enterprises Inc	\$518,163.80	N/A	\$518,163.80
Gateman Milloy Inc	\$529,792.30	N/A	\$529,792.30
Forest Contractors Ltd.	\$536,615.40	N/A	\$536,615.40

Relationship to Vaughan Vision 2020

The development of UV1-N3 (Via Campanile) Park is consistent with Vaughan Vision 2020 by providing Service Excellence through Enhancing and Ensuring Community Safety, Health and Wellness.

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 Department staff members have reviewed the bid submissions and have determined that the low bid contractor, North Gate Farms, is deemed to meet the requirements of the contract.

Upon award of Tender, this project will commence within ten (10) working days from the Date of Notification of Award, weather permitting and should be completed on August 29th, 2008.

Attachments

None

Report prepared by:

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

Mayor Jackson declared an interest with respect to the foregoing matter, as the park is in close proximity to her residence, and did not take part in the discussion or vote on the matter.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 13, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

13

**AWARD OF TENDER T07-219
HAWSTONE PARK (UV1-N15)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated January 21, 2008:

Recommendation

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

- 1) That T07-219, Hawstone Park (UV1-N15) be awarded to Melfer Construction Inc. for the amount of \$497,422.65 (excluding G.S.T.); and,
- 2) That additional funds in the amount of \$14,600 (excluding G.S.T.) be added to the budget of capital project PK 6119-07 to remediate the soils issues as recovered from the developer; and,
- 3) That a total contingency allowance of \$64,300 be approved, within which the Director of Parks Development is authorized to approve amendments to the contract; and,
- 4) That the inclusion of the matter on a public Committee or Council agenda with respect to increasing the capital budget identified as Hawstone Park (UV1-N15) Additional Funding Request is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002; and,
- 5) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

Economic Impact

Capital project PK 6119-07 – Hawstone Park (UV1-N15) funding was approved in the 2007 Capital Budget. Additional funds in the amount of \$14,600 (excluding G.S.T.) will be added to the budget of capital project PK 6119-07 to remediate the soils issues as recovered from the developer. The annual operating cost of \$30,224.00 is required to maintain this park once completed.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to seek approval to award tender T07-219 for the development of Hawstone Park (UV1-N15).

Background - Analysis and Options

The project is for the construction of the Hawstone Park (UV1-N15) located east of Weston Road and South of Major Mackenzie Drive in Woodbridge. Capital project PK 6119-07 Hawstone Park (UV1-N15) funding was approved in the 2007 Capital Budget.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 13, CW Report No. 1 – Page 2

Construction funding was approved and includes the following in accordance with the master landscape plan: mini soccer field, junior softball diamond, tennis court, single hoop basketball court; main gathering space with seating; playground area with senior and junior play precinct; asphalt concrete pathway with lighting; site furnishings; plantings and sodding.

The proposed park components were developed by Parks Development Department. The park is designed respecting the principles of CPTED – Crime Prevention Through Environmental Design.

A soils report, prepared by Soil Engineers Ltd, dated October 30 2007 revealed topsoil fill exceeded the requirements of the subdivision agreement (Major West Development Corp-Phase II/19T-97V37, Plan 65M-3626), as per schedule C, Item 10. The developer has compensated the City of Vaughan \$14,600.00 (excluding GST) to remediate the soils issues during construction. This remediation work includes excavation and removal of the additional topsoil fill from all proposed hardscape areas and replacement with additional granular materials.

The Bidders have been pre-qualified by the City of Vaughan as eligible Bidders to submit bids for this Project. Tenders were closed and publicly opened on Tuesday, December 04, 2007. Six (6) bid documents were received. The bid results of the five (5) lowest bids are as follows:

<u>Contractor</u>	<u>Base Tendered Price (excluding GST)</u>	<u>Provisional Item (excluding GST)</u>	<u>Total Tendered Price (excluding GST)</u>
Melfer Construction	\$489,622.65	\$ 7,800.00	\$497,422.65
Mopal Construction Ltd.	\$497,445.00	\$ 5,160.00	\$502,605.00
Forest Contractors Ltd.	\$511,169.40	\$14,760.00	\$525,929.40
Gateman Milloy Inc.	\$523,584.35	\$ 4,950.00	\$528,534.35
Northgate Farms Ltd.	\$524,417.50	\$14,700.00	\$539,117.50

Relationship to Vaughan Vision 2020

The development of Hawstone Park (UV1-N15) is consistent with Vaughan Vision 2020 by providing Service Excellence through Enhancing and Ensuring Community Safety, Health and Wellness.

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

Should Council concur with the additional funding request 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. Where a capital project has been subject to a public meeting during the adoption of the approved capital budget and where additional funding is required to complete the approved works, inclusion of the matter in a staff report requesting additional funding on a public Committee or Council agenda is deemed to be sufficient notice pursuant to Section 2(1) (c) of By-law 394-2002.

Parks Development and Purchasing Services Department staff members have reviewed the bid submissions and have determined that the low bid contractor, Melfer Construction Inc., is deemed to meet the requirements of the contract.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 13, CW Report No. 1 – Page 3

Upon award of Tender, this project will commence within ten (10) working days from the Date of Notification of Award, and should be completed on July 31, 2008 (weather permitting).

Attachments

None

Report prepared by:

Martin Tavares, Landscape Planner, Ext. 3205
Paul Gardner, Director of Parks Development, Ext. 3209

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 14, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

14

**AWARD OF TENDER T07-220
JULLIARD PARK (VCC-N2)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated January 21, 2008:

Recommendation

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

- 1) That T07-220, Julliard Park (VCC-N2) be awarded to North Gate Farms Ltd. for the amount of \$325,655.68 (excluding G.S.T.); and,
- 2) That a contingency allowance of \$42,500.00 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 6126-07 – Julliard Park (VCC-N2) funding was approved in the 2007 Capital Budget. The annual operating cost of \$20,352.00 is required to maintain this park once completed.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to seek approval to award tender T07-220 for the development of Julliard Park (VCC-N2).

Background - Analysis and Options

The project is for the construction of the Julliard Park (VCC-N2) located west of Jane Street and north of Rutherford Road in Maple.

Construction funding was approved and includes the following in accordance with the master landscape plan: mini soccer field, main gathering space with seating; armour stone seating walls; concrete footings for shade structure; playground area with senior and junior play precinct; asphalt concrete pathway with lightings; site furnishings; plantings and sodding.

The proposed park components were developed by the Parks Development Department. The park is designed respecting the principles of CPTED – Crime Prevention Through Environmental Design.

The Bidders have been pre-qualified by the City of Vaughan as eligible Bidders to submit bids for this Project. Tenders were closed and publicly opened on Thursday, December 13, 2007. Seven (7) bid documents were received. The bid results of the five (5) lowest bids are as follows:

.../2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 14, CW Report No. 1 – Page 2

<u>Contractor</u>	<u>Total Tended Price (excluding GST)</u>
North Gate Farms Ltd.	\$325,655.68
Forest Contractors Ltd.	\$349,944.00
Melfer Construction	\$353,584.91
Gateman Milloy Inc.	\$358,381.00
Pine Valley Enterprises Inc.	\$384,941.00

Relationship to Vaughan Vision 2020

The development of Julliard Park (VCC-N2) is consistent with Vaughan Vision 2020 by providing Service Excellence through Enhancing and Ensuring Community Safety, Health and Wellness.

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 Department staff members have reviewed the bid submissions and have determined that the low bid contractor, North Gate Farms Ltd., is deemed to meet the requirements of the contract.

Upon award of Tender, this project will commence within ten (10) working days from the Date of Notification of Award, weather permitting and should be completed on July 31, 2008.

Attachments

None

Report prepared by:

Martin Tavares, Landscape Planner, Ext. 3205
Paul Gardner, Director of Parks Development, Ext. 3209

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 15, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

15

**AWARD OF TENDER T07-262
MAXEY PARK TENNIS COURTS REPLACEMENT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated January 21, 2008:

Recommendation

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

- 1) That T07-262, Maxey Park Tennis Courts Replacement, be awarded to Melfer Construction Inc. for the amount of \$164,905.66 (excluding G.S.T.); and,
- 2) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

Economic Impact

Capital project PK 6101-07 – Maxey Park Tennis Courts Replacement funding was approved in the 2007 Capital Budget.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to seek approval to award tender T07-262 for the development of Maxey Park Tennis Court Replacement.

Background - Analysis and Options

The project is for the replacement of the Maxey Park Tennis Courts located in Maxey Park, 199 Willis Road in Woodbridge. Capital project PK 6101-07 – Maxey Park Tennis Court Replacement funding was approved in the 2007 Capital Budget.

Construction funding was approved and includes the demolition and removal of the existing tennis court facilities, including the lighting system, fencing and footings, asphalt surface and base material. Also included is the construction of a new two (2) court facility including regrading of the site, supply and installation of drainage structures, fencing, asphalt tennis surface, new tennis hardware, lighting system, and new concrete walkway.

This tender was publicly advertised in the Daily Commercial News and through the Electronic Tender Network (ETN) and the Ontario Public Buyers Association (OBPA). The tender was publicly opened on Thursday, December 6, 2007. Nine (9) sets of bid documents were issued. Five (5) bid documents were received. The bid results are as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 15, CW Report No. 1 – Page 2

<u>Contractor</u>	<u>Base Tended Price (excluding GST)</u>	<u>Provisional Item (excluding GST)</u>	<u>Total Tended Price (excluding GST)</u>
Melfer Construction	\$164,905.66	N/A	\$164,905.66
Wyndale Paving Co. Ltd.	\$181,647.70	N/A	\$181,647.70
Pine Valley Enterprises Inc	\$188,015.00	N/A	\$188,015.00
Dig-Con International Ltd.	\$209,043.15	N/A	\$209,043.15
Jeffrey G. Wallans Construction Ltd.	\$234,629.83	N/A	\$234,629.83

Relationship to Vaughan Vision 2020

The replacement of the Maxey Park Tennis Courts is consistent with Vaughan Vision 2020 by providing Service Excellence through Enhancing and Ensuring Community Safety, Health and Wellness.

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 Department staff members have reviewed the bid submissions and have determined that the low bid contractor, Melfer Construction Inc., is deemed to meet the requirements of the contract.

Upon award of Tender, this project will commence within ten (10) working days from the Date of Notification of Award, weather permitting and should be completed on May 30th, 2008.

Attachments

None

Report prepared by:

Stephanie Snow, Landscape Architect, Ext. 3210
Paul Gardner, Director of Parks Development, Ext. 3209

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 16, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

**16 TRAFFIC REVIEW CONTROLS AT ABERDEEN AVE. NEAR IMMACULATE CONCEPTION
ELEMENTARY SCHOOL**

(Referred from the Council meeting of December 10, 2007)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated December 3, 2007.

Council, at its meeting of December 10, 2007, adopted the following:

That this matter be referred to the Committee of the Whole meeting of January 21, 2008.

Recommendation of the Committee of the Whole meeting of December 3, 2007:

The Committee of the Whole recommends that this matter be referred to the Council meeting of December 10, 2007, for further consultation with area residents by the Ward Councillor.

Report of the Commissioner of Engineering and Public Works, dated December 3, 2007

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That By-law 1-96, the Consolidated Parking By-law, be amended to add a 'No Stopping' prohibition from 8:00 am to 9:00 am, 11:30 am to 12:30 pm and 3:00 pm to 4:00 pm, Monday to Friday from September 1 to June 30 on the east side of Aberdeen Avenue between the north and south property limits of Immaculate Conception Catholic Elementary School;
2. That By-law Enforcement Services be requested to provide enforcement of the parking activity on Aberdeen Avenue in the vicinity of the Immaculate Conception Catholic Elementary School; and
3. Should Council consider alternative options as identified in the report, that development of a plan be discussed with the residents and a School Representative for possible implementation in the 2008/2009 year.

Economic Impact

The cost to install the 'No Stopping' signs would have an initial impact and will be absorbed in the 2008 Operating Budget. The on-going costs to maintain the signs would be an impact to future Operating Budgets.

Communications Plan

The Engineering Services Staff will contact the residents and a School Representative with the information in the report on the options presented to advise them of Council's decision in this matter.

Purpose

To present additional information to the Committee of the Whole, as stated in a previous report dated September 4, 2007.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 16, CW Report No. 1 – Page 2

Background - Analysis and Options

At its meeting on September 4, 2007, Council approved:

- “1. That a full traffic review in the vicinity of Immaculate Conception Catholic Elementary School located at 500 Aberdeen Avenue.**
- 2. That the Engineering Department review the installation of “No Parking/No Stopping” signs as may be required on Aberdeen Avenue; and**
- 3. That the review and recommendation be brought forward to a future Committee of the Whole meeting”.**

Aberdeen Avenue is a collector roadway with a 26.0 metre right-of-way and a posted speed limit of 40 km/h. There are existing crossing guards on the south side of Governor Crescent and Aberdeen Avenue intersection and on the north side of Clover Leaf Street/Governor Crescent and Aberdeen Avenue intersection. There is also an existing All-Way Stop control at these two intersections; and Immaculate Conception Catholic Elementary School is located in between these two intersections on the west side of Aberdeen Avenue. Refer to Attachment No. 1.

A parking review was conducted on Thursday, October 11, 2007 during the time periods of 8:00 am to 9:00 am, 11:30 am to 12:30 pm and from 3:00 pm to 4:00 pm in front of Immaculate Conception Catholic Elementary School. The weather on this day was sunny and clear. Observations show that vehicles were parked along Aberdeen Avenue on both sides of the roadway in front of the school during the study time periods. Double parking/stopping on the east side in front of Immaculate Conception Catholic Elementary School occurred occasionally; parents were talking with each others in the vehicles.

Aberdeen Avenue has a road width of approximately 14.0 metres. When vehicles are parked on both sides of the roadway, the available travel width is about 8 metres between the vehicles. It is sufficient space for vehicles to travel in both directions on the roadway. However, when vehicles were double parking/stopping on either side, they would impact the movement of Emergency and other service vehicles in front of the school and create sightline problems for drivers and pedestrians.

The installation of a 'No Stopping' Prohibition on the east side of Aberdeen Avenue in front of Immaculate Conception Catholic Elementary School will allow Emergency and other service vehicles less restrictive movements in front of the school and reduce the amount of congestion during the time periods. Also, the prohibition will eliminate small children crossing the roadway, possibly between vehicles, in an unsafe environment.

Staff conducted speed and volume studies on Aberdeen Avenue from November 5, 2007 to November 8, 2007 in front of Immaculate Conception Catholic Elementary School. The results have been summarized below.

Direction	Average Speed	85 th Percentile Speed	Daily Traffic
Northbound	46 km/h	55 km/h	1361
Southbound	46 km/h	55 km/h	1297

The recorded average speeds on Aberdeen Avenue are 46 km/h. The recorded 85th percentile speeds on Aberdeen Avenue are 55 km/h in each direction. Aberdeen Avenue is classified as a major collector road. The traffic volumes collected over a 24-hour period are well within a major collector road capacity. According to the Geometric Design Guide for Canadian Roads, Collector Roads can accommodate up to 12,000 vehicles per day.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 16, CW Report No. 1 – Page 3

In accordance with the Council approved Neighbourhood Traffic Committee Policy and Procedure, speed humps are considered only when the following three warrants are met:

- The street is not a primary emergency response route.
- The speed limit is 50 km/h or less.
- The average speed is 10 km/h greater than the speed limit.

The posted speed limit is 50 km/h or less. Aberdeen Avenue is an emergency response route - there is no transit route running through this section of Aberdeen Avenue. As per the June 25, 2007 Council meeting, the installation of vertical traffic calming measures on collector roadways such as Aberdeen Avenue is to be discontinued.

Staff have investigated and determined that other possible traffic calming measures such as a centre median and a painted road narrowings can be installed on the section from Governor Crescent (north intersection) to Clover Leaf Street/Governor Crescent (south intersection) on Aberdeen Avenue. Curb bump-outs also can be installed on the west side of Aberdeen Avenue between the north and south property lines of Immaculate Conception Catholic Elementary School to define the school area.

Relationship to Vaughan Vision 2007

This traffic study is consistent with Vaughan Vision 2007 as to identify and implement innovative traffic management alternatives to improve general traffic safety (1.1.3).

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

Based on staff's review, it is recommended that 'No Stopping' signs with the time periods of 8:00 am to 9:00 am, 11:30 am to 12:30 pm and 3:00 pm to 4:00 pm, Monday to Friday from September 1 to June 30, be installed on the east side of Aberdeen Avenue between the north and south property lines of Immaculate Conception Catholic Elementary School.

That By-law Enforcement Services be requested to provide enforcement of the parking activity on Aberdeen Avenue in the vicinity of the Immaculate Conception Catholic Elementary School.

Should Council consider alternative options as identified in the report, that development of a plan be discussed with the residents and a School Representative for possible implementation in the year 2008.

Attachments

1. Location Map

Report prepared by:

Peter Trinh, Traffic Analyst, ext. 3120

Mike Dokman, Supervisor Traffic Engineering, ext. 3118

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 16, CW Report No. 1 – Page 4

PT:mc

(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 JANUARY 28, 2008

Item 17, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

17 REQUEST FOR ADDITIONAL FUNDING – CONTRACT T06-106

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 21, 2008:

Recommendation

The Commissioner of Engineering and Public Works in consultation with the Director of Reserves and Investments recommends:

That additional funds in the amount of \$355,350.00 for Contract T06-106 be approved and funded from Capital Project 1629-0-06 (Watermain Replacement – Various Locations).

Economic Impact

Additional funding is being allocated to a specific project from the total budget approved in the 2006 Capital Budget. The total approved budget is being awarded under various tenders. This particular tender requires additional funding.

Communications Plan

Not Applicable.

Purpose

To obtain Council approval for additional funding required to complete final payment for previously approved Capital Contract T06-106.

Background - Analysis and Options

Contract T06-106 - Fermar Paving Limited

Contract T06-106 Road Reconstruction and Watermain Replacement Capital Projects 1575-2-06 and 1629-0-06 was awarded under the City's summer Hiatus By-Law 332-98 on July 21, 2006 in the amount of \$2,653,638 (plus G.S.T.) plus a contingency allowance of \$270,000. This contract involved the reconstruction of various roads and replacement of watermains in the Kleinburg area. The streets affected were Hedgerow Lane, Hedgerow Court, Bell Court, Windrush Road, Stevenson Avenue, Cedarvalley Crescent and Valleyview Court.

Due to unforeseen circumstances, additional works were required to complete the project above and beyond the contingency allowance. In the specifications for this project, it was planned that the watermain trenches within the paved roadway would be backfilled with the native excavated material. Although it was expected that the excavated material would be suitable for backfill, it was found not to be once the construction started and it became necessary to dispose of this material and backfill the trenches with imported granular material. The cost of the granular material was additional to the contract. Other issues such as alterations to the design necessitated after tender award and repairs to existing water service laterals added unplanned cost to the contract. The additional costs required to complete the works in the amount of \$355,350 (includes 3% administration) is related to watermain works. The additional costs can be funded from Capital Project 1629-0-06 with the funding source being the Water Reserve.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 17, CW Report No. 1 – Page 2

Quantities for this project and the additional costs have been certified by the City's consultant, UMA Engineering Ltd. Staff have reviewed the amounts and are satisfied that they are appropriate and outside the scope of the original tender.

Relationship to Vaughan Vision 2020

Maintain Assets and Infrastructure – To optimize existing infrastructure through sound asset management.

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

Regional Implications

Not Applicable.

Conclusion

The funds requested are required to pay the contractor the cost of unexpected additional work required in the completion of this project. The cost and quantities involved have been verified by the City's consultant and Engineering staff. It is therefore appropriate to approve the payment of the funds as requested.

Attachments

None.

Report prepared by:

Gino Martino, B.A., C.Tech., Engineering Technologist – Capital
Justin Metras, Manager of Construction Services

GM:mc

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 18, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

18

**APPLE BLOSSOM DRIVE AND CLOVIS STREET
ALL-WAY STOP CONTROL REVIEW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 21, 2008:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control be installed at the intersection of Apple Blossom Drive and Clovis Street.

Economic Impact

There are sufficient funds in the draft 2008 Operating Budget for this work and future Operating Budgets would have sufficient funds for ongoing maintenance of the signs and markings.

Communication Plan

Engineering Services staff will contact the resident with the direction from Council.

Purpose

To review the feasibility of implementing an all-way stop control at the intersection of Apple Blossom Drive and Clovis Street, in response to a request from an area resident.

Background - Analysis and Options

A request has been received to review the traffic activity at the intersection of Apple Blossom Drive and Clovis Street. Apple Blossom Drive is a feeder roadway with a 23.0 metre right-of-way and 11.5 metre pavement width. Clovis Street is a local roadway with a 17.5 metre right-of-way and 8.0 metre pavement width. The existing speed limit on Apple Blossom Drive has recently been approved to be lowered to 40 km/h and Clovis Street is 50 km/h. The existing stop control is located on Clovis Street. The area is shown in Attachment No.1.

Staff conducted a turning movement count on Wednesday, October 17, 2007 at the intersection of Apple Blossom Drive and Clovis Street during the morning and afternoon peak time periods of 7:00 am to 9:00 am, and 3:00 pm to 6:00 pm. The weather on this day was cloudy and clear. The data collected was compared to the Provincial Warrant for All-way Stop Control with the following results:

Warrant 1 – Minimum Vehicular Volumes	Warranted	95%
Warrant 2 – Accident Hazard	Warranted	0%
Warrant 3 – Sight Restriction	Warranted	0%

All-way stop controls are recommended when one of the above warrants are satisfied to 100% or more. There have been no reported collisions at this intersection susceptible to prevention by implementing all-way stop control from January 2005 to January 2006, the last year for which collision data is available. There are no sight distance restrictions at this intersection. According to the results above, this intersection does not meet the minimum requirements of the warrant.

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CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 18, CW Report No. 1 – Page 2

Staff however believes it would be beneficial to install an all-way stop control at the intersection of Apple Blossom Drive and Clovis Street. The warrant requires 350 vehicles entering the intersection from all approaches. Staff recorded 332 vehicles at the intersection from all approaches, only 18 vehicles below the criteria in the All-Way Stop Warrant. Since the 18 vehicles to meet the warrant could be met at anytime, and due to the close vicinity of school, continuing area development and the warrant increase from the previous study, it would be beneficial to install the all-way stop control at this time.

Relationship to Vaughan Vision 2020

Enhance and Ensure Community Safety, Health & Wellness – To advocate for, protect and enhance community safety, health and wellness through education, design and enforcement.

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

Regional Implications

Not Applicable.

Conclusion

Based on staff's review, it is recommended that all-way stop control be installed at the intersection of Apple Blossom Drive and Clovis Street.

Attachments

1. Location Map

Report prepared by:

David Fan, Traffic Analyst, Ext. 3109
Mike Dokman, Supervisor Traffic Engineering, Ext. 3118

DF:mc

(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 JANUARY 28, 2008

Item 19, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

19

**MELVILLE AVENUE AND HAWKER ROAD
PROPOSED ALL-WAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 21, 2008:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control be installed at the intersection of Melville Avenue and Hawker Road.

Economic Impact

There are sufficient funds in the draft 2008 Operating Budget for this work and future Operating Budgets would have sufficient funds for ongoing maintenance of the signs and markings.

Communications Plan

Staff will notify the resident of Council's decision on this matter.

Purpose

To review the feasibility of implementing an all-way stop control at the intersection of Melville Avenue and Hawker Road, in response to a request from an area resident.

Background - Analysis and Options

A request has been received to review the traffic activity at the intersection of Melville Avenue and Hawker Road. Melville Avenue has a 26.0 metre right-of-way with four travel lanes, and Hawker Road has a 23.0 metre right-of-way with an 11.5 metre pavement width. The existing stop control is located on Hawker Road. The existing speed limit on both roadways is 50 km/h. The area is shown in Attachment No.1.

Staff conducted a turning movement count on Wednesday, May 23, 2007, at the intersection of Melville Avenue and Hawker Road during the morning, mid-day and afternoon peak time periods of 7:00 a.m. to 9:00 a.m., 11:00 a.m. to 2:00 p.m. and 3:00 p.m. to 6:00 p.m. On the day of the traffic study the weather was sunny and clear. The data collected was compared to the Provincial Warrant for All-Way Stop Control with the following results:

Warrant 1 – Minimum Vehicular Volumes	Warranted	90%
Warrant 2 – Accident Hazard	Warranted	0%
Warrant 3 – Sight Restriction	Warranted	0%

All-way stop controls are recommended when one of the above warrants are satisfied to 100%. Existing traffic volumes fulfill 90% of the required 100%. There are no recorded vehicle collisions at this intersection from June 2005 through to June 2006, the last year for which collision data is available. There are no sight restrictions at this intersection. According to the results above, this intersection does not meet the minimum requirements of the Provincial Warrant.

Staff however believes it would be beneficial to install an all-way stop control at the intersection of Melville Avenue and Hawker Road. The warrant requires a combined total of 120 vehicles and .../2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 19, CW Report No. 1 – Page 2

pedestrians to cross the major roadway of Melville Avenue from the minor roadway of Hawker Road. Staff recorded a total of 108 vehicles and pedestrians crossing Melville Avenue from Hawker Road, 12 vehicles/pedestrians below the criteria in the All-Way Stop Warrant. Since the additional 12 vehicles/pedestrians required to fulfill the warrant could be met at anytime, it would be beneficial to install an all-way stop control at the intersection of Melville Avenue and Hawker Road.

Relationship to Vaughan Vision 2020

Enhance and Ensure Community Safety, Health & Wellness – To advocate for, protect and enhance community safety, health and wellness through education, design and enforcement.

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

Regional Implications

Not Applicable.

Conclusion

Based on staff's review, it is recommended that all-way stop control be installed at the intersection of Melville Avenue and Hawker Road.

Attachments

1. Location Map

Report prepared by:

Peter Trinh, Traffic Analyst, Ext. 3120
Mike Dokman, Supervisor Traffic Engineering, Ext. 3118

PT:mc

(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 JANUARY 28, 2008

Item 20, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

20

**COSTA ROAD AND FRESHWAY DRIVE
PROPOSED ALL-WAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 21, 2008:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control be installed at the intersection of Costa Road and Freshway Drive.

Economic Impact

There are sufficient funds in the draft 2008 Operating Budget for this work and future Operating Budgets would have sufficient funds for ongoing maintenance of the signs and markings.

Communications Plan

Staff will notify the area business representative of Council's decision on this matter.

Purpose

To review the feasibility of implementing an all-way stop control at the intersection of Costa Road and Freshway Drive, in response to a request from an area business representative.

Background - Analysis and Options

A request has been received to review the traffic activity at the intersection of Costa Road and Freshway Drive. Costa Road and Freshway Drive are industrial roadways with a 20.0 metre right-of-way and a pavement width of 10.0 metres. The existing stop control is located on Costa Road. The existing speed limit on both roadway is 50 km/h. The area is shown in Attachment No.1.

Staff conducted a turning movement count on Wednesday, November 14, 2007 at the intersection of Costa Road and Freshway Drive. The times studied in the morning and afternoon peak time periods were 7:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m. On the day of the traffic study the weather was cool and raining. The data collected was compared to the Provincial Warrant for All-Way Stop Control with the following results:

Warrant 1 – Minimum Vehicular Volumes	Warranted	94%
Warrant 2 – Accident Hazard	Warranted	0%
Warrant 3 – Sight Restriction	Warranted	0%

All-way stop controls are recommended when one of the above warrants are satisfied to 100%. Existing traffic volumes fulfill 94% of the required 100%. There are no recorded vehicle collisions at this intersection from June 2005 through to June 2006, the last year for which collision data is available. There are no sight restrictions at this intersection. According to the results above, this intersection does not meet the minimum requirements of the Provincial Warrant.

Staff however believes it would be beneficial to install an all-way stop control at the intersection of Costa Road and Freshway Drive. The warrant requires a combined total of 120 vehicles and

.../2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 20, CW Report No. 1 – Page 2

pedestrians to cross the major roadway of Freshway Drive from the minor roadway of Costa Road. Staff recorded a total of 113 vehicles and pedestrians crossing Freshway Drive from Costa Road, 7 vehicles/pedestrians below the criteria in the All-Way Stop Warrant. Since the additional 7 vehicles/pedestrians required to fulfill the warrant could be met at anytime, it would be beneficial to install an all-way stop control at the intersection of Costa Road and Freshway Drive.

Relationship to Vaughan Vision 2020

Enhance and Ensure Community Safety, Health & Wellness – To advocate for, protect and enhance community safety, health and wellness through education, design and enforcement.

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

Regional Implications

Not Applicable.

Conclusion

Based on staff's review, it is recommended that all-way stop control be installed at the intersection of Costa Road and Freshway Drive.

Attachments

1. Location Map

Report prepared by:

Peter Trinh, Traffic Analyst, Ext. 3120
Mike Dokman, Supervisor Traffic Engineering, Ext. 3118

PT:mc

(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 JANUARY 28, 2008

Item, 21 Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

21 ASSUMPTION – RANGE BURY GARDENS SUBDIVISION
19T-98V17 / 65M-3584

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 21, 2008:

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-3584 and that the municipal services letter of credit be reduced to \$6,000.

Economic Impact

Upon assumption of this development, approximately 1.1 lane kilometers 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 124 lot development is a residential subdivision. The development is located east of Jane Street and south of Major Mackenzie Drive as shown on Attachment 1.

The Subdivision Agreement was signed on May 17, 2002. The municipal services in Plan 65M-3584 were installed in June 2002 and the top course asphalt was placed in September 4, 2004.

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 and Clerks. The Development Planning Department is requesting that \$6,000 be held back in securities to ensure the minor streetscape deficiencies will be repaired to the satisfaction of the City. 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 2020

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2020, which encourages the planning and management of growth and the maintenance of the City's assets and infrastructure.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 21, CW Report No. 1 – Page 2

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

Conclusion

It is therefore appropriate that the municipal services in 65M-3584 be assumed and the municipal services letter of credit be reduced to \$6,000. The letter of credit will be released once the works are completed to the satisfaction of the City.

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 JANUARY 28, 2008

Item 22, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

22

**ASSUMPTION – DREAMWORKS PROPERTY, PHASE 1
19T-02V07 / 65M-3725**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 21, 2008:

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-3725 and that the municipal services letter of credit be released.

Economic Impact

Upon assumption of this development, approximately 0.2 lane kilometers 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.

Communications Plan

Not applicable.

Purpose

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

Background - Analysis and Options

The 6 block lot development is a residential subdivision. The development is located south of Kirby Road and east of Keele Street as shown on Attachment 1.

The Subdivision Agreement was signed on November 17, 2003. The municipal services in Plan 65M-3725 were installed in June 2003 and the top course asphalt was placed in May 2005.

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, Development/Transportation Engineering, 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 2020

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2020, which encourages the planning and management of growth and the maintenance of the City's assets and infrastructure.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 22, CW Report No. 1 – Page 2

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

Conclusion

It is therefore appropriate that the municipal services in 65M-3725 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 JANUARY 28, 2008

Item 23, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 28, 2008, as follows:

By replacing "February 4, 2008" with "February 19, 2008" where it appears in clause 1 of the Committee of the Whole recommendation; and

By receiving the memorandum from the Commissioner of Engineering and Public Works, dated January 23, 2008.

23 ASSUMPTION – MACKENZIE GLEN DEVELOPMENTS, PHASE 5
19T-89016 / 65M-3338

The Committee of the Whole recommends:

- 1) That staff provide a report to the Committee of the Whole meeting of February 4, 2008 on the relocation of the hydro switchgear box on Cunningham Drive (Lot # 33 of Plan 65M-3879), west of Robertson Close; and
- 2) That the following report of the Commissioner of Engineering and Public Works, dated January 21, 2008, be received.

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-3338 and that the municipal services letter of credit be reduced to \$55,000.

Economic Impact

Upon assumption of this development, approximately 4.8 lane kilometers 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.

Communications Plan

Not applicable

Purpose

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

Background - Analysis and Options

The 402 lot development is a residential subdivision. The development is located west of Keele Street and north of Cunningham Drive as shown on Attachment 1.

The Subdivision Agreement was signed on February 1, 1999. The municipal services in Plan 65M-3338 were installed in August 1998 and the top course asphalt was placed in September 2003.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 23, CW Report No. 1 – Page 2

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 Department, Development/Transportation Engineering, Building Standards, Parks Development, Parks Operations and Forestry Department and Clerks. The Development Planning Department is requesting that \$5,000 be held back in securities for streetscape deficiencies. The Public Works Department is requesting that \$50,000 be held back in securities for sewer repair works. 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 2020

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2020, which encourages the planning and management of growth and the maintenance of the City's assets and infrastructure.

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

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

Conclusion

It is therefore appropriate that the municipal services in Registered Plan 65M-3338 be assumed and the municipal services letter of credit be reduced to \$55,000. Once the deficiencies are repaired and completed to the satisfaction of the City, the letter of credit will 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 JANUARY 28, 2008

Item 24, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

24 ASSUMPTION – BATTISTON PROPERTIES SUBDIVISION, PHASE 1
19T-89090 / 65M-3331

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 21, 2008:

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-3331 and that the municipal services letter of credit be released.

Economic Impact

Upon assumption of this development, approximately 0.3 lane kilometers 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.

Communications Plan

Not applicable.

Purpose

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

Background - Analysis and Options

The 26 lot development is a residential subdivision. The development is located south of Rutherford Road and east of Pine Valley Drive as shown on Attachment 1.

The Subdivision Agreement was signed on June 9, 1999. The municipal services in Plan 65M-3331 were installed in June 1999 and the top course asphalt was placed in July 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, Development/Transportation Engineering, 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 2020

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2020, The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2020, which encourages the planning and management of growth and the maintenance of the City's assets and infrastructure.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 24, CW Report No. 1 – Page 2

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

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

Conclusion

It is therefore appropriate that the municipal services in 65M-3331 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 JANUARY 28, 2008

Item 25, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

25 FATHER ERMANNANO CRESCENT TRAFFIC REVIEW

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 21, 2008:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That this report be received for information.

Economic Impact

None.

Communications Plan

The Engineering Services Staff will contact the residents with the information in the report on the options presented.

Purpose

To present additional information to the Committee of the Whole, as previously directed by Council to review the traffic activity on Father Ermanno Crescent.

Background - Analysis and Options

At it's meeting on September 10, 2007, Council directed:

- “1. The City of Vaughan receives the petition by residents of Father Ermanno requesting a traffic review;
- 2. The City of Vaughan Engineering Department to conduct a review of the traffic volume, speed and accident history and report to the earliest committee of the whole;
- 3. The report to the Committee of the Whole include assessment of the volume, speed, and accident history with options, recommendations and cost implications for the options.”

Father Ermanno Crescent is a local roadway with a 17.0 metre right-of-way and 8.5 metre pavement travel width. The street runs east-west from Fiori Drive to Fiori Drive as a crescent design. The existing speed limit on Father Ermanno Crescent is 50 km/h. Chancellor Square Plaza is located on the south/east corner of the south intersection of Fiori Drive and Father Ermanno Crescent. The area is shown on Attachment No.1.

Utilizing Automated Traffic Recording equipment (ATRs), staff conducted speed and volume studies on Father Ermanno Crescent (on the north and south straight sections of the roadway) from November 12, 2007 to November 16, 2007. The results have been summarized below.

North Section

Direction	Average Speed	85 th Percentile Speed	Highest Speed	Daily Traffic
Eastbound	35 km/h	47 km/h	69 km/h	100
Westbound	33 km/h	44 km/h	64 km/h	110

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 25, CW Report No. 1 – Page 2

South Section

Direction	Average Speed	85 th Percentile Speed	Highest Speed	Daily Traffic
Eastbound	35 km/h	48 km/h	72 km/h	137
Westbound	33 km/h	46 km/h	72 km/h	124

The recorded average speeds on Father Ermanno Crescent (North section) range between 33 km/h 35 km/h. The recorded 85th percentile speed (the speed at which or below 85% of the motorists are travelling) ranges between 44 km/h – 47 km/h. The recorded average speed on Father Ermanno Crescent (South section) range between 35 km/h – 37 km/h. The recorded 85th percentile speed ranges between 46 km/h – 48 km/h.

In accordance with the Council approved Neighbourhood Traffic Committee Policy and Procedure, speed humps are considered only when the following three warrants are met:

- The street is not a primary emergency response route.
- The speed limit is 50 km/h or less.
- The average speed is 10 km/h greater than the speed limit.

The existing speed limit is 50 km/h and Father Ermanno Crescent is not an emergency response route. However, the collected average speeds on both north and south sections do not exceed the existing speed limit by 10 km/h. The results of these studies indicate an acceptable level of motorist compliance to the existing limit. Based on the studies, staff does not recommend the installation of a speed humps on Father Ermanno Crescent. The daily traffic volume on the north and south sections of the roadway is very low. Father Ermanno Crescent accommodates residential traffic into this subdivision.

It was noted that several speeds were in excess of the 50 km/h speed limit specifically, during afternoon time from 12:00 pm – 1:00 pm and evening time from 5:00 pm – 9:00 pm. Staff will notify York Regional Police for their action.

There were no recorded vehicle collisions on Father Ermanno Crescent from June 2003 – June 2006.

Staff have investigated and determined that other possible traffic calming measures such as curb bumps-out, chicanes, and painted road narrowings can be installed on both the north and south legs of Father Ermanno Crescent. The cost to implement would be determined at a later date pending on the type and number of possible measures proposed.

Should Council consider alternative options such as bump-outs, chicanes or painted road narrowings, that the Neighbourhood Traffic Calming Policy and Procedure be followed.

A parking study was completed between the hours of 8:00 am – 9:00 am, 12:00 pm – 1:00 pm, and 4:00 pm – 5:00 pm on Tuesday, November 20, 2007. The parking patterns were typical of a residential street. Three vehicles were noted to have parked on-street during the three time periods, but no vehicles were parked to hinder sight visibility nor were any driveways blocked or double parking. Staff will forward the results of the study to our Enforcement Services Department to request increased enforcement of late evenings/weekends parking activity.

Relationship to Vaughan Vision 2020

Enhance and Ensure Community Safety, Health & Wellness – To advocate for, protect and enhance community safety, health and wellness through education, design and enforcement.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 25, CW Report No. 1 – Page 3

Regional Implications

Not Applicable.

Conclusion

Based on the staff review, it is concluded that no further action is warranted based on the results of the traffic studies.

Attachments

1. Location Map

Report prepared by:

Peter Trinh, Traffic Analyst, ext. 3120

Mike Dokman, Supervisor Traffic Engineering, ext. 3118

PT:mc

(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 JANUARY 28, 2008

Item 26, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

26

**ROYAL GATE BOULEVARD,
REGALCREST COURT, WOODBRIDGE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Legal Services, dated January 21, 2008:

Recommendation

The Director of Legal Services in consultation with the Director of Engineering Services recommends that a by-law be enacted to rescind By-law 167-96, being a by-law to stop up and close Royal Gate Boulevard and Regalcrest Court.

Economic Impact

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

Communications Plan

The owner will be advised of Council's decision.

Purpose

The purpose of this report is to seek Council authorization to rescind a road closure By-law.

Background - Analysis and Options

Royal Gate Boulevard and Regalcrest Court are the two streets in the Royal Corporate Business Park located at Highways #7 and #27 in Vaughan. They are the only two streets in the subdivision, registered as 65M-3033 on June 19, 1995, as shown on Attachment #1.

In January 1996, Royal Plastics Group requested the streets be removed from public ownership and reconveyed to Roybridge Investments Limited, the owner of all the lands in the plan citing safety, security and liability concerns. The Council Minutes of February 12, 1996 are Attachment #2. Council directed procedures be initiated to close the roads.

On June 27, 1996, Council enacted By-law 167-96 to stop up and close Royal Gate Boulevard and Regalcrest Court. The By-law provided it would not come into effect until any required minor variances or zoning by-law amendment was in full force and effect.

The developer applied for the necessary zoning by-law amendment, as the lots would no longer have frontage on a public road, and on December 18, 2001, Council enacted By-law 505-2001. A kiosk was erected at the entrance to the subdivision, with a gate arm across the road for security.

Prior to any conveyance, the City proceeded pursuant to the Municipal Act regarding disposal of real property. Circulation to various departments and agencies was undertaken. The developers continued snow plowing, road maintenance and garbage collection, and all underground services remained unassumed. In order to proceed easement agreements were required regarding various matters including watermains, sanitary and storm sewers and drains, streetlights, fire hydrants, Vaughan Hydro matters and Consumers Gas and Bell easements. The developers did not proceed further with plans and requirements to complete the agreements and the By-law was therefore not registered in the Land Registry Office. Registration of the By-law in the Land Registry Office is a Municipal Act requirement for the by-law to come into effect. The roads remained in the title of the City of Vaughan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 26, CW Report No. 1 – Page 2

In November 2007, the solicitor for Royal Group Inc., successor corporation to the developer, advised that Royal Group no longer wishes to convert the two streets and wishes to proceed to complete the subdivision pursuant to the normal process, which provides for assumption of municipal services. To avoid confusion by prospective purchasers of lots about the status of By-law 167-96 and the roads, they have requested that By-law 167-96 be rescinded. This is appropriate as the by-law did not come into effect.

Relationship to Vaughan Vision 2020

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

Regional Implications

None.

Conclusion

Royal Group Inc. is proceeding pursuant to the subdivision agreement to satisfy all requirements to have the municipal services assumed. It is appropriate to enact a by-law to rescind By-law 167-96 as it did not come into effect.

Attachments

Attachment #1 Location Map
Attachment #2 Minutes

Report prepared by:

Heather A. Wilson

(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 JANUARY 28, 2008

Item 27, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

27 **SITE DEVELOPMENT FILE DA.07.086**
CONDOR PROPERTIES LTD.

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 21, 2008, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations shown on Attachment #3 for Site Development File DA.07.086 (Condor Properties Ltd.) BE APPROVED.

Economic Impact

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

Purpose

For the Committee of the Whole to consider the building elevations (Attachment #3) for the Site Development Application on the subject lands shown on Attachment #1, to permit the development of the 3.55 ha site with a one-storey, 14,206.9 m² industrial building, including 658.03 m² of accessory office space, as shown on Attachment #2.

Background - Analysis and Options

The subject lands are located on the east side of Keele Street and north of Teston Road, City of Vaughan.

Official Plan/Zoning By-law

The subject lands are designated "Prestige Area" by OPA #332, and are zoned M1 Restricted Industrial Zone by By-law 1-88, subject to Exception 9(1168). The proposed development conforms to the Official Plan and Zoning By-law.

Building Design

The rectangular-shaped building, as shown on Attachment #3, is to be constructed to a height of 9.6 m. The main elevation (west) faces Keele Street, and is articulated by a suspended metal canopy covering the glassed main entrance, and which is surrounded by projecting precast piers leading to the main office component of the building. Additional vertical piers surrounded by spandrel glass are proposed intermittently, thereby providing additional architectural interest to the elevation. The balance of the primary façade is designed with horizontal glass panels surrounded by smooth architectural precast concrete with exposed aggregate panels on the top portion of the building.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 27, CW Report No. 1 – Page 2

The remaining elevations (north, south and east) consist of alternating exposed and ribbed precast concrete panels. The north elevation and a portion of the south elevation includes windows at the upper level of the building spaced at a regular interval. The loading area is located on the south side of the building and consists of two drive-in doors and thirteen loading doors. The loading area is screened from Keele Street by the proposed building.

The roof-top mechanical equipment is proposed to be screened from view. The proposed elevations do not include wall signage, and therefore, the applicant must comply with the Sign By-law upon application for Building Permit.

Landscaping

The proposed landscape plan for the site is shown on Attachment #4, which includes a minimum 9 m wide landscape strip adjacent to Keele Street, and planting adjacent to the front parking spaces. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to finalize the plan, including the provision of additional coniferous and deciduous tree planting on top of the berm located along the east property line, which is adjacent to the future North Maple Park.

Relationship to Vaughan Vision 2020

This report is consistent with Vaughan Vision 2020, particularly "A-5," "Plan and Manage Growth".

Regional Implications

N/A

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the 14,206.9m² industrial building.

Attachments

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

Report prepared by:

Margaret Holyday, Planner, 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 JANUARY 28, 2008

Item 28, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

28

**PLANNING ACT AMENDMENTS
BILL 51
GENERAL FILE 13.6**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 21, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT Council receive this report for information purposes, and that Staff be directed to schedule a future Public Hearing for consideration of proposed Official Plan policies for the following:
 - a) implementation of a protocol as to what constitutes a complete application for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Consent Applications;
 - b) pre-application consultation requirements prior to the submission of an Official Plan Amendment, Zoning By-law Amendment, Site Plan, and Draft Plan of Subdivision Applications;
 - c) promoting sustainability through requirements for external building design detail, character and appearance, and sustainable design within the Official Plan and the Site Plan Control By-law;
 - d) adding employment land protection policies to ensure that existing policies protect employment lands from being converted to non-employment uses; and
 - e) amendments to the appropriate official plan documents and zoning by-laws, as required, to implement the requirements of Bill 51 as they relate to items a), b), c) and d) above.

Economic Impact

The changes included in the new *Planning Act* through Bill 51 will result in increased costs to the City including: the requirement to update the Official Plan every 5 years, updating the Zoning By-law within 3 years thereafter, and additional notice requirements for complete applications and refusal decisions. Wherever possible, costs can be reduced by coordinating new processes with existing requirements, such as notices. The full costs associated with implementing Bill 51 are unknown at this time.

Communications Plan

The appropriate notices will be placed in the local newspapers regarding the upcoming Public Hearing.

Purpose

The purpose of this report is to provide a summary of the changes to the *Planning Act* through Bill 51, and make recommendations for the implementation of the new requirements, specifically as they pertain to the processing of Planning applications.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 28, CW Report No. 1 – Page 2

Background – Analysis and Options

On February 13, 2006, the Development Planning and Legal Services Departments jointly reported to Council on the First Reading of Bill 51 "*The Planning and Conservation Land Statute Amendment Act*" and recommended a number of changes to the Act to the Ministry of Municipal Affairs and Housing.

On September 5, 2006, the Development Planning and Legal Services Departments provided a report to Council on the proposed regulations associated with Bill 51. This report also recommended a number of changes to the regulations to the Ministry of Municipal Affairs and Housing.

Since the last report to Council, Bill 51 received Royal Assent on October 19, 2006, and was to be proclaimed to come into force on a date named by the Lieutenant Governor. On December 15, 2006, notice was given that *The Planning and Conservation Land Statute Amendment Law Act* (Bill 51) and its associated regulations would come into effect on January 1, 2007.

Bill 51 includes numerous amendments to the Planning Act in order to make the planning process more open and accessible. Bill 51 strengthens the land use planning framework by providing tools and processes to assist in the implementation of related Provincial initiatives all aimed at developing stronger and more sustainable communities. It is anticipated that many of the new provisions provided for in Bill 51 will take some time to be fully implemented.

Transition Provisions

The *Planning Act*, as amended, and regulations came into effect on January 1, 2007. Ontario Regulation 548/06, which addresses the transition provisions, provides that in the case of an application for official plan amendment, zoning by-law amendment, site plan approval, minor variance, consent or subdivision, the date that the applications are considered to have "commenced" is the date that the applications were submitted. If any of the referenced applications were "commenced" on or after January 1, 2007, then they are subject to the new requirements of the *Planning Act*. Any application which has "commenced" prior to January 1, 2007 shall be continued to be disposed of under the *Planning Act* as it read on December 31, 2006.

In the case of a municipal initiated official plan amendment, the date of "commencement" is the date that the implementing by-law adopting, amending or repealing the plan is passed. If a municipal initiated official plan amendment has commenced and an amendment is adopted prior to January 1, 2007, it is disposed of under the *Planning Act* as it read on December 31, 2006. If the municipal initiated official plan amendment is adopted, or passed after January 1, 2007, then it is subject to the new requirements of the *Planning Act*.

Land Use Planning Process Changes

Many of the changes to the *Planning Act* focus on modifying the Planning process to make it more transparent and accessible to the public.

i) Decisions Based on Current Policy

The revised Act requires that municipal decisions on Planning applications are to be based on Provincial plans and policies in place at the time of their decision.

Councils, local boards and the Ontario Municipal Board (OMB) must now make their decisions **consistent with** Provincial policy statements and Provincial plans *in effect at the time of the decision, not at the time of application*. Under the new regulations, Council must state that the

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 28, CW Report No. 1 – Page 3

decision on any application is consistent with the Provincial Policy Statement; that it conforms or does not conflict with any applicable Provincial plan; and that it conforms to the City's Official Plan.

ii) Required Pre-Application Consultation

Under the requirements of Bill 51, Council may, by By-law, now require applicants to consult with the municipality and its staff prior to submitting an application for an Official Plan, Zoning By-law Amendment, Site Plan, or Plan of Subdivision.

iii) Public Open House

Public Open House provisions are a new addition to the *Planning Act* within Bill 51. Municipalities are now required to hold public open houses in addition to and prior to the statutory public hearing on all official plan updates required every 5 years (Section 26 of *Planning Act*), and the local municipality's comprehensive zoning by-law updates (Subsection 26(9) of *Planning Act*), development permit system official plan amendments, and development permit system by-laws.

The Act requires that notice be given by the Municipality in a similar fashion as the notice for Public Hearings. The open house must be held a minimum of 7 days prior to the public hearing, in order to give the public an opportunity to review and ask questions about the proposal.

This new provision will have to be met when the City embarks on the Official Plan update and subsequent required zoning by-law update as required by Bill 51.

iv) Complete Applications

Changes to the *Planning Act* provide an opportunity for municipalities, through the incorporation of Official Plan policies, to require that applications for official plan amendments, zoning by-law amendments, subdivisions and consents contain specific information and material in support of the application. These requirements have been detailed in four regulations corresponding to each application type.

The Act now provides Council an opportunity to require additional information or material in support of the application at the beginning of the process. In order to implement this provision, Council must adopt an Official Plan or an Amendment to the Official Plan that prescribes the submission requirements. The regulations for what constitutes a complete application have been expanded to include some of the following:

- a) consistency with Provincial Policy Statement (PPS);
- b) conformity or lack of conflict with Provincial plans;
- c) considerations related to servicing;
- d) identification of related Planning applications;
- e) archaeological potential; and,
- f) ensure zoning by-laws conform to the municipal Official Plan.

In order to ensure a complete application has been submitted, municipalities can pass a by-law requiring applicants to consult with them before submitting an application. The Development Planning Department will propose an amendment to the Official Plan outlining specific provisions as to what constitutes a complete application. The City will need to review in detail what would constitute a complete application as it relates to the specific application submitted. The submission requirements will be different depending on the type of application submitted and would need to be clarified during the consultation held with staff. The type of information that could be required, but not limited to, may include the following:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 28, CW Report No. 1 – Page 4

- a) Planning Justification Study;
- b) Environmental Impact Study;
- c) Flood Plain and Erosion Hazard Study;
- d) Agricultural Lands Impact Study;
- e) Air Emissions Study;
- f) Traffic Impact and/or Parking Study;
- g) Retail Market Study or other Economic Impact Studies; and
- h) Plans including site grading, servicing, landscaping and elevations.

The Official Plan should be amended to determine what constitutes a complete application for each application type. Through the prescribed requirements outlined in the Official Plan, it can also be a requirement that Council may refuse to accept an application until it is considered to be complete under these requirements.

v) Notice Requirements

The statutory time period for Council to make a decision on an application does not start until a complete application is received. Once an application is submitted, the City is required, within 30 days of the fee being paid, to advise the applicant if the application is complete or not. Within 15 days of advising the applicant, the City must advise the public of the receipt of a complete application, in the same manner as notice would be given for a public hearing. All complete information as listed above, must also be made available to the public within the 15 days. If the City determines that an application is incomplete, the application is not required to be considered, and the applicant must be notified of any outstanding documentation.

The appeal time frames within the *Planning Act* do not begin until a complete application has been received. The applicant cannot file an appeal to the Ontario Municipal Board until a complete application has been received. It is therefore important to include the new policies for complete applications in the Official Plan. However, an applicant may file a motion with the OMB requesting that the OMB decide whether the application is complete.

Upon adoption of an official plan amendment and/or zoning by-law to implement the provisions of Bill 51 as they relate to a complete application, pre-application consultation and sustainability the Development Planning Department will update its Planning application forms and administrative procedures to ensure that all of the requisite information and material is addressed within the application forms as part of this review. The Clerk's Department advises they are doing the same to ensure that the Consent application forms are appropriately updated. It is also recommended that public notice of a complete application be coordinated with the notice of public hearing (as permitted by the Act) as often as possible in order to reduce the costs to the municipality for the additional notice requirement. The Development Planning Department will work toward a process to ensure that the notice requirements can be accommodated within all of the requisite time periods.

vi) Application Materials

The Planning Act includes a new provision which requires that all materials filed as part of an application shall be made available to the public. This would include any supplementary information to the prescribed information included in the complete submission requirements. Applicants should be made aware at the time of submission of this provision.

vii) Notification of Refusal Provision

A new provision has been added to the Planning Act which requires that upon the decision of Council to refuse to adopt an OPA or refuse to pass a zoning by-law amendment, the municipality has 15 days to issue the refusal notice. The notice must be sent to the applicant, each person asking to be notified, and the appropriate approval authority.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 28, CW Report No. 1 – Page 5

The regulations related to each application type also provide that the notice include:

- a) an explanation of the purpose and effect of the application;
- b) a statement confirming Council's refusal including the date of the refusal;
- c) a written explanation for the refusal;
- d) identification of the 20 day period for filing an appeal (similar to existing decision notice provisions); and
- e) statements advising of appeal rights (similar to existing decision notice provisions).

These new notice requirements are applicable to all applications received after January 1, 2007, upon adoption of Official Plan Amendments required by Bill 51, and will be processed through the Clerk's Department, which currently provide notification of approval and adoption.

Updating Municipal Planning Documents

- a) The *Planning Act* now requires municipalities to revise their official plans at least every five years

Bill 51 identifies the matters that will determine whether an official plan must be revised and actions that must be carried out in the review. In assessing the need to update its official plan not less frequently than every five years, a municipality must ensure that the plan: conforms with Provincial plans or does not conflict with them; has regard to matters of Provincial interest; and is consistent with Provincial policy statements.

These Official Plan updates will require the conducting of a Public Open House, as discussed earlier, in addition to the Public Hearing.

- b) Official Plan Policies for the Protection of Employment Lands

The Act Provides Council with an opportunity to protect Employment lands from conversion by adopting official plan policies that prohibit the conversion of employment lands and the removal of such lands from the employment land base. By adopting such policies, it will preclude applicants from appealing employment land conversions to the OMB, except at the time of the five year municipal official plan review.

- c) Municipal Zoning By-law Updates

The Act also requires that Municipal zoning by-laws be updated no later than three years after the official plan revisions, made as part of the five year review, come into effect. When municipalities undertake the review of their official plan and zoning by-laws, the Act requires that a public open house be held.

Planning Tools to Support Sustainable Development

New or expanded financing and planning tools in the Planning Act support sustainable development from an environmental, economic and community perspective. The tools can also help to conserve land, energy, natural resources, green spaces, and improve air quality, for the future.

- i) **Community Improvement Planning**

As discussed in previous reports on Bill 51, the Community Improvement provisions within the Planning Act have been expanded to:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 28, CW Report No. 1 – Page 6

- a) Allow municipalities to include new building construction related to energy efficient use of lands, buildings, structures and facilities within the costs of a Community Improvement Plan.
- b) Allow municipalities to register grant or loan agreements on the title of land so that municipalities can increase their ability to enforce agreements and developers can increase their ability to secure upfront financing for their projects.
- c) Allow upper-tier municipalities to participate in lower-tier community improvement grant or loan programs that would increase lower-tier capacity to stimulate private sector development activities through their financing programs.
- d) Require municipalities to provide public notice when they adopt a community improvement plan to increase transparency and accountability in the municipal decision-making process

The *Planning Act* now allows upper-tier municipalities to adopt Community Improvement Plans for matters, which have been prescribed in Ontario Regulation 550/06 to include infrastructure (which includes communication systems, electric power systems, transportation corridors and facilities, waste management and water, wastewater and stormwater works and associated facilities), land, and buildings within and adjacent to existing or planned transit corridors that have the potential to provide a focus for higher density mixed use development and redevelopment and affordable housing.

The changes to the Community Improvement sections were previously supported by Vaughan Council as it expands the tools available to the municipality in implementing community improvement plans. The utilization of Community Improvement Plans will be examined through the review of the City's Official Plan.

ii) Minimum and Maximum-Densities & Height

The Planning Act clarifies that the City has the authority to require minimum and maximum height and densities in a zoning by-law.

iii) Cash-in-Lieu of Parkland

The Planning Act provides, if a cash-in-lieu payment is required, no building shall be constructed unless the payment or satisfactory arrangements to pay have been made. The amount of money paid to the City for cash-in-lieu of parkland may be reduced to encourage certain types of development such as sustainable development, infill development or affordable housing projects, provided that criteria and policies related to the reductions are set out in the Official Plan. The benefits of incorporating cash-in-lieu reduction criteria and policies into the Official Plan must be evaluated fully prior to implementation.

iv) Site Plan Control and Subdivision

Changes to the Site Plan Control Official Plan and By-law will be required to reflect the new requirements to the *Planning Act*.

Several key changes to Site Plan Control (s. 41) and Plan of Subdivision (s. 51) have been made, which include the following:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 28, CW Report No. 1 – Page 7

a) Site Plan Control

The Site Plan Control provisions in Section 41 have been amended to allow municipalities to require drawings which are sufficient to display:

- i) matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design, if an official plan and a by-law passed under Subsection (2) that both contain provisions relating to such matters are in effect in the municipality;
- ii) the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities, if an official plan and a by-law passed under Subsection (2) are in effect in the municipality; and
- iii) facilities designed to have regard for accessibility for persons with disabilities.

b) Plans of Subdivision

The Subdivision provisions in Section (51) have been amended by adding the following to the list of matters to be considered in a plan of subdivision (S. 51(24)):

- i) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under Subsection 41 (2) of this Act;
- ii) the extent to which the plans design optimizes the available supply, means of supplying, efficient use and conservation of energy.

Additionally, the list of applicable subdivision approval conditions (S.51 (25)) has been expanded to include:

- i) highways, including pedestrian pathways, bicycle pathways and public transit rights-of-way, be dedicated as the approval authority considers necessary; and
- ii) that the approval authority shall impose as a condition to the approval of a plan of subdivision that land that is planned as a school site for any school board that has jurisdiction in the area in which the land is situated be offered to the school board at a price that does not exceed the value of the land determined as of the day before the day of the approval of the draft plan of subdivision.

v) Definition of Development

The definition of "development" has been clarified as follows: The definition of "development" in Subsection (1) does not include the placement of a portable classroom on a school site of a district school board if the school site was in existence on January 1, 2007, thereby exempting school boards from the site plan control requirements for portables for existing schools.

Ontario Municipal Board Reform

The changes to the *Planning Act* through Bill 51 includes a series of reforms to Ontario Municipal Board (OMB) procedures and the OMB appeal process which have been outlined in previous reports on Bill 51. The key changes include requiring the OMB to *have regard* for the decisions of a municipal council; and appeals to the OMB would be limited to organizations or individuals who

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 28, CW Report No. 1 – Page 8

took part in the approval process at the local level, unless the Board determines that the party could not have reasonably participated in the local approval process.

i) Timeframe for consideration of new information by the OMB

The changes to the *Planning Act* limit information and material which may be heard at an OMB hearing to generally that information and material that was provided to a municipality *before* Council made a decision on a development application.

New information may only be permitted if the OMB was of the opinion that it was not reasonably possible to provide the information and material to the municipality prior to Council's decision, or the information and material was introduced into evidence by a public body.

If the OMB determines that the new information and material could have materially affected the decision of a municipal council, then the OMB is required to provide Council with an opportunity to reconsider its decision in light of the information and material and make a written recommendation to the Board.

Ontario Regulation 549/06 gives a municipal council 60 days to reconsider its decision on a plan of subdivision, official plan or zoning by-law application, based on new information and material, and provide a recommendation to the OMB.

ii) Enhanced Public Record Requirements

In addition to previous requirements for public record submissions for an OMB appeal, the regulations also provide that the affidavit from a municipal employee declare that: the requirements for the giving of notice and the holding of at least one open house (if applicable) have been complied with and the requirements for giving notice of a complete application have been complied with. For many years, an affidavit from the Clerks Department has been filed at OMB Hearings regarding satisfaction of notice requirements.

The records must also now include a statement as to whether or not the decision of Council is consistent with the PPS and conforms or does not conflict with applicable Provincial plan(s) that are in effect. In the case of zoning by-laws, subdivisions and consents, an additional confirmation with respect to official plan conformity is required.

iii) No Appeals Permitted

The *Planning Act* has been amended to prevent appeals to the OMB, in order to enable municipalities to protect employment areas from conversion to other uses and to allow second dwelling units.

Bill 51 enables municipalities to protect employment lands by removing an applicant's right of appeal to the OMB when a Council refuses or fails to adopt an official plan amendment or pass a zoning by-law amendment that proposes to remove any land from an area of employment, even if other land is proposed to be added. This provision operates to prevent appeals only if the municipality has official plan policies in place dealing with employment land conversions. The legislation allows full appeal rights to the OMB at the time of the 5-year review of a municipal official plan, or at any time when a municipality decides to alter employment land designations and policies.

The legislation does not prevent the conversion of employment lands to other uses if the conversion is consistent with the Provincial Policy Statement (PPS) (and conforms to the Growth Plan for the Greater Golden Horseshoe, where applicable) and is supported by the municipal council. The PPS provides that municipalities may permit conversion of employment lands to

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 28, CW Report No. 1 – Page 9

other uses only when a comprehensive review is undertaken to determine if the conversion is necessary, and where it has been demonstrated that the land is not required for employment purposes over the long term.

The Act also allows municipal councils to designate and zone areas where second residential units (i.e. basement apartments) could be permitted without appeal to the OMB, except at the time of the 5 year review of the official plan wherein full appeal rights would be allowed.

These restrictions on appeals are intended to assist municipalities in achieving some of the requirements of the Provincial Policy Statement, the Greenbelt Plan, and Places to Grow. These amendments were previously supported by Council as it provides Council with certainty on their decisions on these types of applications.

Provincial Interest: Sustainability

Changes to the Planning Act through Bill 51 has added “sustainability” to the list of items of Provincial Interest. Section 2 of the Act states that when a municipal council carries out their responsibilities under the Planning Act, they shall have regard to matters of Provincial interest which has been expanded to include “*the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians*”.

To support this expression of Provincial interest, the Site Plan Control and subdivision provisions have been expanded to enable the municipality to require plans for site plan which demonstrate the sustainable design of a building, and in the subdivision process, the plan must have regard to matters of Provincial interest, and “*the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy*”.

There may be an issue between the Planning Act and the Building Code Act in this regard (Site Plan) as the Planning Act may enable the municipality to require the sustainable design of a building, however, the Building Code Act does not enable the municipality to require that a building be designed to contain features above and beyond what the Code requires. Staff are reviewing possible site plan approval conditions regarding this matter.

The Act contains provisions which may allow municipalities to provide incentives for sustainability initiatives including implementing a community improvement plan (s. 28 (1)) and enabling a reduction of the payment of cash-in-lieu for parkland where sustainability criteria of the official plan have been met (s.42 (6.2)).

The Act requires that to implement the site plan control provisions through the official plan and site plan control by-law, these documents would require amendment to reflect the new criteria in the Planning Act.

Sustainability is undefined in the amended *Planning Act*, which enables Vaughan to undertake a consultative process to define sustainability and to develop a comprehensive plan to implement sustainability in Vaughan. This process will be taking place as the City will be embarking on an Environmental Master Plan and an official plan update. Both processes will be utilizing sustainability as the founding principle.

It is recommended that implementing sustainability components of the *Planning Act* be coordinated with the Environmental Master Plan and the official plan update, wherein a full consultative process will be undertaken to define and establish goals and objectives and measurable targets for sustainability for the City of Vaughan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 28, CW Report No. 1 – Page 10

Local Appeal Bodies

Section 8.1 has been added to the *Planning Act* to allow municipal councils to create a Local Appeal Body (LAB) to adjudicate appeals related to applications for minor variances and/or consents to sever. Section 8.1 also establishes parameters for the Local Appeal Body's composition and powers. Ontario Regulation 551/06 has been passed which outlines the procedure for creating a Local Appeal Body. Where a municipality chooses not to establish a Local Appeal Body, consent and minor variance appeals would continue to be heard by the Ontario Municipal Board.

At the Committee of the Whole (Working Session) of February 27, 2007, Council considered a report on Bill 130 amendments to the Municipal Act. On March 19, 2007, Council directed that staff report back on opportunities available to establish a local appeal body.

The legislation does not authorize a municipality to establish a joint LAB with one or more other municipalities, nor does it authorize a municipality to hear appeals submitted by another municipality. This applies to both upper tier and lower tier municipalities.

In order for a municipality to establish a Local Appeal Body, the municipality's official plans and zoning by-laws are required to be up-to-date and conform to any applicable Provincial plans, and be consistent with Provincial policy statements, and the municipality must pass a by-law to constitute and appoint the LAB and describe the procedural and administrative requirements.

Establishing a Local Appeal Body in Vaughan is at the discretion of Vaughan Council. The administrative costs of the LAB are borne by the City, and would require a number of resources including staffing, and office space. In 2006, there were approximately 12 appeals made on Minor Variance and Consent applications, and therefore the anticipated administrative costs of establishing a LAB is not recommended at this time given the anticipated costs versus the perceived benefits of establishing a LAB. Should Vaughan Council choose to implement a Development Permit System (discussed below), then further consideration could be given to establishing a LAB at that time.

Development Permit System

Changes to the *Planning Act*, through the passing of Ontario Regulation 608/06, expands the Development Permit System, which was previously a pilot project restricted to 5 municipalities in Ontario, to all the municipalities in Ontario. In order to establish a development permit system, a municipality must meet certain criteria as established in the regulation.

The Development Permit system is intended to streamline the development process by merging the minor variance, zoning and site development processes into one.

Given that the City is about to embark on a new official plan, the official plan process would be the best opportunity to fully examine the feasibility and appropriateness of implementing a Development Permit System for Vaughan.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth and "Economic Vitality", and "Lead & Promote Environmental Sustainability".

Regional Implications

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 28, CW Report No. 1 – Page 11

Conclusion

The *Planning Act* has been amended by Bill 51 to complement Provincial initiatives such as Places to Grow, and to implement reforms to the Ontario Municipal Board. This report provides an overview of the substantive changes to the Act which will require modifications to the administrative procedures of the City in relation to the processing of planning applications. As part of the City's future review and comprehensive zoning by-law update, a number of the provisions of the Planning Act changes will be incorporated into the respective documents. However, it is recommended that the Development Planning Department proceed with the amendments as identified in the recommendation section as soon as possible. Accordingly, a public hearing will be necessary to consider amendments to the City's Official Plan and Site Plan Control By-law, to facilitate the new provisions contained in Bill 51.

Attachments

N/A

Report prepared by:

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Mauro Peverini, Senior Planner, ext. 8407

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 JANUARY 28, 2008

Item 29, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

29

**INTERIM CONTROL BY-LAW AMENDMENT FILE Z.07.051
MARSHA JACOBSON**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 21, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT Interim Control By-law Amendment File Z.07.051 (Marsha Jacobson) BE APPROVED, to provide an exception to the provisions of Interim Control By-law 193-2007 as amended by By-law 264-2007, to permit the construction of a single detached residential dwelling having a maximum gross floor area of 754.5m² for the subject lands, as shown on Attachment #1.

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 Interim Control By-law 264-2007 to request an exception to the provisions of the Interim Control By-law, affecting the lands shown on Attachment #1 in order to construct a single detached dwelling having a GFA of 754.5m² as shown on Attachments #2 and #3. The proposed use of the dwelling is for residential purposes.

Background - Analysis and Options

The subject lands are located on the west side of Riverside Boulevard, south of Helen Avenue, known as 36 Riverside Boulevard, City of Vaughan. The 3,500m² vacant lot has 31m frontage on Riverside Boulevard and a depth of 102.99m. The surrounding land uses are:

- North - residential (R1V Old Village Residential Zone)
- South - residential (R1V Old Village Residential Zone)
- East - Riverside Boulevard; residential (R1V Old Village Residential Zone)
- West - open space, East Don River (OS1 Open Space Conservation Zone)

Official Plan

The subject lands are designated "Low Density Residential Area" by OPA #210 (Thornhill-Vaughan Community Plan), which permits single detached units. The proposal conforms to the Official Plan.

Zoning

The subject lands are zoned R1V Old Village Residential Zone by By-law 1-88, subject to site-specific Exception 9(662). The proposed development of a single detached dwelling is permitted

.../2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 29, CW Report No. 1 – Page 2

within the R1V Zone. The Owner has previously made application to the Committee of Adjustment for Minor Variances respecting building height, and front and interior side yard setbacks (Minor Variance Application A399/07). On November 22, 2007, the Committee of Adjustment approved Minor Variance Application 399/07, subject to the Toronto and Region Conservation Authority (TRCA) being satisfied with the final building layout as the property backs onto the East Don River. The approved building height is 11.5m, whereas the R1V Zone permits a maximum building height of 9.5m. The approved front yard and interior side yard setbacks are 18.5m and 2m, respectively, whereas the by-law requires 37.17m and 2.5m, respectively.

The Owner is presently working with the TRCA to address the outstanding condition of approval associated with the Minor Variance application. Should the residential dwelling layout require modification, this will be addressed to the satisfaction and approval of the Building Standards Department and the TRCA, through the Building Permit review.

Interim Control By-law and Group Homes Land Use Study

On June 11, 2007, Council approved a recommendation contained in a report brought forward by the Ward 5 Councillor respecting a Group Homes Land Use Study. The report recommended that an Interim Control By-law applicable to properties zoned R1V Old Village Residential Zone be forwarded to Council for enactment and that the Group Homes Land Use Study be completed within six months.

On June 11, 2007, Interim Control By-law 193-2007 was enacted, thereby prohibiting the issuance of building permits within the R1V Old Village Residential Zone for a period of 1 year. As a result, a number of residents expressed concerns respecting the restrictions of By-law 193-2007, which did not allow for the construction of projects generally permitted within the municipal application process. In response to the concerns raised, an amending Interim Control By-law, (By-law 264-2007) was enacted by Council on July 19, 2007, and exempted single detached dwellings, additions and accessory structures not exceeding a maximum GFA of 500m².

The Group Homes Land Use Study is currently being conducted by the Policy Planning Department. The intent of the study is to update the City of Vaughan's policies respecting Group Homes within the R1V Old Village Residential Zone.

The subject lands are proposed to be developed with a single detached dwelling having a maximum GFA of 745.5m² for use as a residence and not a group home. The proposed 1,124.5m² GFA does not comply with the maximum 500m² GFA permitted by By-law 264-2007. Therefore, an amendment to By-law 264-2007 is required, to exempt the subject lands from the provisions of the interim control by-law, allowing the Owner to obtain a building permit for construction of the proposed 745.5m² residence.

Planning Considerations

The proposed development, as shown on Attachments #2 and #3, and described in the Interim Control By-law Amendment Application, is for a single-detached residential dwelling and not intended for use as a group home. Interim Control By-law 193-2007 was amended by By-law 264-2007 that granted an exception to Lot 27 on Registered Plan 3270 to permit the construction of a single-detached dwelling and accessory buildings and/or structures, with a total GFA of 821m². Subsequently, on December 10, 2007, Council approved further exceptions to the Interim Control By-law for an additional 2 properties being 108 Brooke Street (File Z.07.044, David Sherifi) and 17 Oakbank Road (File Z.07.045, Omid Sharifi).

The Policy Planning Department has no objections to the subject lands being granted an exception to the provisions of the Interim Control By-law in order to permit the construction of a

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 29, CW Report No. 1 – Page 3

single detached dwelling having a maximum GFA of 745.5m². The intent of the study focuses on group homes as a land use, whereas the Owner of the subject lands is proposing a single detached dwelling to be used as a residence.

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 amend the Interim Control By-law to provide an exception to the provisions of the Interim Control By-law 193-2007 as amended by By-law 264-2007. Based on the comments received from the Policy Planning Department, the Development Planning Department is satisfied that the application to provide an exception to the provisions of the Interim Control By-law to permit the construction of a residential dwelling with a GFA of 745.5m² will not impact the ongoing land use study.

Attachments

1. Location Map
2. Site Plan
3. Proposed Front Elevation

Report prepared by:

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 JANUARY 28, 2008

Item 30, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

**30 INTERIM CONTROL BY-LAW AMENDMENT FILE Z.07.048
GIOVANNI AND TINA RAIMONDO**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 21, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT Interim Control By-law Amendment File Z.07.048 (Giovanni and Tina Raimondo) BE APPROVED, to provide an exception to the provisions of Interim Control By-law 193-2007 as amended by By-law 264-2007, to permit the construction of a single detached residential dwelling having a maximum gross floor area of 518.95m² for the subject lands, as shown on Attachment #1.

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 Interim Control By-law 264-2007 to request an exception to the provisions of the Interim Control By-law, affecting the lands shown on Attachment #1 in order to construct a single detached dwelling having a GFA of 518.95m² as shown on Attachments #2 and #3. The proposed use of the dwelling is for residential purposes.

Background - Analysis and Options

The subject lands are located south of Centre Street, and west of Yonge Street, on the north side of (24) Donna Mae Crescent, City of Vaughan. The 1,488.54m² vacant lot has 24.39m frontage on Donna Mae Crescent and a depth of 61.3m. The surrounding land uses are:

- North - residential (R1V Old Village Residential Zone)
- South - Donna Mae Crescent; residential (R1V Old Village Residential Zone)
- East - residential (R1V Old Village Residential Zone)
- West - residential (R1V Old Village Residential Zone)

Official Plan

The subject lands are designated "Low Density Residential Area" by OPA #210 (Thornhill-Vaughan Community Plan), which permits single detached units. The proposal conforms to the Official Plan

Zoning

The subject lands are zoned R1V Old Village Residential Zone by By-law 1-88, subject to site-specific Exception 9(662). The proposed development of a single detached dwelling is permitted

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 30, CW Report No. 1 – Page 2

within the R1V Zone. The Owner has previously made application to the Committee of Adjustment for Minor Variances respecting building height, lot coverage, front and interior side yard setbacks, as well as, the size and height of an accessory structure (Minor Variance Application A268/06). On August 10, 2006, the Committee of Adjustment approved Minor Variance Application 268/06. The approved building height and lot coverage are 10.5m and 23%, respectively, whereas the R1V Zone permits a maximum building height of 9.5m and a lot coverage of 20%. The approved front yard and interior side yard setbacks are 10.0m and 1.2m, respectively, whereas the by-law requires a 14.62m front yard and a 1.5m interior side yard. The approved area of the accessory building is 74.54m², and having a maximum building height of 6.95m, where the distance from the finished grade to the closest point of the roof is 4.06m. By-law 1-88 standards for an accessory structure are as follows: a maximum area of 67m²; maximum building height of 4.5m; and, the nearest part of the roof shall not be more than 3.0m above finished grade.

The Building Standards Department has reviewed the plans and has no objection to the proposed residential development, subject to the property being granted with an exception from the interim control by-law fro a maximum GFA of 518.95m².

Interim Control By-law and Group Homes Land Use Study

On June 11, 2007, Council approved a recommendation contained in a report brought forward by the Ward 5 Councillor respecting a Group Homes Land Use Study. The report recommended that an Interim Control By-law applicable to properties zoned R1V Old Village Residential Zone be forwarded to Council for enactment and that the Group Homes Land Use Study be completed within six months.

On June 11, 2007, Interim Control By-law 193-2007 was enacted, thereby prohibiting the issuance of building permits within the R1V Old Village Residential Zone for a period of 1 year. As a result, a number of residents expressed concerns respecting the restrictions of By-law 193-2007, which did not allow for the construction of projects generally permitted within the municipal application process. In response to the concerns raised, an amending Interim Control By-law, (By-law 264-2007) was enacted by Council on July 19, 2007, and exempted single detached dwellings, additions and accessory structures not exceeding a maximum GFA of 500m².

The Group Homes Land Use Study is currently being conducted by the Policy Planning Department. The intent of the study is to update the City of Vaughan's policies respecting Group Homes within the R1V Old Village Residential Zone.

The subject lands are proposed to be developed with a single detached dwelling having a maximum GFA of 518.95m² for use as a residence and not a group home. The proposed 518.95m² GFA does not comply with the maximum 500m² GFA permitted by By-law 264-2007. Therefore, an amendment to By-law 264-2007 is required, to exempt the subject lands from the provisions of the interim control by-law, allowing the Owner to obtain a building permit for construction of the proposed 518.95m² residence.

Planning Considerations

The proposed development, as shown on Attachments #2 and #3, and described in the Interim Control By-law Amendment Application, is for a single-detached residential dwelling and not intended for use as a group home. Interim Control By-law 193-2007 was amended by By-law 264-2007 that granted an exception to Lot 27 on Registered Plan 3270 to permit the construction of a single-detached dwelling and accessory buildings and/or structures, with a total GFA of 821m². Subsequently, on December 10, 2007, Council approved further exceptions to the Interim Control By-law for an additional 2 properties being 108 Brooke Street (File Z.07.044, David Sherifi) and 17 Oakbank Road (File Z.07.045, Omid Sharifi).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 30, CW Report No. 1 – Page 3

The Policy Planning Department has no objections to the subject lands being granted an exception to the provisions of the Interim Control By-law in order to permit the construction of a single detached dwelling having a maximum GFA of 518.95m². The intent of the study focuses on group homes as a land use, whereas the Owner of the subject lands is proposing a single detached dwelling to be used as a residence.

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 amend the Interim Control By-law to provide an exception to the provisions of the Interim Control By-law 193-2007 as amended by By-law 264-2007. Based on the comments received from the Policy Planning Department, the Development Planning Department is satisfied that the application to provide an exception to the provisions of the Interim Control By-law to permit the construction of a residential dwelling with a GFA of 518.95m² will not impact the ongoing land use study.

Attachments

1. Location Map
2. Proposed Site Plan
3. Elevations

Report prepared by:

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 JANUARY 28, 2008

Item 31, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

31

**ZONING BY-LAW AMENDMENT FILE Z.07.042
APPROVED DRAFT PLAN OF SUBDIVISION 19T-04V06
GLEN-50 DEVELOPMENTS LIMITED
REPORT #P.2007.027**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 21, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.07.042 (Glen-50 Developments Limited) BE APPROVED, to rezone the subject lands shown on Attachment #1 from OS Open Space Zone (Brampton zoning under By-law 270-2004) to EM1 Prestige Employment Area Zone (Vaughan zoning under By-law 1-88).
2. THAT the following street name for approved Draft Plan of Subdivision 19T-04V06 (Glen-50 Developments Limited) BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street '1'	Gibraltar Road

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 the Zoning By-law, to rezone the subject lands shown on Attachment #1 from OS Open Space Zone (Brampton zoning under By-law 270-2004) to EM1 Prestige Employment Area Zone (Vaughan zoning under By-law 1-88).

The rezoning is required as a result of municipal restructuring, attributed to the annexation of the subject lands from the City of Brampton and Region of Peel to the City of Vaughan and Region of York, by an Order issued by the Minister of Municipal Affairs and Housing on July 1, 2007.

Background - Analysis and Options

The 1.63 ha is located on the east side of Regional Road 50, north of Highway #407, being designated as Parts 2 and 3 on Reference Plan 65R-23029 and Parts 1 and 6 on Reference Plan 43R-24780, City of Vaughan.

On July 1, 2007, the Minister of Municipal Affairs and Housing issued a Restructuring Order to come into effect, which annexed the subject lands from the Corporation of the City of Brampton and the Regional Municipality of Peel to the Corporation of the City of Vaughan and the Regional Municipality of York, forming part of Ward Two in the City of Vaughan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 31, CW Report No. 1 – Page 2

The surrounding land uses are:

- North - Eagle Quest Golf Centre (PB2 Parkway Belt Complementary Use Zone)
- South - single-detached residential (heritage) home (PB1(S) Parkway Belt Linear Facilities Zone)
- East - vacant; approved employment subdivision 19T-04V06 (PB2 Parkway Belt Complementary Use Zone)
- West - Regional Road 50; City of Brampton

On October 12, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. To date, no written comments have been received by the Development Planning Department. The recommendation of the Committee of the Whole on November 5, 2007, to receive the Public Hearing report and to forward a technical report to a future Committee meeting was ratified by Council on November 12, 2007.

Official Plan

Subsection 4(1)(a) and Subsection 4(2) of the Restructuring Order states that the By-law and Official Plan of Brampton, being OS Open Space Zone by By-law 270-2004 and "Public Open Space and Buffer Area" and "General Complementary Use Area" by the Parkway Belt West Plan, respectively, apply to the annexed area and shall remain in force until amended or repealed. The subject lands were removed from the Parkway Belt West Plan through the approval of Amendment No. 186 by the Ministry of Municipal Affairs and Housing on December 7, 2006. The City of Vaughan's Development Planning Department has reviewed OPA #450 (Employment Area Plan), and has taken the interpretation that the lands are to take the designation of the adjacent Employment Land Use (similar to the "Railway Facilities" provision), which will provide consistency of the lands in the Employment Area Plan adjacent to Regional Road #50. On this basis, the lands are therefore designated "Prestige Area" under Subsection 3.5 of OPA #450.

Zoning

The subject Zoning By-law Amendment Application is required to remove the lands from the interpretation of the City of Brampton's By-law 270-2004, by bringing them into the City of Vaughan's By-law 1-88. The proposed EM1 Prestige Employment Area Zone will be consistent with the approved zoning (File: Z.04.018) on the lands to the east, also owned by Glen 50 Developments Limited (Attachment #2). The merging of the subject lands with the lands to the east will provide frontage and access onto Regional Road 50 for the easterly draft approved employment subdivision 19T-04V06 as shown on Attachment #2.

Vaughan Engineering Department

i) Development

Draft Plan of Subdivision 19T-04V06 is to be revised to include the subject lands. The conditions of draft plan approval that were provided for 19T-04V06 will be applicable.

ii) Environmental Site Assessment (ESA)

The comments provided through Draft Plan of Subdivision 19T-04V06 dated October 6, 2006 still apply. A Phase 1 Environmental Site Assessment (ESA) report has been approved to the satisfaction of the Engineering Department. However, prior to the final approval (registration of the plan of subdivision), the consultant will need to provide the City of Vaughan with a certification letter, certifying the three (3) above-ground storage tanks (AST's), 2 in front of the residential

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 31, CW Report No. 1 – Page 3

house on a concrete pad and 1 in the basement of the house, are decommissioned and disposed off site properly; and, the 45-gallon storage drum for waste oil and the various paint, thinners and miscellaneous maintenance chemicals, as delineated in the report, are properly removed off site as well.

Planning Considerations

For the reasons noted above under the Official Plan and Zoning sections in this report, the Development Planning Department has no objections to the proposed rezoning, which will consolidate the lands in Brampton into the City of Vaughan, and with the adjacent approved subdivision to the east, which is also in the same ownership. This will ensure consistent zoning with the approved subdivision to the east and will provide the lands with direct frontage and access onto Regional Road 50.

Street Name

The applicant has submitted a street name as identified in Recommendation #2 to this report. The Vaughan Planning Department, Vaughan Fire Department and the Region of York have reviewed the proposed street name and there are no concerns regarding the name.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

Approved Draft Plan of Subdivision 19T-04V06 will need to be revised to reflect the additional lands owned by Glen-50 as noted in the Regional conditions of approval.

Conclusion

The Development Planning Department has reviewed the proposed application to rezone the subject lands, in the manner shown on Attachment #2. The proposed application will provide a consistent EM1 zoning with the approved subdivision lands to the east. The merging of the subject lands with the lands to the east will provide frontage and access onto Regional Road 50 for the easterly approved employment subdivision 19T-04V06.

Attachments

1. Location Map
2. Proposed Zoning

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 JANUARY 28, 2008

Item 32, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

32

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

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 21, 2008:

Recommendation

The Commissioner of Planning recommends:

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

<u>STREET</u>	<u>APPROVED NAME</u>	<u>PROPOSED NAME</u>
Street 'A1'	Via Teodoro	Monteverde Way

Economic Impact

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

Communications Plan

N/A

Background – Analysis and Options

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

The applicants have requested that Street 'A1' as shown on Attachment #2, be renamed from Via Teodoro to Monteverde Way. The Planning Department for the Region of York does not have any objections to the proposed street name.

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

Relationship to Vaughan Vision 2020

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

The Region of York has no objections to the proposed street name.

Conclusion

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 32, CW Report No. 1 – Page 2

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

/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 JANUARY 28, 2008

Item 33, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

33

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-84029
BALPORT ESTATES CORP. (FORMERLY ROBINTIDE FARMS)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 21, 2008:

Recommendation

The Commissioner of Planning recommends:

THAT the following street name for Plan of Subdivision File 19T-84029 (Balport Estates Corp.), as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Stallions Court

Economic Impact

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

Communications Plan

N/A

Background – Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of King-Vaughan Road, west of Keele Street, in Lot 1K, Concession 4, City of Vaughan.

The applicant has submitted a street name for approval. The Planning Department for the Region of York does not have any objections to the proposed street name.

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

Relationship to Vaughan Vision 2020

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

The Region of York has no objections to the proposed street name.

Conclusion

The Development Planning Department has no objection with the proposed street name for approved plan of subdivision 19T-84029.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 33, CW Report No. 1 – Page 2

Attachments

1. Location Map
3. Draft Plan of Subdivision

Report prepared by:

Jack McAllister, Senior GIS Technician, ext. 8209
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 JANUARY 28, 2008

Item 34, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

34

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-07V10
DREAMWOOD DEVELOPMENTS INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 21, 2008:

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-07V10 (Dreamwood Developments Inc.) BE APPROVED, subject to the conditions of approval set out in Attachment #1.

Economic Impact

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

Purpose

The Owner has submitted a Draft Plan of Condominium Application to create common elements to facilitate the development of the subject lands for 19, two-storey townhouse units as shown on Attachment #3. The proposed common elements include the private driveway, visitor parking, spaces, temporary snow storage, walkways, and community mailbox areas.

Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the east side of Keele Street, south of Kirby Road, being Block 312 in Plan 65M-3878, City of Vaughan. The subject lands consist of a 0.535 ha rectangular parcel of land with approximately 36 m frontage along Ravineview Drive and an average lot depth of approximately 160 m. The surrounding land uses are:

- North - existing stormwater management facility (OS1 Open Space Conservation Zone), Central Park Lodge (seniors residence) – (RVM2 Residential Urban Village Multiple Dwelling Zone Two)
- South - existing Trans Canada Pipeline Easement (OS2 Open Space Park Zone)
- East - Ravineview Drive; existing residential (RVM1 (A) Residential Urban Village Multiple Dwelling Zone One (Street Townhouse))
- West - existing stormwater management facility (RM2 Zone); Keele Street

Official Plan

The subject lands are designated “North Maple Residential Area - Special Residential Area” by OPA #332, as amended by OPA #535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan). The proposed draft plan of condominium conforms to the Official Plan.

Zoning

The subject lands are zoned RM2 Multiple Residential Zone by By-law 1-88, subject to Exception 9(947). The proposed draft plan of condominium complies with the Zoning By-law.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 34, CW Report No. 1 – Page 2

Site Development

On June 12, 2006, Council approved Zoning By-law Amendment File Z.06.040 and Site Development File DA.05.048 to facilitate the development of 19, two-storey townhouse units, within four blocks, on a private driveway, as shown on Attachment #4. Each freehold townhouse unit has two parking spaces. The townhouses are currently under construction.

The subject lands are accessed by a 6.0 m wide private driveway that intersects Ravineview Drive to the east. The private driveway abuts the southern property line and leads to 5 visitor parking spaces (including one handicap space) located between Blocks '3' and '4'. A 1.5 m wide concrete sidewalk is located on the north side of the private driveway from Ravineview Drive to the community mail box (CMB) and visitor parking areas to the west.

Application Review

The draft plan of condominium is in accordance with the approved Site Development File DA.05.048. The draft plan includes several common elements, as shown on Attachment #3, that are tied in with the approved site plan (File DA.05.048), as shown on Attachment #4. These common elements include the following:

- a) the private driveway; and
- b) the area for visitor parking spaces, temporary snow storage, walkways and community mailbox.

Comments have been received from Canada Post and TransCanada PipeLines Limited. The Owner will be required to satisfy any requirements of these agencies as a condition of approval.

Waste Collection/Recycling and Snow Removal

The collection of waste and recycling, and the removal of snow will be the responsibility of the Condominium Corporation, and is reflected as a condition in this report.

Relationship to Vaughan Vision 2020

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

N/A

Conclusion

The draft plan of condominium is consistent with the approved site plan. The Development Planning Department has no objections to the approval of the draft plan of condominium, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-07V10
4. Approved Site Plan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 34, CW Report No. 1 – Page 3

Report prepared by:

Margaret Holyday, Planner, 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 JANUARY 28, 2008

Item 35, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

35

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-07V12
PINE GROVE AT KIPLING INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 21, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-07V12 (Pine Grove At Kipling Inc.) BE APPROVED, subject to the conditions of approval set out on Attachment #1.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted an application for Draft Plan of Condominium (Standard) approval on the subject lands shown on Attachment #2, consisting of a 5-storey building having 102 residential apartment units, and served by 168 parking spaces. The 0.6291 ha site represents Phase Two of a two phased development. The building is currently under construction.

Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the west side of Kipling Avenue, north of Woodbridge Avenue, being Lots 10, 11 and 12 on Plan 546 (8018, 8026, 8032 and 8048 Kipling Avenue), City of Vaughan.

The proposed Draft Plan of Condominium is consistent with the site plan (File DA.05.057), which was approved by the Ontario Municipal Board on May 29, 2007 through Board Order 1680. The development represents Phase 2 of the overall development of the subject lands. Phase 1 is approved and is comprised of 14 semi-detached units and 1 detached unit under a separate condominium corporation, as shown on Attachment #3. The 5-storey building that is subject of this application will function as a condominium complex with access to a private driveway to be shared with Phase 1 (File 19CDM-07V11). This private driveway will be located within the condominium for Phase 2 with reciprocal easements and cost sharing agreements entered into by both condominium corporations to maintain ingress and egress and the sharing of the surface visitor parking. In addition, an easement in favour of the lands to the immediate west (CPR lands) of the development shall also be provided.

The surrounding land uses are as follows:

- North - Phase 1 semi-detached and detached dwelling units under construction (RA2 Apartment Residential Zone)
- South - existing residential (R3 Residential Zone)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 35, CW Report No. 1 – Page 2

- East - Kipling Avenue; existing residential dwellings (R3 Residential Zone), vacant/open space (OS2 Open Space Park Zone)
- West - existing CPR railway line (M3 Transportation Industrial Zone) subject to current development applications for 54 stacked townhouse units (Files OP.07.005 and Z.07.036)

Official Plan/Zoning

The subject lands are designated "Mixed Use Commercial" by OPA #644, which permits the proposed 5-storey, 102 unit apartment building (Phase 2). The lands are zoned RA2 Apartment Residential Zone, by By-law 1-88, subject to Exception 9(1272). The draft plan of condominium for Phase 2 conforms to the Official Plan and complies with the Zoning By-law.

Phase One Design

The proposed phasing for the overall development is shown on Attachment #3. Phase 2 includes the lands for the 5-storey condominium building and the private driveway. The appropriate cross easements for vehicle and pedestrian access must be provided in favour of Phase 1 and the CPR lands to the west, prior to occupancy.

Waste Collection/Recycling and Snow Removal

The collection of waste and recycling, and the removal of snow will be the responsibility of the Condominium Corporation, and is reflected as a condition in this report.

Since the site development application was approved prior to the "Waste Collection Design Standards Policy" adopted by Council in May 2007, this development will not include a multiple-sort disposal system.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the Draft Plan of Condominium application, which is consistent with the approved site plan. The Development Planning Department has no objections to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval (19CDM-07V12)
2. Location Map
3. Draft Plan of Condominium

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 35, CW Report No. 1 – Page 3

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(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 JANUARY 28, 2008

Item 36, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

36 STREET NAMING POLICY - INCLUSION OF PUBLIC LANEWAYS

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated January 21, 2008:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That the Planning Department, in conjunction with the Fire Department and Development/Transportation Engineering Department, be requested to review the Street Naming Policy with respect to the potential inclusion of public laneways and to report to a future Committee of the Whole meeting.

Economic Impact

N/A

Communications Plan

N/A

Purpose

The current Street Naming Policy does not address the issue of identifying public laneways.

Background - Analysis and Options

The public laneway can be the location of an emergency situation requiring a response from Fire, Police and/or EMS. The response times are critical in mitigating damage to property and securing safety for human life. The naming of such a laneway and identification may assist in achieving appropriate response time.

Relationship to Vaughan Vision 2020

Enhance and Ensure Community Safety, Health and Wellness

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

Regional Implications

N/A

Conclusion

My office has been advised that on a number of occasions where emergency vehicles were dispatched and due to the fact that there are currently no naming of laneways, unexpected delay took place.

In light of ongoing safety concerns, it would be appropriate to have staff review the Street Naming Policy with respect to the with respect to the potential inclusion of public laneways.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 36, CW Report No. 1 – Page 2

Attachments

N/A

Report prepared by:

Anita Micoli, Council Executive Assistant

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 37, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

37

**DEPUTATION – MR. FRANK GRECO
WITH RESPECT TO GTA POOLING SAVINGS**

The Committee of the Whole recommends that the deputation of Mr. Frank Greco, 10504 Islington Avenue, Box 772, Kleinburg, L0J 1C0, and written submission dated December 3, 2007, and chart titled “GTA Pooling Savings”, be received.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 38, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 28, 2008, as follows:

By receiving the report of the Director of Corporate Communications, dated January 28, 2008.

**38 DEPUTATION – MS. PATRICIA SILVA, WELCOME CENTRE IMMIGRANT SERVICES
WITH RESPECT TO PARTICIPATING AT WINTERFEST 2008**

The Committee of the Whole recommends that the deputation of Ms. Patricia Silva, Marketing/Community Liaison, Welcome Centre Immigrant Services, 9100 Jane Street, Building “H”, Units 56-67, Vaughan, L4K 0A4, and written submission dated January 3, 2008, and information package submitted, be received and referred to staff for a report to the Council meeting of January 28, 2008.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 39, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

39

**DEPUTATION – MR. RICHARD LORELLO
WITH RESPECT TO TRCA'S NEW FOREST PARK IN KLEINBURG**

The Committee of the Whole recommends that the deputation of Mr. Richard Lorello, 235 Treelawn Boulevard, P.O. Box 927, Kleinburg, L0J 1C0, and written submission dated January 21, 2008, and photographs and information package submitted, be received.

Please also refer to Item 40, Report No. 1, Committee of the Whole.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 40, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 28, 2008, as follows:

By approving clauses 1 and 2 of the Committee of the Whole recommendation;

By approving that Vaughan Council request that the TRCA undertake a Peer Review of the file; and

By receiving the following written submissions:

- a) ***Mr. Michael Menecola, dated January 26, 2008;***
- b) ***Ms. Tina Rogers, Kleinburg & Area Ratepayers' Association Inc., dated January 28, 2008; and***
- c) ***Mr. Frank Greco, dated January 28, 2008.***

40

**DEPUTATION – MR. DAVE ROGALSKY, TRCA
WITH RESPECT TO THE KLEINBURG NEW FOREST NORTH PROJECT**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Dave Rogalsky, Manager, Resource Manage Projects, Toronto and Region Conservation Authority, and information submitted, be received;
- 2) That Legal and Building Standards staff review and report back on whether the City of Vaughan can issue a fill permit;
- 3) That Regional Councillor Rosati request the TRCA undertake a Peer Review of the file; and
- 4) That Regional Councillor Rosati request the TRCA cease all dumping on the site until such time as the City of Vaughan Council is satisfied that all safeguards are in place to protect the residents of Kleinburg.

Please also refer to Item 39, Report No. 1, Committee of the Whole.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 41, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

41

**CEREMONIAL PRESENTATION – MR. ROBERT STITT
WITH RESPECT TO WARD 5 CIVIC HERO AWARD**

Mayor Linda D. Jackson and Councillor Alan Shefman, together with the Members of Council, presented Mr. Robert Stitt with the Ward 5 Civic Hero Award for his exemplary actions in the community