

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 1, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

**1 REQUEST FOR EXTENSION OF HOURS OF OPERATION AT COMMUNITY CENTRES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated April 7, 2008:**

**Recommendation**

Councillor Tony Carella recommends:

1. That the attached petition, signed by eighty-eight (88) residents, requesting the extension of community centre hours of operation be received, and
2. That appropriate staff be directed to report on the implications, in respect of any costs and/or human resources, if any, of the City's meeting the petitioners' requests, that
  - i. community centres open at 5.30 am, Monday to Friday, and
  - ii. community centres open at 7.00 am, Saturday and Sunday, and
3. That such report be brought forward to a meeting of the Committee of the Whole set for May 20, 2008

**Economic Impact**

Nil

**Purpose**

To respond to a petition from residents who wish to have access to our community centres at an earlier hour than is currently permitted.

**Background - Analysis and Options**

Residents frequently petition the City requesting operational changes. The reasonableness of such requests notwithstanding, it is the responsibility of the City to determine whatever increased costs might attach to such changes, and to assess those costs against the benefit to the petitioners and other members of the public who might wish, as in this case, earlier access to our community centres than is currently permitted.

**Relationship to Vaughan Vision 2007**

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

**Conclusion**

The public has a right to petition for operational changes. These recommendations will provide a timely response to the petition that is attached.

**Attachments**

Petition signed by eight-eight (88) residents who use our community centres

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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

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**Report prepared by:**

Councillor Tony Carella

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 2, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

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**AMENDMENT TO THE SIGN BY-LAW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated April 7, 2008:

**Recommendation**

Councillor Tony Carella recommends appropriate staff be directed to investigate how those portions of the sign by-law governing mobile signage could be amended, in order to prohibit the parking of large trucks for extended periods of time in commercial plazas adjacent to roadways, for the temporary display of non-permanent signage.

**Economic Impact**

Nil

**Communication Plan**

The local councillor will inform those residents who have raised this issue about action being undertaken by the City, once approved by Council.

**Purpose**

To address the attempt by some advertisers to operate mobile signage without regulation.

**Background - Analysis and Options**

Recently, a host of complaints have been received regarding the frequent presence of a large truck in the parking lot on the south side of the Vaughanwood Mall (which fronts onto the north side of Regional Road 7 at Wigwoss Drive), in full view of pedestrian and vehicular traffic moving in all directions. Notwithstanding the inappropriateness of the location for signage of this type, the attempt to create a category of oversized, ultra-mobile signs that can be easily be transferred to other locations and thus that cannot be regulated by the current sign by-law makes amendments to that by-law advisable.

**Regional Implications**

None

**Relationship to Vaughan Vision 2007**

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

**Conclusion**

The City's regulation of this type of signage needs to be enhanced, to keep pace with the appearance of a type of mobile sign not covered in the present sign by-law.

**Attachments**

None

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**Report prepared by:**

Councillor Tony Carella

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Item 3, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

**3                    ONTARIO MUNICIPAL PARTNERSHIP FUND ALLOCATION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated April 7, 2008:

**Recommendation**

Councillor Peter Meffe recommends that Staff review the funding allocation as it relates to the City of Vaughan under the Ontario Municipal Partnership Fund (OMPF).

**Economic Impact**

Nil

**Communications Plan**

n/a

**Purpose**

To ensure that the City of Vaughan is considered for funding under the OMPF.

**Background - Analysis and Options**

The Ontario government is providing \$870 million of funding under its OMPF 2008 to 393 Municipalities for 2008. Vaughan and the Region of York will not be receiving any allocation of these funds. This program has been designed to assist municipalities and it is to provide a clear and transparent system of grants. I believe that the City of Vaughan and the Region of York should be considered under this funding.

**Relationship to Vaughan Vision 2020**

Under the Vaughan Vision 2020 this would fall under the initiative to ensure financial sustainability.

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

**Regional Implications**

As this is a provincially funded program, this issue should be brought forth at the Region of York as well.

**Conclusion**

I feel that the City of Vaughan and Region of York is being short changed as they were not considered for any allocation under this funding.

**Attachments**

Nil

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

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**Report prepared by:**

Peter Meffe

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### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008

Item 4, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

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#### REPRESENTATION BY POPULATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated April 7, 2008:

##### Recommendation

Councillor Peter Meffe recommends that:

1. The City of Vaughan express its support for fair Representation by Population and equitable representation in the House of Commons;
2. The City of Vaughan urge the Federal Government to consider changes to Bill C-22 to ensure the fair and equitable representation for Ontarians; and
3. That this resolution be forwarded to Prime Minister Stephen Harper Ontario, Premier Dalton McGuinty and all Vaughans' MP's and MPP's.

##### Economic Impact

Nil.

##### Communications Plan

Staff to advise the various parties as outlined above.

##### Purpose

To ensure that the residents of the City of Vaughan, in the Province of Ontario have fair representation in the House of Commons.

##### Background - Analysis and Options

The founding principles of Confederation are representation by population and the equitable apportionment of seats in the House of Commons. Changes are being proposed by the Federal Government in Bill C-22 which would add some seats in the House of Commons. As a Province, Ontario continues to remain underrepresented. Under the proposed legislation, Members of Parliament from Ontario will continue to represent a greater number of constituents than Members of Parliament in other provinces, effectively reducing the representation of Ontarians.

##### Relationship to Vaughan Vision 2020

This relates to Vaughan Vision 2020 under the initiative to demonstrate leadership and promote effective governance.

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

##### Regional Implications

Nil

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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

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**Conclusion**

It is my belief that we should ensure that our citizens are equitably represented in the House of Commons.

**Attachments**

Nil

**Report prepared by:**

Peter Meffe

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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 5, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

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**5 LOCAL AUTHORITY SERVICES (LAS) NEW CONSERVATION AND DEMAND  
MANAGEMENT (CDM) PROGRAMS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated April 7, 2008:

**Recommendation**

Councillor Peter Meffe recommends that staff investigate opportunities available with respect to the City of Vaughan's' operations such as, but not limited to, conservation capacity and improving energy efficiency in our municipal facilities being offered by LAS.

**Economic Impact**

Nil

**Communications Plan**

n/a

**Purpose**

To explore this avenue being made available to the City of Vaughan by LAS to ensure we are running our City at the cost-effective and energy efficient level, together with protecting our environment.

**Background - Analysis and Options**

LAS was created by the Association of Municipalities of Ontario (AMO) and is a wholly owned subsidiary of AMO. Their Energy Savings Division focuses on assisting municipalities save money, energy, and the natural environment through energy efficiency, conservation and demand management (CDM), and generation programs.

**Relationship to Vaughan Vision 2020**

Under the Vaughan Vision 2020 this would relate to the initiatives of lead and promote environmental sustainability and ensure financial sustainability.

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**

Municipalities are being encouraged to participate and I believe that this will benefit the City of Vaughan and ensure we are energy, cost and environmentally efficient.

**Attachments**

LAS Communication

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Item 5, CW Report No. 20 – Page 2

**Report prepared by:**

Peter Meffe

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 6, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

**6 PROVINCIAL BUDGET SURPLUS TO MUNICIPAL INFRASTRUCTURE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated April 7, 2008:

**Recommendation**

Councillor Peter Meffe recommends that Staff report with respect to the possible benefits that the City of Vaughan may be entitled to with respect to the new proposed legislation being considered under the Provincial Budget Surplus to Municipal Infrastructure.

**Economic Impact**

Nil

**Communications Plan**

n/a

**Purpose**

To determine any possible benefits which the City of Vaughan may receive under this new proposed legislation.

**Background - Analysis and Options**

The Provincial Government intends to introduce legislation that would, in the event of a provincial budget surplus of \$800 million or more for 2007-2008, result in the first \$600 million going toward provincial debt repayment with the remainder allocated to municipal infrastructure. This amount will be determined at the conclusion of the Legislature's Public Accounts process anticipated for summer 2008.

The illustration used was, if the proposed legislation was applied to the 2006-07 year-end provincial surplus of \$2.3 billion, then municipal governments would have received \$1.7 billion. That is, a total surplus of \$2.3 billion, reduced by \$600 million in provincial debt repayment, with the remaining \$1.7 billion for municipal infrastructure. The Bill will also establish a cap limiting the allocation to not more than \$2 billion a year.

Municipalities will be the beneficiaries of any proceeds from the 2007-08 surplus, allocated based on population and allowing municipalities to invest the additional funds in any form of municipal capital. AMO strongly supports flexible infrastructure funding on an entitlement basis.

This proposed legislation would, in future years, permit the Government to direct these funds to public infrastructure priorities not consolidated with the Government's accounts. However, with nearly half of all public infrastructure being municipally owned, coupled with Ontario's massive municipal infrastructure deficit, municipalities are in a strong position for future surpluses to be directed to municipal needs.

**Relationship to Vaughan Vision 2020**

Under the Vaughan Vision 2020 this would relate to maintain assets and infrastructure.

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

**Regional Implications**

As this is a Provincial initiative Regional Councillors should also request Regional staff to review this initiative at the Regional level.

**Conclusion**

I believe that the City of Vaughan should receive any and all benefits that may be available to us under this proposed legislation on the basis of fair and equitable distribution.

**Attachments**

n/a

**Report prepared by:**

Peter Meffe

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Item 7, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

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**CONTINUING EDUCATION POLICY**

**The Committee of the Whole recommends that this matter be referred to staff to bring forward to a future Committee of the Whole meeting, a revised policy addressing Members of Council's comments.**

**Recommendation**

The City Manager, in consultation with the Senior Management Team and the Director of Human Resources recommends that:

1. The revised Continuing Education Policy be adopted; and
2. This report be received.

**Economic Impact**

The implementation of this revised policy will have no additional economic impact.

**Communications Plan**

The revised policy will be rolled out to staff through the Senior Management team and Department Heads, will be included in the policy manuals, placed on the VIBE and will be reinforced each time an employee signs up for a course.

**Purpose**

The purpose of this report is to advise the members of Council about revisions to the Continuing Education Policy.

**Background - Analysis and Options**

The City of Vaughan currently has a Continuing Education policy that requires employees to reimburse the City if they leave the employ of the City within 2 years of taking an educational course in excess of \$500 outside of the City.

The City, through its strategic initiatives is increasing the investment in its employees through the provision of both external and internal training opportunities. One such opportunity is the Schulich Masters Certificate in Municipal Management. This is a costly course that allows the City to invest in its management staff and provide leadership training that will help the City to grow and develop and meet the needs of the citizens.

With the investment of City funds to support the training and development of staff, staff should be prepared to continue to work with the City in order that the City can realize the benefits of the investment that have been made.

The existing policy was revised to ensure that if the City invests in educating staff, beyond \$500 in a 24 month period, in courses other than that required to maintain their qualifications and the employee voluntarily leaves the employ of the City before the City had an opportunity to realize the benefits of the investment, then the employee must reimburse the City on a sliding scale for the monies paid.

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**Relationship to Vaughan Vision 2020**

This report relates to the Strategic Initiative of Staff Excellence and deals directly with the initiative to the Professional Development of Staff.

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

**Regional Implications**

There are no regional implications.

**Conclusion**

The revision to the policy ensures that the City realizes the investment it makes in its staff. The policy was developed pursuant with the Corporate policy on Policy Development.

**Attachments**

1. Continuing Education Policy
2. Continuing Education Form

**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.)

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Item 8, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

**8 KLEINBURG BUSINESS IMPROVEMENT AREA (KBIA) 2008 BUDGET AND LEVY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Financial Services, dated April 7, 2008:

**Recommendation**

The Director of Financial Services, in consultation with the Manager of Property Tax & Assessment recommends:

That in accordance with the request from the Board of Management of the Kleinburg Business Improvement Area (KBIA) Council approve the 2008 KBIA budget in the amount of \$27,800.00 and these funds be forwarded accordingly.

**Economic Impact**

There is no economic impact to the City of Vaughan.

**Communications Plan**

A Communications Plan is not applicable to this report.

**Purpose**

The purpose of this report is to approve the KBIA budget that provides funds used for promotion, visual enhancement of the area, advertising and special events and to authorize staff to levy and collect, and remit the special charge related to the KBIA. The source of funding is not from the City's general levy, but is collected on behalf of the KBIA by the City from each member of KBIA.

**Background - Analysis and Options**

Each year the KBIA submits a budget for Council's approval. The 2008 budget amount of \$27,800.00 was approved by the Board of Management of the KBIA in February 2008. The amount is levied to all commercial property within the BIA boundary, utilizing the taxable commercial assessment of each property.

The minimum and maximum special charge to pay for the 2008 budget amount is \$300 minimum and \$2,000 maximum per amended By-law 169-84.

**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**

There are no Regional Implications in this Report.

**Conclusion**

The source of funding is not from the City's general levy, but is collected on behalf of the KBIA by the City from each member of KBIA.

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Council approval of the proposed budget provides funds to the KBIA and authorizes staff to levy, collect and remit the funds.

**Attachments**

Attachment 1 – 2008 KBIA Proposed Budget

**Report prepared by:**

Maureen E. Zabiuk, A.I.M.A., AMTC  
Manager, Property Tax & Assessment  
Ext. 8268

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Item 9, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

#### **9 NATIONAL YOUTH WEEK - VAUGHAN YOUTH WEEK - MAY 3 - 9, 2008**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated April 7, 2008:

##### **Recommendation**

The Commissioner of Community Services, in consultation with the Area Recreation Manager – East, Recreation and Culture Department, recommends:

1. That Council proclaim the week of May 3 – 9, 2008, as “Vaughan Youth Week” in the City of Vaughan.

##### **Economic Impact**

There is no economic impact related to this report.

##### **Communications Plan**

The proclamation of Vaughan Youth Week 2008 will be posted on the City’s website and published on the City Page, space permitting. Further, a Vaughan Youth Week 2008 Activity Poster will be distributed throughout elementary and secondary schools within the York Region School Boards of Education. Posters will be visible in City of Vaughan community centres, youth rooms and public display boards, as well as at all Vaughan public libraries. Outreach to community groups, cultural organizations and businesses will also include press release information and posters. News release to be distributed to local media and posted to the City’s website. Youth Week information and schedules will be posted on the City’s website.

##### **Purpose**

To request that Council proclaim May 3 – 9, 2008 as “Vaughan Youth Week” in the City of Vaughan and to present an overview of the City’s Recreation and Culture Department activities held throughout the City at all community centres, which are held in partnership with the York Region School Boards of Education, community groups and local businesses.

##### **Background - Analysis and Options**

###### **National Youth Week – May 1 – 7, 2008**

The Canadian Parks and Recreation Association has joined the international community to declare the first full week of May as National Youth Week in Canada. National Youth Week is an international initiative acknowledging, celebrating, and advocating youth empowerment, achievement and involvement. It is a week of fun, interaction and celebration intending to strengthen the connection between young people and their communities. The City of Vaughan is participating in this initiative to celebrate the importance of youth and their contributions that make the City of Vaughan a great place to live.

In 2008, the Recreation and Culture Department will celebrate Vaughan Youth Week from May 3 – May 9, 2008. A variety of activities are scheduled at our community centres including skate boarding demonstrations, basketball competitions, Hip Hop challenge, ball hockey showdown, and ping pong tournaments. In addition, Youth Week will be celebrated with three (3) community events scheduled across the City. These include the Vaughan Youth Pursuit (an ‘amazing race’)

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at Chancellor Community Centre, the “Bobby Motta Magic Show” in Maple (St. Joan of Arc Catholic High School), and a Youth vs. Celebrity Basketball game at Rosemount Community Centre.

Each of these events is based on providing opportunities for youth to be engaged with their community. Vaughan Youth Week will highlight the City of Vaughan as a Youth Friendly Community and will continue to provide opportunities to develop partnerships with businesses and community groups that support youth in their community.

#### **Relationship to Vaughan Vision 2020**

The Vaughan Vision 2020 has identified service excellence as a strategic goal and the delivery of high quality services within approved service standards to all city stakeholders as an objective.

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

#### **Regional Implications**

There are no regional implications related to this item.

#### **Conclusion**

This report provides Council with the Vaughan Youth Week 2008 Activity Poster for the week of May 3 – 9, 2008. Vaughan Youth Week provides a venue by which the City can inform, educate, and in some way give back to the public, initiatives borne by the Recreation and Culture Department.

#### **Attachments**

1. Vaughan Youth Week 2008 Activity Poster

#### **Report Prepared By**

Monika Piil Smith, Area Recreation Manager – East, ext. 8117  
Mirella Tersigni, Community Development Coordinator, ext. 7429

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

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Item 10, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

**10**

**AWARD OF TENDER T08-030  
WOOD VALLEY PARK (UV2-N14)**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated April 7, 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 T08-030, Wood Valley Park (UV2-N14) be awarded to Pine Valley Enterprises Inc. for the amount of \$660,274.60 (excluding G.S.T.);
- 2) That a contingency allowance of 15% 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 6125-07 – Wood Valley Park (UV2-N14) funding was approved in the 2007 Capital Budget. The annual operating cost of \$30,730 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 T08-030 for the development of Wood Valley Park (UV2-N14).

**Background - Analysis and Options**

The project is for the construction of the Wood Valley Park (UV2-N14) located at the north west corner of Bathurst Street and Marc Santi Boulevard in Ward 4.

The project includes the construction of the following: one senior soccer field; one junior softball diamond; garden areas with seating; a senior and a junior play area; unit paving, concrete pathways with lighting; site furnishings; plantings and sodding. 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, March 20, 2008. Three (3) bid documents were received and the results are as follows:

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<b><u>Contractor</u></b>	<b><u>Base Tendered Price (excl. GST)</u></b>	<b><u>Provisional Item (excl. GST)</u></b>	<b><u>Total Tendered Price (excl. GST)</u></b>
Pine Valley Enterprises Inc	\$645,774.60	\$14,500.00	\$660,274.60
Gateman Milloy Inc.	\$716,532.73	\$15,886.28	\$732,419.01
Forest Contractors Ltd.	\$798,390.00	\$15,100.00	\$813,490.00

**Relationship to Vaughan Vision 2020**

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

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

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

**Regional Implications**

Not applicable.

**Conclusion**

Parks Development and Purchasing Services Department staff members have reviewed the bid submissions and have determined that the low bid contractor, Pine Valley Enterprises 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 or about August 22, 2008.

**Attachments**

None

**Report prepared by:**

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

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Item 11, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

11

**ASSUMPTION OF MUNICIPAL SERVICES  
LAKEVIEW ESTATES (GOLDERS GREEN) LTD.  
19T-85013 / 65M-2550**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated April 7, 2008:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services associated with the development of Lots 46, 47, 48 and Block 146 on Plan 65M-2550 as set out in the Subdivision Agreement between the City of Vaughan and Lakeview Estates (Golders Green) Ltd., dated June 15<sup>th</sup>, 1987 as amended on October 4<sup>th</sup>, 2000, and that the municipal services letter of credit be released.

**Economic Impact**

Upon assumption of this development, approximately 0.15 lane kilometers of roadway and associated municipal services including storm and sanitary sewers, watermain, street lighting, streetscaping and sidewalk will be added to the City's network of infrastructure. This additional infrastructure will incur the normal expense associated with annual operation and maintenance activities plus eventual life cycle renewal.

**Communications Plan**

Not applicable.

**Purpose**

The purpose of this report is to assume the municipal services associated with the development of Lots 46, 47, 48 and Block 146 and the construction of a short segment of Highcliffe Drive north of Trafalgar Square in plan of subdivision 65M-2550.

**Background - Analysis and Options**

The Lakeview Estates Plan of Subdivision is a residential development located on the south side of Highway #7, east of Bathurst Street as shown on Attachment No.1. The developer (Lakeview Estates (Golders Green) Ltd.) entered into a subdivision agreement with the City on June 15<sup>th</sup>, 1987 and the plan of subdivision was subsequently registered as Plan 65M-2550 on August 17<sup>th</sup>, 1987. The subdivision agreement required the developer to construct and maintain a temporary storm water management facility on Lots 46, 47, 48 and Block 146 in the plan until such time as a suitable storm sewer became available on adjacent lands. In 2000, a storm sewer outlet was secured, so the subdivision agreement was amended on October 4<sup>th</sup>, 2000 to decommission the temporary storm water management facility and to facilitate the development of the four lots and block. The amending agreement required the developer to grade the lots in accordance with City standards and to construct a short segment of Highcliffe Drive north of Trafalgar Square as generally shown on Attachment No.1.

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The municipal services associated with this four lot development have now completed the required minimum thirteen month maintenance period and the developer has rectified all deficiencies. In addition, the grading of the lots has been certified by the Developer's engineering consultant. Accordingly, the Developer has requested that the short section of road and municipal services in the development be assumed by the City, and that the development securities held by the City be released.

All documentation required by the subdivision agreement for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the development and are now satisfied with the extent of the works.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this development have been satisfied.

#### **Relationship to Vaughan Vision 2020**

The subject development and the assumption of the municipal services are consistent with Vaughan Vision 2020, which encourages management excellence through planned and managed growth and the maintenance of City assets and infrastructure. Accordingly, this report is consistent with the priorities established by Council in the Vaughan Vision Strategic Plan 2020.

#### **Regional Implications**

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

#### **Conclusion**

The municipal services associated with the development of Lots 46, 47, 48 and Block 146 in Plan 65M-2550 together with the construction of a short segment of Highcliffe Drive north of Trafalgar Square are now completed. Accordingly, it is recommended that these municipal services be assumed by the City and that the securities held by the City in connection with this development 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 APRIL 14, 2008**

Item 12, Report No. 20, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 14, 2008, as follows:

***By approving the following:***

- 1) ***That a Special Council meeting be held on April 23, 2008, at 11:00 a.m. to receive any further submissions and to render a decision to the request for a compliance audit on Michael Di Biase's 2006 Municipal Election Campaign Finances;***
- 2) ***That Council request further information from Mr. Michael Di Biase relating to particular issues identified in our review of the information dated April 4 and 11, previously provided by him;***
- 3) ***That the confidential memorandum from the Commissioner of Legal and Administrative Services and City Solicitor, dated April 11, 2008, be received; and***
- 4) ***That the written submission from Mr. Michael Di Biase, 166 Riverview Avenue, Vaughan, L4L 2L6, dated April 11, 2008, be received.***

12

**APPLICATION FOR A COMPLIANCE AUDIT  
2006 MUNICIPAL ELECTION CAMPAIGN FINANCES  
MICHAEL DI BIASE**

The Committee of the Whole recommends that this matter be referred to the Council meeting of April 14, 2008, for staff to provide a legal opinion.

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor recommends:

That Council consider the Application and make a decision to grant or reject the request for a Compliance Audit of the 2006 Municipal Election Campaign Finances of Michael Di Biase.

**Economic Impact**

If the Application is granted and a compliance audit ordered, the costs of the audit will be paid by the City.

If the Application is rejected, and the decision is appealed, there will be legal costs related to the appeal to Court.

**Communications Plan**

The Applicant will be advised of Council's decision.

**Purpose**

To advise Council of the Application for a Compliance Audit of the 2006 Municipal Election Campaign Finances of Michael Di Biase and seek Council's decision.

**Background - Analysis and Options**

On March 25, 2008, an Application was filed with the Deputy City Clerk for a Compliance Audit of Michael Di Biase's 2006 election campaign finances (Attachment 1). Pursuant to the *Municipal Elections Act, 1996* (the "Act"), subsection 81(3), Council has 30 days within which to consider the application and decide whether it should be granted or rejected.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 12, CW Report No. 20 – Page 2

**THE JURISDICTION OF THE COUNCIL**

The proceedings in question are governed by the provisions of s.81 of the Act.

Under section 81(1), an elector who is entitled to vote in an election and believes on reasonable grounds that a candidate has contravened a provision of the Act relating to election campaign finances, may apply for a compliance audit of the candidate's election campaign finances.

Under section 81(2), the application must be made within 90 days after the candidate's last supplementary filing date, in this case February 29, 2008.

Under section 81(3), the Council is required, within 30 days after receiving an application properly made, to consider the application and decide whether it should be granted or rejected.

If the Council decides to grant the application, the Council is required, by resolution, to appoint an auditor licensed under the *Public Accounting Act, 2004* to conduct a compliance audit of the candidate's election campaign finances pursuant to section 81(4) of the Act.

In such circumstances, the auditor is required by section 81(6) to conduct promptly an audit of the candidate's election campaign finances to determine whether he/she has complied with the provisions of the Act relating to election campaign finances, and prepare a report outlining any apparent contravention by the candidate.

Under section 81(8), for the purposes of the audit, the auditor is entitled to have access to all relevant books, papers, documents or things in the possession of the candidate and the City, and has the powers of a commission under Part II of the *Public Inquiries Act*.

The City is required to pay the auditor's costs of performing the audit. If the auditor's report indicates no apparent contravention of the Act, and the Council finds that there were no reasonable grounds for the application, the Council is entitled to recover the auditor's costs from the applicant, pursuant to section 81(11).

Pursuant to section 81(7), the auditor must submit the report to the candidate, the Council, the clerk and the applicant(s).

Under section 81(10), the Council is required to consider the report within 30 days after receiving it. The Council may then commence a legal proceeding against the candidate for any apparent contravention of any provision of the Act relating to election campaign finances.

**SUMMARY OF SPECIFIC ALLEGATIONS OF BREACH OF THE *MUNICIPAL ELECTIONS ACT, 1996***

In general terms, the applicant alleges that candidate Michael Di Biase contravened various requirements of the *Municipal Elections Act, 1996*, grouped under a number of "issues" contained in the Affidavit of Raymond Plouffe (Attachment 1).

A summary of the allegations specific to this Application (refer to Attachment 1) are as follows:

**Issues 1 - 3**

The applicant alleges that candidate appears to have contravened section 69(1)(m) of the Act in accepting contributions from corporations that may be associated, constituting over-contributions which at the time of the Financial Statement, had not been returned.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

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**Issue 4**

The applicant alleges that the candidate's Financial Statement and Auditor's Report appears to contain incomplete contributor addresses, as required by s.69(1)(f)(iv).

**Issue 5**

The applicant alleges that the candidate appears to have contravened sections 69(1) (b), (d), (e) and (f) of the Act for failing to provide an explanation for approximately 60 voided receipts.

**Issue 6**

The applicant alleges that the candidate appears to have contravened sections 67(1), 67(2) and 69(1)(k) of the Act as sufficient details or explanation has not been provided for the reduction in reported office expenses in his most recent Financial Statements.

**Issue 7**

The applicant alleges that the candidate appears to have contravened sections 66(1), 66(2)(1) & (2), 67(1) and 69(1)(d) and (k) of the Act as the candidate has not provided sufficient details to explain why the inventory of "goods" (\$190.00) are not treated as an expense in the statement of campaign income and expenses.

**Issue 8**

The applicant alleges that the candidate appears to have contravened section 70(3) of the Act as a number of contributors are not individuals or valid existing corporations and accordingly are not legal contributors pursuant to the Act.

**LEGAL AND PRACTICAL CONSIDERATIONS RELEVANT TO DECISION-MAKING BY THE COUNCIL**

The provisions of section 81 of the Act impose a specific responsibility upon the City Council, as a form of tribunal functioning as a judge or arbiter over allegations against a candidate for municipal office, potentially leading to City expenditure for the retaining of an auditor, and a further possible duty to decide in such circumstances, based on the auditor's report, whether or not to initiate prosecutorial proceedings against such candidate for alleged breach of the Act.

In this role, the Council functions as a form of decision-making tribunal analogous to quasi-judicial tribunals established by or under various Provincial statutes.

In these circumstances, the Council is exercising a discretionary decision-making role, imposing requirements of fairness, impartiality and objective decision-making discretion, in the exercise of its specific duty under section 81(3) of the Act to decide, after reviewing the application for the compliance audit of a candidate's election campaign finances and supporting material, whether or not it should be granted or rejected.

If the Council decides to grant the application, this will lead to the appointment of the auditor, who will conduct the audit of the candidate's election campaign finances to determine whether he/she has complied with the provisions of the Act, and prepare a report outlining any apparent contravention, following which the Council will then be required to consider the report and decide whether or not to commence a legal proceeding against the candidate for any apparent contravention of one or more provisions of the Act relating to election campaign finances.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008

#### Item 12, CW Report No. 20 – Page 4

In exercising its discretion as to whether or not to grant the Application for a Compliance Audit of candidate Michael Di Biase's election campaign finances. Council should consider the following:

- Council must make its decision within 30 days after receiving an application;
- Council has no discretion to decline or defer dealing with an application, only to decide whether to grant or reject it;
- Council must base its decision upon grounds relevant to the intention of the Act;
- the intent of the Act is that the election finances of candidates for municipal office be open and documented, that candidates ensure that all possible steps be taken to ensure compliance with the Act relating to contributions and expenses, and that limitations on maximum contributions be strictly enforced;
- the purpose of s.81 is to screen out allegations of election campaign finance wrongdoing which are "frivolous, vexatious, or otherwise devoid of merit", and to ensure that applications are dealt with "expeditiously and without undue delay";
- s.81 of the Act is a "complete code" of procedure for any elector who alleges campaign finance wrongdoing by candidates;
- the principal question before Council involves consideration of whether the applicant has established reasonable grounds to believe that the candidate has contravened the Act;
- if the application reveals that the applicant has reasonable grounds to believe that the candidate has committed a contravention of the Act, an audit is the only remedy;
- reasonable grounds is not to be equated with proof beyond a reasonable doubt or a prima facie case. The appropriate standard of reasonable or credibly-based probability envisions a practical, non-technical and common sense probability as to the existence of the facts and inferences asserted.

#### Relationship to Vaughan Vision 2020

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

#### Regional Implications

Not applicable.

#### Conclusion

Council is required to make a decision within 30 days of receipt (March 25<sup>th</sup>) with respect to the Application for a Compliance Audit on candidate Michael Di Biase's 2006 election campaign finances. Mr. Di Biase was advised that this report would be brought forward to the Committee of the Whole meeting of April 7<sup>th</sup> and that he may submit any additional information for consideration prior to Council making a decision on this matter. It should be noted that in the month of April there is only one Council meeting scheduled on April 14<sup>th</sup>, 2008.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 12, CW Report No. 20 – Page 5

**Attachments**

- Attachment 1 Affidavit (Application) of Raymond Plouffe. Note: The full document, with attachments, is available in the Clerk's Department for public view.
- Attachment 2: Financial Statement and Auditor's Report of candidate Michael Di Biase, filed April 2, 2007.
- Attachment 3: Financial Statement and Auditor's Report of candidate Michael Di Biase, filed September 4, 2007.
- Attachment 4: Financial Statement and Auditor's Report of candidate Michael Di Biase filed February 29, 2008.

**Report prepared by:**

Sybil Fernandes, Deputy City Clerk

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

Councillor Di Vona declared an interest with respect to the foregoing matter as he has been the subject of an audit which has similar implications, and did not take part in the discussion or vote on the matter.

Mayor Jackson declared an interest with respect to the foregoing matter as she has been the subject of an audit which has similar implications, and did not take part in the discussion or vote on the matter.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 13, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

13

**SIGN VARIANCE APPLICATION  
FILE NO: SV.08-05  
OWNER: SPENCE DIAMONDS INC.  
LOCATION: 31 FAMOUS AVENUE, LOT 5, CONCESSION 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated April 7, 2008:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-05, Spence Diamonds Inc., be APPROVED.

**Economic Impact**

None.

**Communications Plan**

The results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee.

**Purpose**

Request to install a wall sign on the east elevation of the building face of the subject property as shown on the attached drawings.

**Background - Analysis and Options**

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

The Sign By-Law permits only those signs shown/approved on the site plan agreement.

**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**

Region of York Engineering approval is not required for the proposed signs.

**Conclusion**

The applicant is proposing to install a wall sign on the east elevation of the building face as shown on the attached drawings.

Members of the Sign Variance Committee have no objections to the application as proposed, and are of the opinion that the intent and purpose of the Sign By-Law is being maintained.

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If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required.

**Attachments**

1. Site Plan
2. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

(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 APRIL 14, 2008**

Item 14, Report No. 20, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 14, 2008, as follows:

***By receiving the written submission from Mr. Jory Kesten, Kerrowood Developments Ltd., 10744 Highway 27, Kleinburg, L0J 1C0, dated April 10, 2008.***

**14 OFFICIAL PLAN AMENDMENT FILE OP.05.026  
LAKE RIVERS INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 7, 2008, be approved; and
- 2) That the following deputations and written submissions be received:
  - a) Mr. Paul Mantella, and written submission;
  - b) Mr. Roy Mason, on behalf of the applicant; and
  - c) Mr. Frank Greco, Village Core Property Owners Group, 10504 Islington Avenue, Box 772, Kleinburg, L0J 1C0, and written submission, dated April 7, 2008.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.026 (Lake Rivers Inc.) BE APPROVED, specifically to amend Official Plan Amendment #601 (Kleinburg-Nashville Community Plan) for the subject lands shown on Attachment #3, as follows:
  - a) increase the maximum permitted residential density from 7.5 units per net residential hectare for lands within the "Serviced Residential - Humber Trails" designation to a maximum residential density of 11.2 units per net residential hectare (ie. from a maximum of 208 to 312 detached residential dwelling units, being an additional 104 units); and,
  - b) amend "Table A – Kleinburg-Nashville Community Plan Population Estimates" by increasing the Fully Serviced Population Estimate for Residential Phase 2A respecting Humber Trails (North side of Major Mackenzie) by an additional 385 people from "750" to 1135 people.
2. THAT the implementing Official Plan Amendment include the following policies:
  - a) require that the ultimate limits of the development for the subject lands be established and refined through the finalization of the zoning by-law amendment and subdivision process to the satisfaction of the City and the Toronto and Region Conservation Authority; and,
  - b) include appropriate policies to co-ordinate the proposed developments of both Official Plan Amendment Files OP.05.026 (Lake Rivers Inc.) and OP.06.027 (Molise Kleinburg Estates Inc.), to establish an integrated neighbourhood design that addresses transportation, transit, land use and sustainable community features, through the processing of the respective draft plan of subdivision applications.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 14, CW Report No. 20 – Page 2

3. THAT prior to the adoption of the implementing Official Plan Amendment for File OP.05.026 (Lake Rivers Inc.), the Owner shall submit a Phase 1 Environmental Site Assessment for review and approval by the City of Vaughan and a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.

**Economic Impact**

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

**Communications Plan**

On January 13, 2006, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands, and to the Kleinburg and Area Ratepayers' Association. Through the circulation of this notice, no written comments were received. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 6, 2006, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on February 13, 2006.

**Purpose**

The Owner has submitted an application to amend the Official Plan (File OP.05.026), specifically OPA #601 (Kleinburg-Nashville Community Plan), on the subject lands shown on Attachment #1, to increase the maximum permitted density for lands within the "Serviced Residential-Humber Trails" designation from 7.5 units per net residential hectare to 11.2 units per net residential hectare (ie. from a maximum of 208 to 312 detached residential dwelling units, being an additional 104 units), as shown on Attachment #3.

The Owner has also submitted the following related applications, which will be considered in a comprehensive report to a future Committee of the Whole meeting:

1. A Zoning By-law Amendment Application (File Z.05.026) to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, and OS4 Open Space Woodlot Zone, in accordance with the zone standards on Schedule "A3" in By-law 1-88.
2. A Draft Plan of Subdivision Application (File 19T-05V10) to facilitate a residential plan of subdivision consisting of 312 detached dwelling units with minimum lot frontages of 15.3m and 18.3 m and minimum lot areas of 512.55 m<sup>2</sup> to 613.05 m<sup>2</sup>, a park, school block, and 3 stormwater management facilities including one located within the valleylands, as shown on Attachment #2. The proposed development details are as follows:

311.5 Total Single Detached Dwelling Units	19.644 ha
1 School (Block 313)	1.656 ha
1 Park (Block 314)	1.762 ha
3 Stormwater Management Facilities (Blocks 315 - 317)	2.370 ha
Valley Area/Woodlots (Blocks 314 & 315)	4.089 ha
Berm (Block 320)	0.403 ha
Buffer (Blocks 321 - 323)	0.250 ha
Road Widening (Block 320)	0.945 ha
0.3m Reserves (Blocks 321 - 378)	0.014 ha
<u>Streets</u>	<u>8.204 ha</u>
Total Site Area	39.337 ha

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008

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#### **Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Major Mackenzie Drive, west of Regional Road #27, in Part of Lot 21, Concession 9, City of Vaughan. The subject lands have an area of 39.337 ha, with 1,042 m of frontage along Major Mackenzie Drive.

The subject lands are designated “Serviced Residential-Humber Trails”, “Elementary School”, “Neighbourhood Park” and “Valley Area” by OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #3. The lands are also identified in OPA #601 as being in a “Potential Groundwater Recharge Area/Potential Groundwater Discharge Area” (Schedule “B1”), “Highway 27 Humber Valley North Major Mackenzie (WL) Forest Block” (Schedule “B2”), and “Highway 27 Humber Valley Forest North Major Mackenzie (WL) with a Low Functional Rating” (Schedule “B4”), all in the location to be preserved as valley and woodlot in the southeast corner of the proposed subdivision plan (ie. Block 318). The subject lands are zoned A Agricultural Zone by By-law 1-88 as shown on Attachment #1. The subject lands consist of vacant agricultural lands. The surrounding land uses are shown on Attachment #1.

#### **Land Use Policies/Planning Considerations**

The Development Planning Department has reviewed the Official Plan Amendment application to permit an increase in density within the “Serviced Residential-Humber Trails” designation for the subject lands shown on Attachment #3, in light of the following land use policies respecting the proposal.

##### a) Provincial Policy Statement and Places To Grow

The Official Plan permits a maximum density of 7.5 units per net residential hectare for lands within the “Serviced Residential-Humber Trails” designation. The application proposes to increase the maximum residential density to 11.2 units per net residential hectare for the subject lands shown on Attachment #3 within the “Serviced Residential-Humber Trails” designation, which is intensification for the “Serviced Residential-Humber Trails” designation, as the proposal intends to provide a development at a greater density than that which is permitted by the Official Plan. The “Settlement Areas” Policy 1.1.3 of the *Provincial Policy Statement (PPS)* supports the intensification and redevelopment of land in the Settlement (Urban) Area, as follows:

“1.1.3.2 Land use patterns within settlement areas shall be based on:

##### a) Densities and a mix of land uses which:

- 1) efficiently use land and resources;
- 2) are appropriate for, and efficiently use, the infrastructure and public service facilities, which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and,”

“1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.”

In conjunction with the *PPS*, the Province’s *Places to Grow* also includes policies to support the intensification and redevelopment of land, specifically “General Intensification” Policy 2.2.3:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008

#### Item 14, CW Report No. 20 – Page 4

“2.2.3.6 All municipalities will develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target. This strategy and policies will –

- f) facilitate and promote intensification;
- g) identify the appropriate type and scale of development in intensification areas;”

Both the *PPS* and *Places to Grow* define “intensification” as:

“The development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and,
- d) the expansion or conversion of existing buildings.”

In OPA #601, the maximum permitted residential density of 7.5 units per net residential hectare for land designated “Serviced Residential-Humber Trails” would allow a maximum of 208 units based on a net developable area of 27.848 ha, which is the area of the residential dwelling units and streets that are used in the calculation of residential density for the subject lands shown on Attachment #3. The proposed residential density of 11.2 units per net residential hectare would allow a maximum of 312 units on the subject lands, which represents an increase of 104 residential dwelling units than permitted in the Official Plan. Detached dwelling units on lots with minimum frontages of 15.3 m and 18.3 m and minimum lot areas of 512.55 m<sup>2</sup> to 613.05 m<sup>2</sup>, are the housing forms being proposed for development on the subject lands shown on Attachment #2. The housing form is appropriate for the community, which is predominantly detached dwelling units, while still meeting the objectives of the Official Plan to maintain a village character in the Kleinburg-Nashville Community. This proposal is providing development that is in accordance with the intensification policies in the *PPS* and *Places to Grow*.

The City is currently undertaking the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Service Area, which is expected to be finalized by Late Fall 2008/Early Winter 2008. The Class EA Study will identify servicing infrastructure improvements (i.e. water supply and sanitary services) required to support the build out of the planned and proposed developments for the Kleinburg-Nashville Community. The Official Plan requires development within the “Serviced Residential-Humber Trails” designation to be on full municipal water supply and sanitary services. The completion of the Class EA for the purposes of addressing the planned and proposed developments for the Kleinburg-Nashville Community will determine the infrastructure that is required to support the proposal. The proposal is in keeping with the infrastructure policies of the *PPS* and *Places To Grow*.

The application proposes to provide a 1.65 ha block for an elementary school shown on Attachment #2, which is to develop in conjunction with the block in the Molise Kleinburg Estates Inc. Plan of Subdivision File 19T-06V14 to the north, to address the York Catholic District School Board student capacity requirements. A consolidated plan showing both the proposed subdivisions for Lakes River (maximum 312 detached units) and Molise (maximum 458 units) is provided on Attachment #5. Furthermore, the proposal is to provide a 1.76 ha park block, as required by the Planning Act, which is shown on Attachment #2. This proposal is in accordance with the policies for the provision of public service facilities in the *PPS* and *Places to Grow*.

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b) Region of York Official Plan

The subject lands shown on Attachment #4 are designated “Agricultural Policy Area” by the Region of York’s Official Plan, which permits farm and farm-related uses, as well as, being located within the Regional Greenlands System. A non-farm land use requires an amendment to the Region’s Official Plan. However, “Community Building” Section 5.2 of the Regional Official Plan acknowledges that the Region’s Official Plan requires updating to incorporate the urban areas of the local municipalities into the Regional Official Plan’s designated “Urban Areas”, and therefore, an amendment to the Regional Official Plan is not required. The subject lands shown on Attachment #3, which are designated “Serviced Residential-Humber Trails”, are within the City’s urban area. Accordingly, the proposal to increase the maximum permitted density from 7.5 units to 11.2 units per net residential hectare for lands within the “Serviced Residential-Humber Trails” designation would be appropriate and in keeping with the Regional “Community Building” policies in Section 5.2.1 with respect to directing growth to the urban areas. Furthermore, the City, through the comprehensive review of the supporting Zoning By-law Amendment and Draft Plan of Subdivision Applications will address the Region’s policies in Section 5.2.7.(j) to incorporate the Regional Greenlands System into the proposal through the provision of pedestrian accessible green space and local parks and Section 5.2.7.(q) to incorporate urban design criteria.

The Region has advised that the proposal, given its location, provides the opportunity to implement the Region’s sustainable community objectives. The location of the proposal adjacent to Major Mackenzie Drive, the railway and valleylands, shown on Attachment #2, allows a development, which could connect to the broader community with respect to transit along Major Mackenzie Drive, and a future GO Station along Major Mackenzie Drive and the railway, and energy alternatives and efficiencies within building designs. The opportunities for a sustainable community will be examined in greater detail through the review of the related Draft Plan of Subdivision application.

In accordance with Section 6.7 “Water and Sewer Strategies” of the Regional Official Plan which requires the provision of water and sewer services, and the allocation and the phasing of water supply and sanitary sewer capacity, the City is currently undertaking the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Community to identify servicing infrastructure improvements (i.e., water supply and sanitary sewer services) required to support the build out of the planned and proposed developments, which was discussed in the *Provincial Policy Statement* and *Places To Grow* section of this report. The Region advised that the Class EA Study had accounted for a population of 750 people, as indicated in OPA #601, for the subject lands.

The proposed increased density results in an additional 104 units, with 3.7 people per unit yielding an additional estimated population of 385 people, which was not included within the Class EA Study, and will need to be accounted for. The increased population will require additional water supply and sanitary sewer servicing capacity. The proposal may be serviced by the infrastructure identified in the Class EA Study provided the City allocates servicing capacity to the proposal. The proposal would have to be phased, should it not be fully allocated servicing capacity. The Region requires the City to provide the unit and/or people count for allocation upon the completion of the Class EA Study and upon adoption of the Official Plan amendment for the proposal.

Section 6.1 “Road Network” of the Regional Official Plan outlines the Region’s objectives to plan and protect road corridors to support future urban and rural area transportation requirements, which includes vehicular, railway, cycling and pedestrian modes. Accordingly, the Region’s Western Vaughan Transportation Individual Environmental Assessment (IEA), which is in process, will be examining the realignment of the northerly and southerly Major Mackenzie Drives, which includes the future Highway 427 interchange with Major Mackenzie Drive and the widening of Major Mackenzie Drive as shown on Attachment #3. The Ministry of Transportation

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has advised that the subject lands shown on Attachment #1 are not within the Highway 427 Transportation Corridor Environmental Assessment (EA) Route Alternatives Study but is impacted by the Study due to the Highway 427 interchange with Major Mackenzie Drive. The IEA will also consider the future railway overpass crossing at Major Mackenzie Drive. The Region advises that their conditions of draft plan of subdivision approval for the related Draft Plan of Subdivision Application (19T-05V10) will include the requirement that the final configuration of the plan of subdivision is subject to any changes necessary to accommodate the final design, and that pre-sales of dwelling units will not be permitted prior to the determination of the final Major Mackenzie Drive alignment.

The Regional Official Plan includes policies, which encourage intensification of land uses within the urban area and sustainable development, which is supported by the appropriate transportation and servicing infrastructure. The proposal to increase the maximum permitted density from 7.5 to 11.2 units per net residential hectare for lands within the “Serviced Residential-Humber Trails” designation and for a maximum of 312 detached residential dwelling units would allow for the Region’s objectives to be met.

c) City Official Plan Amendment #601

The subject lands are designated “Serviced Residential-Humber Trails”, “Elementary School”, “Neighbourhood Park” and “Valley Area” by OPA #601, as shown on Attachment #3. The lands are also identified as being in a “Potential Groundwater Recharge Area/Potential Groundwater Discharge Area” (Schedule “B1”), “Highway 27 Humber Valley North Major Mackenzie (WL) Forest Block” (Schedule “B2”), and “Highway 27 Humber Valley Forest North Major Mackenzie (WL) with a Low Functional Rating” (Schedule “B4”) in OPA #601, which are being protected for as valley and woodlot in the southeast corner of the proposed subdivision (ie. Block 318 on Attachment #2). The “Serviced Residential-Humber Trails” designation permits detached residential dwelling units, school and park/open space uses.

It is noted that Subsection 4.7 of the Official Plan requires that a naturalized community edge buffer in the range of a minimum of 30 m to 50 m in width be provided on lands abutting “Major Mackenzie Drive” for maintaining a rural village character, as well as to address urban design issues. However, this buffer would apply to the southerly realignment of Major Mackenzie Drive (major arterial road), and not to the existing northerly Major Mackenzie Drive abutting the south end of this property, which will function more as a primary or collector road through this new community. However, any portion of the realigned road that connects with the northerly Major Mackenzie Drive and abuts the subject subdivision will need to provide the buffer, and the subdivision plan will need to be amended, accordingly.

The Official Plan provides objectives respecting growth in the Kleinburg-Nashville Community, which is to be at a moderate rate and be subject to a review of the water and sanitary sewer servicing infrastructure to ensure that the additional growth can be accommodated, while maintaining a rural village character. The City is currently undertaking the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Community to identify servicing infrastructure improvements in order to accommodate the planned and proposed growth in the Kleinburg-Nashville Community. The Official Plan had estimated a population of approximately 750 people for the subject lands shown on Attachment #3 within the “Serviced Residential-Humber Trails” designation. The “Serviced Residential-Humber Trails” designation permits a maximum density of 7.5 units per net residential hectare. The proposal to increase the density to a maximum density of 11.2 units per net residential hectare would allow an additional 312 units based on a net developable area of 27.848 ha resulting in an additional 385 people, which will need to be included in the Class EA Study respecting servicing, as the subject lands are to be developed on municipal water and sanitary sewer servicing.

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The application is proposing 132 lots with 18.3 m frontages and 613.05 m<sup>2</sup> lot areas, and 180 lots with 15.3 m frontages and 512.55 m<sup>2</sup> lot areas, all for detached dwelling units. The proposed lots with 18.3 m frontages and 613.05 m<sup>2</sup> lot areas are comparable to the existing lots in the surrounding community, specifically the Bindertwine Subdivision on the north side of Old Major Mackenzie Drive and east of Highway #27, and slightly smaller than the Autumn Grove Subdivision on the south side of Old Major Mackenzie Drive and east of Highway #27, as shown on Attachment #1. The proposed lots with 15.3 m frontages and 512.55 m<sup>2</sup> lot areas are slightly smaller than the existing lots in the surrounding community but are relatively comparable and compatible with these lots. The proposal is separated from the existing surrounding community to the east by the Humber River and valleylands, and therefore, the slightly smaller lots will not adversely affect the existing surrounding community.

The proposed lot frontages are also consistent with the proposed Molise Kleinburg Estates Inc. plan of subdivision (File 19T-06V14) to the north (Attachment #5) of which the portion south of the valley includes 12.8 m frontages (65 lots), 15.2 frontages (175 lots), 18.2 m frontages (103 lots) and 213 m frontages (37 lots).

The increase in the maximum permitted density from 7.5 to 11.2 units per net residential hectare in the "Serviced Residential-Humber Trails" designation of OPA #601 would be appropriate for the Kleinburg-Nashville Community as the additional growth is to be considered through the Class EA Study to ensure that the water and sanitary sewer servicing infrastructure is in place to accommodate the additional growth, prior to the approval of the related subdivision application.

The comprehensive review of the related Zoning By-law Amendment and Draft Plan of Subdivision Applications will require that the objectives of the Official Plan, to maintain a rural village character in the Kleinburg-Nashville Community along with the inclusion of providing a sustainable community, be addressed. This proposal for an increase in residential density, within a designated urban area, is in accordance with the intensification policies of *the PPS and Places To Grow*.

#### Kleinburg-Nashville (Rural Area) Community Plan Review

The rural area of the Kleinburg-Nashville Community Plan (OPA No. 601, as amended) is the subject of one of four Focused Area Review Studies to be undertaken as part of the New Vaughan Official Plan process. On March 25, 2008, the Committee of the Whole approved the Terms of Reference for the study and to initiate the process of retaining the required consulting services to undertake the work. The Study is expected to begin in Spring 2008 and to be completed in approximately 12 months.

The purpose of the Focused Area Review of Kleinburg-Nashville is to prepare a secondary plan and to establish an updated land use and urban design framework for the rural areas within the Community Plan. A review and analysis of existing conditions within and surrounding the study area will be required, including land use, transportation networks, heritage resources, community structure, etc. Special consideration will be given to determining: issues associated with lands adjacent to natural resource and greenbelt areas; how to protect for the re-alignment of Major Mackenzie Drive and the Highway 427 Corridor extension and appropriate land uses and densities; sustainability issues, and; impact on, integration and connectivity with existing and planned uses in the surrounding community.

The subject lands are not within the Focussed Area Review, but are adjacent to a large rural area that is located on the west side of the CPR tracks and north of Major Mackenzie Drive, which is included within the Focused Area Review. In light of the scope of work to be done by the study and the issues that need to be addressed, appropriate policies should be included in the site-specific official plan to co-ordinate development with the adjacent lands (if possible, depending on the land uses proposed) and to establish an integrated neighbourhood design that addresses

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aspects such as vehicular and pedestrian connectivity, transit, land use, storm water management, community facilities and sustainable community features, where possible and appropriate, at the draft plan of subdivision stage.

#### City Engineering Department

The Engineering Department has reviewed the proposal and provides the following comments:

##### a) Environmental Site Assessment (ESA)

Prior to any approval of the Official Plan Amendment Application or any portion of the application, a Phase 1 Environmental Site Assessment (ESA) is required to be submitted for approval by the City. The City will require documented proof of the registration of the Record of Site Condition (RSC) with the Environmental Site Registry of the Ministry of the Environment (MOE), which includes the acknowledgement from the MOE and a signed RSC by a qualified person, which shall be submitted for approval to the City.

The Development Planning Department advises that this staff report includes a recommendation that prior to the adoption of the implementing Official Plan Amendment, the Phase 1 ESA must be approved by the City, and a RSC acknowledged by an Officer of the MOE.

##### b) Engineering Services/Transportation

The Engineering Department requires that a master environmental and servicing plan, transportation management plan, traffic study and noise report along with any required supporting material be submitted to the City for review and approval.

The Development Planning Department advises that these documents will be required for review through the related subdivision approvals process.

#### Archaeological Assessment

The City's Cultural Services Department has reviewed the proposal and advises that prior to final approval of a plan of subdivision or prior to the initiation of any grading, an archaeological evaluation is to be undertaken in accordance with the Ministry of Citizenship, Culture and Recreation's approved Archaeological Assessment Technical Guidelines, for approval by the City and Ministry.

#### Toronto and Region Conservation Authority (TRCA)

The Owner is to provide the TRCA with supporting documents in order for the TRCA to conduct a review on such matters as the appropriate buffers for the valleylands, including the 10 m buffer for residential lots abutting the valleylands, woodlot assessment and mitigation plans and stormwater management pond configurations and designs. The Owner is required to submit the supporting materials to the TRCA for review and approval through the related subdivision approvals process.

#### Ministry of Transportation

The Ministry has reviewed the proposal and advises that Major Mackenzie Drive will have to be realigned northerly in order to facilitate a future Highway 427 and Major Mackenzie Drive interchange, which could traverse through a portion of the proposal. The Ministry, which has been conducting the Highway 427 Transportation Corridor Environmental Assessment (EA) Route Alternatives Study, respecting the northerly expansion of Highway 427 expects to publicly present the preferred alignment and terminus for Highway 427 in Spring 2008. Further, the

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Region's Western Vaughan Transportation Individual Environmental Assessment (IEA), which is reviewing the potential alignment and widening of Major Mackenzie Drive may also affect the subject lands shown on Attachment #3. These initiatives need to be completed, prior to the related subdivision application being recommended for approval by the City.

#### **Relationship to Vaughan Vision 2020**

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

#### **Regional Implications**

The Region has reviewed the proposal and has no objection to the approval of the Official Plan Amendment Application provided the application co-ordinates the proposed developments of both Official Plan Amendment File OP.05.026 (Lake Rivers Inc.) and Official Plan Amendment File OP.06.027 (Molise Kleinburg Estates Inc.), and establishes an integrated neighbourhood design that addresses transportation, transit, land use and sustainable community features.

The proposal to increase the maximum permitted density from 7.5 to 11.2 units per net residential hectare for lands within the "Serviced Residential-Humber Trails" designation to permit 312 detached residential dwelling units as shown on Attachment #3, will result in an increased population, and will need to be considered as part of the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Service Area. Additional water supply and sanitary servicing capacity will be required to accommodate the proposal. The subdivision proposal may need to be modified to incorporate the potential northerly realignment of Major Mackenzie Drive to allow a future Highway 427 and Major Mackenzie Drive interchange. The Region's Western Vaughan Transportation Individual Environmental Assessment (IEA) is reviewing the northerly realignment of Major Mackenzie Drive. The review of these initiatives will need to be completed, prior to the related subdivision application being recommended for approval by the City.

#### **Conclusion**

The Development Planning Department has reviewed Official Plan Amendment Application (File OP.05.026 (Lake Rivers Inc.) to increase the maximum permitted density from 7.5 to 11.2 units per net residential hectare for lands within the "Serviced Residential-Humber Trails" designation of OPA #601 (Kleinburg-Nashville Community Plan) to permit an additional 312 detached residential dwelling units as shown on Attachment #3, in accordance with the applicable policies of the *Provincial Policy Statement, Places To Grow*, Regional Official Plan and OPA #601, and the area context. The related Zoning By-law Amendment Application (File Z.05.026) and Draft Plan of Subdivision Application (File 19T-05V10) to facilitate a residential plan of subdivision consisting of 312 detached dwelling units, a park, school block, and 3 stormwater management facilities will be considered in a comprehensive report to a future Committee of the Whole meeting.

The Official Plan Amendment Application is consistent with the Provincial Policy Statement and Places to Grow Act, can be supported by Regional Official Plan policies, and would result in development that would be appropriate and compatible with the context of the existing community.

The Development Planning Department can support the approval of the Official Plan Amendment Application, subject to the conditions as set out in the recommendation of this report.

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**Attachments**

1. Location Map
2. Draft Plan of Subdivision
3. Kleinburg/Nashville Community Plan (OPA #601) – Land Use Schedule
4. Regional Official Plan - Agriculture and Rural Area
5. Consolidated Draft Plans of Subdivision 19T-05V10 (Lake Rivers Inc.) and 19T-06V14 (Molise Kleinburg Estates Inc)

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Mauro Peverini, Senior Planner, ext.8407

/LG

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

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Item 15, Report No. 20, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 14, 2008, as follows:

**By receiving the following written submissions:**

- a) **Mr. Jory Kesten, Kerrowood Developments Ltd., 10744 Highway 27, Kleinburg, L0J 1C0, dated April 10, 2008; and**
- b) **Mr. Roger Dickinson, 133 Donhill Cr., PO Box 354, Kleinburg, L0J 1C0, dated April 7, 2008.**

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**OFFICIAL PLAN AMENDMENT FILE OP.06.027  
MOLISE KLEINBURG ESTATES INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 7, 2008, be approved;
- 2) That the following deputations and written submissions be received:
  - a) Mr. Paul Mantella, and written submission; and
  - b) Mr. Frank Greco, Village Core Property Owners Group, 10504 Islington Avenue, Box 772, Kleinburg, L0J 1C0, and written submission, dated April 7, 2008; and
- 3) That the following written submissions be received:
  - a) Mr. Ken Nieuwhof, 429 Stevenson Avenue, Kleinburg, L0J 1C0, dated April 3, 2008; and
  - b) Mr. Renato Viele, 101 Coldspring Road, Kleinburg, L0J 1C0, dated April 4, 2008.

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Official Plan Amendment File OP.06.027 (Molise Kleinburg Estates Inc.) BE APPROVED, specifically to amend Official Plan Amendment #601 (Kleinburg-Nashville Community Plan) for the subject lands shown on Attachment #3, as follows:
  - a) redesignate the subject lands from "Special Use Golf" and "Valley Area" to "Serviced Residential", "Valley Area", and "Open Space", as shown on Attachment #2;
  - b) increase the maximum permitted residential density from 7.5 units per net residential hectare for lands within the "Serviced Residential" designation to a maximum of 8.0 units per net residential hectare (ie. from a maximum of 430 to 458 detached residential dwelling units, being an additional 28 units); and,
  - c) amend "Table A – Kleinburg-Nashville Community Plan Population Estimates" by increasing the Fully Serviced Population Estimate for Residential Phase 2A respecting the golf course lands by an additional 1,400 people, from "325" people to 1,725 people.
- 2. THAT the implementing Official Plan Amendment include the following policies:

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- a) require that the ultimate limits of the development for the subject lands be established and refined through the finalization of the zoning by-law amendment and subdivision process to the satisfaction of the City and the Toronto and Region Conservation Authority;
- b) require the co-ordination of the proposed developments of both Official Plan Amendment Files OP.06.027 (Molise Kleinburg Estates Inc.) and OP.05.026 (Lake Rivers Inc.), to establish an integrated neighbourhood design that addresses transportation, transit, land use and sustainable community features, through the processing of the respective draft plan of subdivision applications; and,
- c) require a minimum residential lot size of 0.2 ha for the lots located north of the open space block (identified on Attachment #2 as Block 462).

#### **Economic Impact**

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

#### **Communications Plan**

On December 15, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Kleinburg and Area Ratepayers Association. Through the circulation of this Notice, the Development Planning Department received a letter of concern regarding access, safety, traffic volumes on Nashville Road, and mail delivery. The applicant's traffic consultant has addressed these issues in a letter that was forwarded to the Kleinburg and Area Ratepayers Association (KARA), and to concerned residents. The Development Planning Department has not received any additional comments to date. The recommendation of the Committee of the Whole to receive the Public Hearing report of January 22, 2007, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on January 29, 2007.

#### **Purpose**

The Owner has submitted an application to amend the Official Plan (File OP.06.027), specifically OPA #601 (Kleinburg-Nashville Community Plan), to:

- i) redesignate the subject lands identified on Attachment #1 from "Special Use Golf" and "Valley Area" to "Serviced Residential", "Valley Area", and "Open Space", as shown on Attachment #2, to permit a residential subdivision consisting of 445 single detached residential lots, open space blocks, park blocks and an elementary school block; and,
- iii) increase the maximum permitted density for the subject lands shown on Attachment #1 from 7.5 to 8.0 units per net residential hectare (ie. from a maximum of 430 to 458 detached residential dwelling units, being an additional 28 units).

The Owner has submitted the following related applications, which will be considered in a comprehensive report to a future Committee of the Whole meeting:

1. An application to amend the Zoning By-law (File Z.06.068), specifically to rezone the subject lands shown on Attachment #1 from OS1 Open Space Conservation Zone and OS2 Open Space Park Zone to the appropriate residential and open space zone categories of By-law 1-88, to implement the proposed residential draft plan of subdivision shown on Attachment #2.

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2. An application for Draft Plan of Subdivision (File 19T-06V14) approval for the subject lands shown on Attachment #2, to facilitate a residential plan of subdivision consisting of the following:

- 445 detached residential units	
(ranging from 12.8m to 21.3m frontages)	42.615 ha
- elementary school block	0.771 ha
- park blocks	7.288 ha
- stormwater management pond blocks	3.878 ha
- open space blocks	26.072 ha
- walkway, emergency access, and landscape buffer blocks	1.643 ha
- roads	<u>12.472 ha</u>
Total Site Area	94.739 ha

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located south of Nashville Road, west of Regional Road #27, municipally known as 115 Putting Green Crescent, in Part of Lots 22, 23 and 24, Concession 9, City of Vaughan. The subject lands are designated “Special Use Golf” and “Valley Area” by OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #3, and are zoned OS1 Open Space Conservation Zone and OS2 Open Space Park Zone by By-law 1-88, as shown on Attachment #1.

The subject lands are currently developed with the Kleinburg Golf Club that includes a club house and a 27 hole public course. The lands include naturalized areas along portions of the tributary of the Humber River that drains generally southeasterly through the site. The current access to the subject lands is via Coldspring Road, a local residential road. The TransCanada Pipeline traverses through the northwest corner of the property. The surrounding land uses are shown on Attachment #1.

**Land Use Policies/Planning Considerations**

The Development Planning Department has reviewed the Official Plan Amendment application to redesignate the subject lands to “Serviced Residential”, “Valley Area”, and “Open Space”, and to permit an increase in the maximum permitted density within the “Serviced Residential” designation for the subject lands shown on Attachment #2, in light of the following land use policies respecting the proposal.

a) Provincial Policy Statement (PPS) and Places To Grow

In OPA #601, the subject lands (Kleinburg Golf Course) are designated “Special Use Golf” and abut the northerly boundary of the “Serviced Residential – Humber Trails” designation, located to the south of the property. The “Special Use Golf” policy allows a residential development of a minor nature, as an extension of the Humber Trails neighbourhood provided the development does not detract from the major use of the lands as a golf course and subject to servicing, environmental protection, and enhancement and overall integrated design being achieved. The “Serviced Residential” designation permits a maximum density of 7.5 units per net residential hectare. The application proposes to increase the maximum permitted density from 7.5 to 8.0 units per net residential hectare for the subject lands.

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The following policies of the PPS support the redevelopment and intensification of land in the Settlement (Urban) Area:

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“1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
  - 1) efficiently use land and resources;
  - 2) are appropriate for, and efficiently use, the infrastructure and public service facilities, which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.

“1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

“1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.”

“1.5 Public Spaces, Parks and Open Spaces

Healthy, active communities should be promoted by:

- b) providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and where practical, water-based resources;”

In addition, the Province’s *Places to Grow*, the framework for implementing the Provincial vision for building stronger, prosperous communities by better managing growth to 2031, contains a number of policies that provide insight into evolving planning policy applicable to the proposed development, including:

“2.2.2 Managing Growth (in part)

- 1. Population, household and employment growth will be accommodated by:
  - c) building compact, transit-supportive communities in designated greenfield areas;
  - j) directing major growth to settlement areas that offer municipal water and wastewater systems...;
  - k) prohibiting the establishment of new settlement areas;”

The subject lands are located with a designated “Greenfield Area”. *Places To Grow* defines a designated “Greenfield Area” as “the area within a settlement area that is not built up. Where the settlement area does not have a built boundary, the entire area is considered a designated greenfield area.” Policies that would apply to a designated “Greenfield Area” include (in part):

“2.2.7 Designated Greenfield Areas

- 3. New Development taking place in designated greenfield areas will be designated, planned, zoned and designed in a manner that -

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- a) creates complete communities;
- b) creates street configurations, densities and urban form that support the early integration and sustained viability of transit services;
- c) provides a diverse mix of land uses to support vibrant neighbourhoods, including residential and employment uses; and
- d) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.”

Both the PPS and *Places to Grow* define “intensification” as:

“The development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.”

The City is currently undertaking the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Service Area, which is expected to be finalized by Late Fall 2008/Early Winter 2008. The Class EA Study will identify servicing infrastructure improvements (i.e. water supply and sanitary services) required to support the build out of the planned and proposed developments for the Kleinburg-Nashville Community. The Official Plan requires development within the “Serviced Residential-Humber Trails” designation to be on full municipal water supply and sanitary services. The completion of the Class EA for the purposes of addressing the planned and proposed developments for the Kleinburg-Nashville Community will determine the infrastructure that is required to support the proposal. The proposal is in keeping with the infrastructure policies of the *PPS* and *Places To Grow*.

The application includes open space blocks (26.072 ha), 3 park/parkette blocks (7.288 ha), and a 15 m wide landscape buffer block (1.175 ha) abutting the CP Railway line along the westerly limit of the subject lands. The application proposes to provide a 0.771 ha block for an elementary school as shown on Attachment #2, which is to develop in conjunction with a school block in the Lake Rivers Inc. Draft Plan of Subdivision (File 19T-05V10) to the immediate south, should the Lake Rivers Inc. Plan be approved, to address the York Catholic District School Board student capacity requirements. The proposal is in accordance with the policies for the provision of public service facilities, public spaces, parks and open space, in the PPS and Places to Grow.

b) Region of York Official Plan

The subject lands are designated “Towns and Villages” by the Region of York Official Plan. The “Community Building” Section 5.2 of the Regional Official Plan acknowledges that the Region’s Official Plan requires updating to incorporate the urban areas of the local municipalities into the Regional Official Plan’s designated “Urban Areas”. The subject lands shown on Attachment #3, which are designated “Special Use Golf” and “Valley Area” are within the City’s urban area. Accordingly, the proposal to redesignate the subject lands to “Serviced Residential” and to increase the maximum permitted density within the “Serviced Residential” designation to a maximum of 8.0 units per hectare would be appropriate and in keeping with the Regional “Community Building” policies in Section 5.2.1 with respect to directing growth to the urban areas. Furthermore, the City, through the comprehensive review of the related Zoning By-law Amendment and Draft Plan of Subdivision applications will address the Region’s policies in

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Section 5.2.7(j) to incorporate the Regional Greenlands System into the proposal through the provision of pedestrian accessible green space and local parks, and Section 5.2.7(q) to incorporate urban design criteria.

The Region has advised that the proposal, given its location, provides the opportunity to implement the Region's sustainable community objectives. The location of the proposal in the vicinity of Major Mackenzie Drive, and adjacent to the railway and valleylands, allows for a development, which could connect to the broader community with respect to transit along Major Mackenzie Drive, and a future GO Station along Major Mackenzie Drive and the railway, and energy alternatives and efficiencies within building designs. The opportunities for a sustainable community will be examined in greater detail through the review of the related Draft Plan of Subdivision application.

In accordance with Section 6.7 "Water and Sewer Strategies" of the Regional Official Plan, which requires the provision of water and sewer services, and the allocation and the phasing of water supply and sanitary sewer capacity, the City is currently undertaking the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Community to identify servicing infrastructure improvements (i.e., water supply and sanitary sewer services) required to support the build out of the planned and proposed developments, which was discussed in the *Provincial Policy Statement* and *Places To Grow* section of this report. The Region advised that the Class EA Study had accounted for a population of 325 people, as indicated in OPA #601, for the subject lands.

The proposed increase in density results in an additional 1,400 people, which was not included within the Class EA Study, and will need to be accounted for. The increased population will require additional water supply and sanitary sewer servicing capacity. The proposal may be serviced by the infrastructure identified in the Class EA Study provided the City allocates servicing capacity to the proposal. The proposal would need to be phased, should it not be fully allocated servicing capacity. The Region requires the City to provide the unit and/or people count for allocation upon the completion of the Class EA Study and upon adoption of the Official Plan amendment for the proposal.

The Regional Official Plan includes policies, which encourage intensification of land uses within the urban area and sustainable development, which is supported by the appropriate transportation and servicing infrastructure. The proposal to increase the maximum permitted density from 7.5 units per net residential hectare (430 units) to 8.0 units per net residential hectare (458 units), and facilitating the proposed 445 detached residential dwelling units, would allow for the Region's objectives to be met.

A Planning Justification report was prepared by J.H Stevens, Planning + Development Consultants in support of the development. The Development Planning Department has reviewed the report and concurs with the findings that the residential community is consistent with Provincial and Regional Planning policy.

c) City Official Plan Amendment #601

Official Plan Amendment #601 (Kleinburg-Nashville Community Plan) designates the subject lands "Special Use Golf" and "Valley Area". The "Special Use Golf" policies are located within Section 4.5.2.2 Serviced Residential Area, Phase 2A Humber Trails Neighbourhood, which states that:

"It is noted that this area (Humber Trails Neighbourhood) abuts the southern boundary of the Kleinburg Golf Course. Part of the adjacent Golf Course in Residential Phase 2A development, is designated as "Special Use Golf", and is encouraged to continue as a major open space and landmark feature in the community. Limited residential

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development of a minor nature may be permitted as an extension of the Humber Trails neighbourhood provided the development does not detract from the major use of the lands as a golf course and subject to servicing, environmental protection and enhancement and overall integrated design being achieved.”

In addition, Table A, in OPA #601, *Kleinburg-Nashville Community Plan Population Estimates* indicates that the estimated population for the Humber Trails Neighbourhood for the subject lands is 325 people (approximately 87 units) with the potential integration of the Kleinburg Golf Course into the residential neighbourhood.

The Official Plan provides objectives respecting growth in the Kleinburg-Nashville Community, which is to be at a moderate rate and be subject to a review of the water and sanitary sewer servicing infrastructure to ensure that the additional growth can be accommodated, while maintaining a rural village character. The City is currently undertaking the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Community to identify servicing infrastructure improvements in order to accommodate the planned and proposed growth in the Kleinburg-Nashville Community. The Official Plan had estimated a population of approximately 325 people for the subject lands shown on Attachment #3 within the “Special Use Golf” designation. The “Serviced Residential” designation permits a maximum density of 7.5 units per net residential hectare. The proposal to integrate the golf course lands into the “Serviced Residential” designation, as well as, to increase the density to a maximum of 8.0 units per net residential hectare results in an increase of approximately 1400 people, which will need to be included into the Class EA Study respecting servicing, as the subject lands are to be developed on municipal water and sanitary sewer servicing.

#### Analysis (Density and Land Use)

The proposed “Serviced Residential” designation permits a maximum density of 7.5 units per net residential hectare for the lands. This would allow a maximum of 430 units based on a net developable area of 57.368 ha, which is the area of the residential dwelling units (42.615 ha), streets (12.472 ha), environmental linkages (0.116ha) and tableland valley buffer areas (2.165 ha) used in the calculation of density. The applicant is requesting to increase the maximum density to 8.0 units/ha, which may ultimately permit a maximum of 458 residential units. The proposed draft plan of subdivision on the subject lands (19T-06V14) shows 445 single detached lots, therefore allowing for the inclusion of an additional 13 lots. The applicant is requesting the flexibility for additional lots in order to address the potential relotting that may arise after the final limits of the buffer area are firmly established with the Toronto and Region Conservation Authority. The proposed housing form is appropriate for the community, which is predominantly detached dwelling units, while still meeting the objectives of the Official Plan to maintain a village character in the Kleinburg-Nashville Community.

The applicant is proposing to integrate the redevelopment of the Kleinburg Golf Course as an infill development into the existing and planned development pattern, characterized by large estate residential lots with a minimum size of 0.21 ha, with proposed residential lots ranging from 12.8 m frontages to 21.3m frontages. In support of this development, the applicant has submitted a corresponding Draft Plan of Subdivision application (19T-06V14) that proposes a total of 445 single detached lots. For the purpose of description, the subdivision can be divided into two parts, Part 1 and Part 2, as shown on Attachment #2, which are naturally divided by an open space/valley block (Block 462). The design concept for the plan utilizes the creek valley (Block 462) as a natural boundary between Part 1, being a rural residential and parkland development on the north side of the creek abutting the existing residences on Coldspring Road and Putting Green Crescent, and Part 2, a more urban residential area to the south forming part of the Humber Trails neighbourhood.

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In Part 1 identified on Attachment #2, 65 lots with a minimum lot size of 0.2 ha (0.5 acres) are proposed north of the open space block, to serve as a transition with the existing rural residential lots to the north. Access to these lots is proposed from Stevenson Avenue, located on the east side of the lands, with an emergency road access provided to Coldspring Road. Two large open space blocks are also proposed adjacent to the existing residential development to the north, as well as a stormwater management pond. The Development Planning Department is recommending that the implementing Official Plan Amendment contain a clause that establishes a minimum lot size of 0.2 ha for the lots located north of the open space block, to ensure compatibility with the existing rural residential lots in the area.

In Part 2 identified on Attachment #2, the lands south of the open space feature contains 380 lots, with frontages ranging in size from 12.2 m to 21.3 m, and is proposed to be integrated with the planned Humber Trails community to the south. Access to Part 2 of the plan will be achieved via Major Mackenzie Drive, through the proposed development that abuts the subject lands to the south (Lake Rivers Inc., File 19T-05V10; maximum 312 lots comprising 132 lots with 18.3 m frontages and 180 lots with 15.3m frontages), as shown on Attachment #4. Part 2 of the plan includes a stormwater management pond and a school block that is intended to be combined with the Lake Rivers subdivision to create an elementary school site for the planned Humber Trails neighbourhood. The proposed lot sizes in Part 2 include 12.8 m frontages (65 lots), 15.2 m frontages (175 lots), 18.2 m frontages (103 units) and 21.3 m frontages (37 lots). The 12.1 m lots are located at the west end of the site adjacent to Street C and the 15 m wide landscape buffer (Block 463) located adjacent to the Canadian Pacific Railway line. In general, the lot sizes are in keeping with the adjoining proposed subdivision development to the south. If approved, the subject lands would be included in the Humber Trails community, that will be naturally separated from the existing surrounding community to the east by the Humber River and valleylands as shown on Attachment #3, and therefore, the slightly smaller lots will not adversely affect the existing surrounding community.

The comprehensive review of the related Zoning By-law Amendment Application (Z.06.068) and Draft Plan of Subdivision Application (19T-06V14) will require that the objectives of the Official Plan to maintain a rural village character in the Kleinburg-Nashville Community along with the inclusion of providing a sustainable community, be addressed.

As previously noted, the applicant has submitted a Planning Justification Report prepared by J.H. Stevens, Planning + Development Consultants in support of the proposed development. Below is a summary of the findings of that report:

“The application is appropriate and constitutes good planning for the following reasons:

- a) Consistent with Provincial and Regional Policy (ROPA 19, PPS, *Places to Grow*);
- b) Consistent with the City’s Kleinburg Nashville Community Plan;
- c) Compatible with adjacent land uses;
- d) Provides for the comprehensive development of the Humber Trails neighbourhood;
- e) Enhanced housing mix by contributing to a range and mix of housing units within both the specific neighbourhood and overall community;
- f) Public benefits through the conveyance of considerable parkland to the City of Vaughan and dedication of valleyland to the TRCA.”

The Development Planning Department has reviewed the Planning Justification Report and concurs with the findings.

#### Kleinburg-Nashville (Rural Area) Community Plan Review

The rural area of the Kleinburg-Nashville Community Plan (OPA No. 601, as amended) is the .../9

## CITY OF VAUGHAN

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subject of one of four Focused Area Review Studies to be undertaken as part of the New Vaughan Official Plan process. On March 25, 2008, the Committee of the Whole approved the Terms of Reference for the study and to initiate the process of retaining the required consulting services to undertake the work. The Study is expected to begin in Spring 2008 and to be completed in approximately 12 months.

The purpose of the Focused Area Review of Kleinburg-Nashville is to prepare a secondary plan and to establish an updated land use and urban design framework for the rural areas within the Community Plan. A review and analysis of existing conditions within and surrounding the study area will be required, including land use, transportation networks, heritage resources, community structure, etc. Special consideration will be given to determining: issues associated with lands adjacent to natural resource and greenbelt areas; how to protect for the re-alignment of Major Mackenzie Drive and the Highway 427 Corridor extension and appropriate land uses and densities; sustainability issues, and; impact on, integration and connectivity with existing and planned uses in the surrounding community.

The subject lands are not within the Focussed Area Review, but are adjacent to a large rural area that is located on the west side of the CPR tracks and north of Major Mackenzie Drive, which is included within the Focused Area Review. In light of the scope of work to be done by the study and the issues that need to be addressed, appropriate policies should be included in the site-specific official plan to co-ordinate development with the adjacent lands (if possible, depending on the land uses proposed) and to establish an integrated neighbourhood design that addresses aspects such as vehicular and pedestrian connectivity, transit, land use, storm water management, community facilities and sustainable community features, where possible and appropriate, at the draft plan of subdivision stage.

#### City Engineering Department

The Engineering Department and pertinent external agencies (TRCA) have received the required Master Environmental and Servicing Plan (MESP) prepared in support of the applications, as well as, the required traffic study, noise report, and environmental and servicing reports. Any outstanding issues or revisions requested by the Engineering Department are being forwarded to the applicant to address through the processing of the related subdivision application. All issues arising through the review of the Draft Plan of Subdivision and Zoning By-law Amendment applications will be included in a separate technical report to a future Committee of the Whole meeting, should this application be approved.

#### Archaeological Assessment

The City's Cultural Services Department has reviewed the proposal and advises that prior to final approval of a plan of subdivision or prior to the initiation of any grading, an archaeological evaluation is to be undertaken in accordance with the Ministry of Citizenship, Culture and Recreation's approved Archaeological Assessment Technical Guidelines, for approval by the City and Ministry.

The Cultural Services Department also advises that a portion of the plan (Block 461) in the proposed draft plan of subdivision is located within the Kleinburg-Nashville Heritage Conservation District, and therefore, any proposed changes and or construction on this portion of the subject property will require the approval of a Heritage Permit application in addition to any other approvals. Attachment #2 shows Block 461 as an "Open Space" block to form part of the valley system.

#### Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposal and does not have any objection to the approval of the  
.../10

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Official Plan Amendment application at this time, on the basis that the site-specific Official Plan Amendment contain a provision requiring that the ultimate limits of development will be established/refined through the finalization of the zoning by-law amendment and subdivision process. A condition of approval has been included in the recommendation of this report to this effect.

#### Canadian Pacific Railway

Canadian Pacific Railway (CPR) has been circulated the development proposal and has no objection to the approval of the Official Plan Amendment application. CPR has issued conditions of subdivision approval, if the related subdivision application is approved at a subsequent Committee of the Whole meeting.

#### TransCanada Pipeline

The TransCanada Pipeline traverses the subject lands at the northwest corner of the site and is identified as Blocks 459 and 460 on Attachment #2. The draft plan does not include any residential lots within these blocks as per TransCanada's requirements. TransCanada Pipeline has issued conditions of draft plan approval for the related subdivision application.

#### Relationship to Vaughan Vision 2020

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

#### Regional Implications

The Region of York has reviewed the proposal and has no objection to the approval of the Official Plan Amendment Application provided the application co-ordinates the proposed developments of both Official Plan Amendment File OP.06.027 (Molise Kleinburg Estates Inc.) and Official Plan Amendment File OP.05.026 (Lake Rivers Inc.), and establishes an integrated neighbourhood design that addresses transportation, transit, land use and sustainable community features.

The redesignation and increase in density proposal was not considered as part of the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Service Area, and will need to be accounted for. Additional water supply and sanitary servicing capacity will be required to accommodate the proposal. This review will need to be completed, prior to the related subdivision application being recommended for approval by the City.

#### Conclusion

The Development Planning Department has reviewed Official Plan Amendment File OP.06.027 to redesignate the subject lands from "Special Use Golf" and "Valley Area", to "Serviced Residential", "Valley Area", and "Open Space", as well as, to increase the maximum permitted density from 7.5 units per net residential hectare (430 units) to 8.0 units per net residential hectare (458 units) to permit a 445 unit residential draft plan of subdivision on the subject lands shown on Attachment #3, in accordance with the applicable policies of the *Provincial Policy Statement, Places To Grow*, Regional Official Plan and OPA #601, and the area context.

The proposed Official Plan Amendment is consistent with the Provincial Policy Statement and Places to Grow Act, can be supported by Regional Official Plan policies, and would result in development that is appropriate and compatible with the context of the existing community. The Toronto and Region Conservation Authority has no objection to the approval of the Official Plan Amendment application, provided that the implementing official plan amendment contains a

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provision requiring that the ultimate limits of the development for the subject lands be established and refined through the finalization of the zoning by-law amendment and subdivision process to the satisfaction of the City and the Toronto and Region Conservation Authority.

The Development Planning Department recommends that the implementing official plan amendment include a provision that the lots located north of the open space block (ie. Block 462) in Part 1, as shown on Attachment #2, maintain a minimum lot size of 0.2 ha, to ensure compatibility with the existing rural residential development to the north.

The related Zoning By-law Amendment Application (File Z.06.068) and Draft Plan of Subdivision Application (File 19T-06V14) to facilitate a residential plan of subdivision consisting of approximately 445 detached dwelling units, a park, elementary school block and 3 stormwater management facilities will be considered in a separate comprehensive report to a future Committee of the Whole meeting.

The Development Planning Department can support the approval of the Official Plan Amendment Application, subject to the conditions in the recommendation of this report.

**Attachments**

1. Location Map
2. Proposed Draft Plan of Subdivision 19T-06V14
3. Kleinburg/Nashville Community Plan (OPA 601) – Land Use Schedule
4. Consolidated Draft Plans of Subdivision 19T-06V14 (Molise Kleinburg Estates Inc.) and 19T-05V10 (Lakes Rivers Inc.)

**Report prepared by:**

Carmela Marrelli, Planner, ext. 8791  
Mauro Peverini, Senior Planner, ext. 8407

/CM

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 16, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

16

**REQUEST FOR STAFF ATTENDANCE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated April 7, 2008:

**Recommendation**

Councillor Shefman recommends:

That Parks and By-Law staff attend a community meeting being held on April 29, 2008 at 7:00 p.m. at Garnet A. Williams Community Centre to receive resident input regarding feasibility of future upgrades and enhanced safety measures for Lakehurst Park located in Ward 5.

**Economic Impact**

None

**Communications Plan**

My staff would be sending out notices to invite local residents to the meeting.

**Purpose**

To obtain further input from local residents on the current and future status of the above mentioned local community park.

**Background - Analysis and Options**

The above mentioned meeting will allow local residents to discuss any concerns with staff in the company of the local Councillor.

**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**

None.

**Conclusion**

It is appropriate for staff to be aware of the views of local residents in respect to neighbourhood issues.

**Attachments**

None.

**Report prepared by:**

Debi Traub, Council Executive Assistant

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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 17, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

**17                                      REQUEST FOR STAFF TO ATTEND AN EVENING MEETING  
HILLSIDE AVENUE AND HIGHWAY 7 WATER ISSUE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Councillor Yeung Racco, dated April 7, 2008:**

**Recommendation**

Councillor Sandra Yeung Racco recommends:

That Engineering & Public Works staff, in consultation with the Toronto Region and Conservation Authority (TRCA) be requested to attend an evening meeting regarding the ongoing Hillside and Highway 7 water issue.

**Economic Impact**

None.

**Communications Plan**

None.

**Purpose**

This meeting will be attended by several residents in the area and because most of them work during the day, they are asking for an evening meeting so that they may participate.

**Background - Analysis and Options**

In January of 2008, several residents in the Concord West area approached the Ratepayers Association President with regard to the water behind their respective properties on Hillside Avenue and Highway 7, more specifically, the north side of Hillside Avenue and the area of Highway 7, between Keele Street and Baldwin Avenue.

Our engineering consultant is in the process of preparing drawings for the proposed works, along with TRCA consultation and will be organizing a meeting. All residents will have the opportunity to attend, and the purpose of the works is to improve flow characteristics.

**Relationship to Vaughan Vision 2020**

Pursue excellence in service delivery.

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

**Regional Implications**

None.

**Conclusion**

In order to provide service excellence to the area residents, an evening meeting is being requested to keep them informed of the foregoing water issue at Hillside Avenue and Highway 7.

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**Attachments**

1. Location Map

**Report prepared by:**

Anita Micoli, Council Executive Assistant

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 18, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

18

**DEPUTATION – MR. FRANK GRECO WITH RESPECT  
TO THE SIGN BY-LAW AS IT RELATES TO KLEINBURG**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Building Standards, dated April 7, 2008:

**Recommendation**

The Commissioner of Planning and the Director of Building Standards recommend that the request for mobile signs be denied and the concept of permanent signage at the appropriate locations for the Village of Kleinburg be explored in a report from the Planning Department to a future Committee of the Whole Working Session.

**Economic Impact**

None.

**Communications Plan**

The deputant will be advised of Councils decision.

**Purpose**

To respond to a request from Council for a staff report respecting the deputant's proposal to place mobile signs within the City's road allowances.

**Background – Analysis and Options**

Committee of the Whole at it's March 3, 2008 meeting approved the following recommendation:

- 1) That the deputation of Mr. Frank Greco, Kleinburg BIA Treasure, 10504 Islington Avenue, Box 772 Kleinburg, L0J 1E0, and written submission dated March 1, 2008 be received and referred to staff for a report to the Council meeting of March 31 2008, providing options on advertisement signs in Kleinburg.
- 2) That the written submission of Ms. Maria Montinaro, Owner of Dolcini by Joseph Inc. dated March 3, 2008, be received.

The above Committee of the Whole item was adopted, as amended, by the Council of the City of Vaughan on March 31, 2008 as follows:

By approving that a report be provided to the Committee of the Whole meeting of April 7, 2008, in accordance with the memorandum from the Manager of Customer and Administrative Services dated March 28, 2008.

Mr. Frank Greco, a member of the Kleinburg Business Improvement Association Executive, appeared at the Committee of the Whole Meeting of March 3, 2008 and requested that Committee consider amending the City's Sign By-law to permit the Kleinburg businesses to use mobile signs advertising their businesses at the north-east corner of Islington and Major Mackenzie Drive and the south-east corner of Highway No. 27 and Nashville Road.

.../2

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Attached as Appendix 1 is a copy of the deputant's proposal that was received and distributed at the Committee of the Whole meeting of March 3, 2008.

Staff have reviewed the matter and do not support the use of mobile signs for commercial premises within the City's road allowances. In Staff's opinion, the use of mobile signs within the road allowance would be unsightly and add to the visual clutter within the City's right of ways. On June 23, 2003, Council enacted the Public Property Sign By-Law that prohibits commercial mobile signs on road allowances. Staff support the position that commercial mobile signs should be restricted to commercial premises located on private property and outside Vaughan's Heritage Areas.

In reviewing the matter, Staff suggest that the concept of a permanent sign that advertises the Village of Kleinburg be explored. This sign could be designed and constructed to reflect the architecture and cultural heritage of the Kleinburg area. The sign may also be designed to accommodate a small readograph portion with changeable letters that may be used for community events and by the businesses within Kleinburg. Such an approach would be more appropriate rather than permitting mobile signs.

#### 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

Staff recommend that the use of commercial mobile signs not be permitted within the City's road allowances.

If Council finds merit in permitting a permanent signage for the Village of Kleinburg, the Planning Department should be directed to prepare a report for a future meeting of the Committee of the Whole Working Session outlining design options for consideration respecting the permanent signage which could possibly function as a gateway features.

#### Attachments

Appendix 1 - A copy of the deputant's proposal.

#### Report prepared by:

John Studdy, Manager of Customer and Administrative Services Ext. 8232

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 19, Report No. 20, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 14, 2008, as follows:

***By receiving the written submission from Ms. Maureen King, Labour Council, Toronto & York Region, 15 Gervais Drive, Suite 407, Toronto, M3C 1Y8, dated April 9, 2008.***

19

**PROCLAMATION REQUEST –  
NATIONAL DAY OF MOURNING**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Clerk, dated April 7, 2008:

**Recommendation**

The Deputy City Clerk in consultation with the Commissioner of Legal and Administrative Services/City Solicitor recommends:

- 1) That April 28<sup>th</sup>, 2008 be proclaimed as a “National Day of Mourning for Workers Killed or Injured on the Job”;
- 2) That the proclamation be posted on the City’s website and published on the City Page space permitting; and
- 3) That the City of Vaughan flags be lowered to half-mast on April 28<sup>th</sup>, 2008.

**Economic Impact**

N/A

**Communications Plan**

The Corporate Communications Department posts proclamations issued by the City on the City’s website under “Events – Proclamations”. Publishing proclamations on the City Page depends on space availability.

**Purpose**

To respond to the request received from the President of the Labour Council, Toronto and York Region, dated March 31, 2008.

**Background - Analysis and Options**

A request has been received from the President of the Labour Council, Toronto and York Region, dated March 31, 2008 to proclaim April 28<sup>th</sup>, 2008 as a “Day of Mourning for Workers Killed or Injured on the Job”, and that the City’s flags be lowered to half mast (Attachment #1).

The proclamation request meets the City’s Proclamation Policy as the matter relates to municipal business.

The Labour Council, Toronto and York Region has also requested the City of Vaughan flags be lowered to half mast. The City of Vaughan Flag Raising/Half Masting Policy includes the provision for the City of Vaughan flags to be flown at half-mast on April 28, National Day of Mourning for Workers Killed or Injured on the Job.

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**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**

N/A

**Conclusion**

Staff is recommending that April 28, 2008 be proclaimed “National Day of Mourning for Workers Killed or Injured on the Job, that the proclamation be posted on the City’s website, published on the City Page space permitting, and that the City of Vaughan flags be flown at half-mast on April 28<sup>th</sup>.

**Attachments**

Attachment #1 – Correspondence received from John Cartwright, President, Labour Council , Toronto and York Region, dated March 31, 2008

**Report prepared by:**

Sybil Fernandes, Deputy City Clerk

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 20, Report No. 20, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 14, 2008, as follows:

***By approving Clause 2 of the recommendation of the City Manager, dated April 7, 2008, as follows:***

***The Working Group be composed of:***

- ***Mayor Linda D. Jackson;***
- ***Regional Councillor Joyce Frustaglio;***
- ***Regional Councillor Mario Ferri;***
- ***Regional Councillor Gino Rosati; and***
- ***Ward 1 Councillor Peter Meffe.***

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**20            RENEWAL OF THE VAUGHAN CIVIC CENTRE REVIEW WORKING GROUP**

**The Committee of the Whole recommends:**

- 1) **That Clause 1 of the recommendation contained in the following report of the City Manager, dated April 7, 2008, be approved; and**
- 2) **That the Vaughan Civic Centre Review Working Group be composed of all Members of Council.**

**Recommendation**

The City Manager recommends that:

1.     The Vaughan Civic Centre Review Working Group be reconstituted; and
2.     The Working Group be composed of:
  - Mayor Linda D. Jackson;
  - Regional Councillor Joyce Frustaglio;
  - Regional Councillor Mario Ferri;
  - Regional Councillor Gino Rosati;
  - Ward 1 Councillor Peter Meffe;

**Economic Impact**

There are no economic impacts resulting from the adoption of this report.

**Communications Plan**

Not applicable.

**Purpose**

The purpose of this report is to recommend that Council appoint the “Vaughan Civic Centre Review Working Group” and that it be composed of Mayor Jackson, Regional Councillors Frustaglio, Ferri and Rosati and Ward I Local Councillor Peter Meffe.

**Background – Analysis and Options**

On June 28, 2004 Council created the Vaughan Civic Centre Review Working Group, which was composed of the Mayor and the Regional Councillors. Its purpose was to review reports

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008

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concerning the Civic Centre project prior to their submission to Committee of the Whole/Council. The objective was to provide staff with input and assist in identifying issues that may be of civic or community importance.

The mandate of the Review Committee was not renewed after the commencement of construction in 2007. The plans for the City Hall were completed, a building permit was issued and construction is well underway. This represents Phase 1 of the Civic Centre site redevelopment. Plans representing subsequent phases of the project are beginning to emerge.

The full redevelopment of the site will be a long-term project that is made up of a number of elements. The Region of York is proceeding with the design for a new 80 unit residential building south of the City Hall, which will replace the existing Maple Manor. There are a number of other components, which make up the overall site plan, that are still to be realized. This includes the construction of the Civic Square to the west of the City Hall, a new resource library on the south side of the square and an office building adjacent to Major Mackenzie Drive.

The City's objective, as identified in Vaughan Vision 2007, is to develop a Civic Centre precinct that acts as a "people place". To assist the process, it would be appropriate to reconstitute the Working Group. The role of the working is to assist in implementing the development of the Civic Centre precinct and act as a liaison with the project management team and Council.

The Working Group will be supported by City Staff as required, led by the City Manager and the Commissioner of Community Services.

The Civic Centre Review Working Group will provide staff with comment and input as the project evolves over the years and, in addition, ensure timely communications with Council on important matters.

#### **Relationship to Vaughan Vision 2020**

This report is consistent with the intent of Vaughan Vision 2020

#### **Regional Implications**

Not applicable.

#### **Conclusion**

Development of the New City Hall and the Civic Centre Precinct is an important long-term commitment by the City. It is a strategic investment that will help brand the municipality, improve its administrative functions and provide a focus point for civic activity. The Vaughan Civic Centre Review Working Group will provide staff with valuable support and comment as the project moves forward and ensure that Council is kept apprised of progress and issues requiring its attention.

Therefore, it is recommended that the Vaughan Civic Centre Review Working Group be created in accordance with the recommendations set out above.

#### **Attachments**

N/A

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

Roy McQuillin, Manager of Corporate Policy, ext. 8211

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 21, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

**21**

**DEPUTATION - MR. ASIF KHAN WITH RESPECT TO  
THE 4<sup>TH</sup> ANNUAL RUN FOR VAUGHAN EVENT**

**The Committee of the Whole recommends that the deputation of Mr. Asif Khan, Run for Vaughan, c/o The Ahmadiyya Muslim Community Canada, 10610 Jane Street, Maple, L6A 3A2, and written submission dated April 7, 2008, and brochure titled “Run for Vaughan 2008 Sponsorship Guide”, be received.**

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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 22, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

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**22            CEREMONIAL PRESENTATION – PROCEEDS FROM THE 2007 CAMPAIGN  
                 PRESENTED TO THE UNITED WAY OF YORK REGION**

Members of Council presented Mr. Daniele Zanotti, Chief Executive Officer, United Way of York Region, with a cheque in the amount of \$47,917.72, being the proceeds raised through various fundraising events during the City of Vaughan's 2007 United Way Campaign.