

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 1, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**1 CITY-WIDE OFFICIAL PLAN REVIEW STATUS REPORT**  
**FILE: 25.1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Official Plan Review Committee, dated October 6, 2008, be approved; and**
- 2) That the presentation by Mr. Pino DiMascio, Urban Strategies Inc., and presentation material and draft brochure submitted, titled “Vaughan Tomorrow: A Vision for Transformation”, be received.**

**Recommendation**

The Official Plan Review Committee recommends:

1. THAT the document “Vaughan Tomorrow – A Vision for Transformation” (Attachment 1) be used as part of the community consultation process to be undertaken this fall.

**Economic Impact**

There is no additional economic impact to the City of Vaughan as the necessary 2008 revenues have been allocated and approved for the Official Plan Review.

**Communication Plan**

To date, the public consultation process has included the Speakers Series, the preparation of Official Plan process updates - Citizens’ Bulletins and Community Visioning Workshops.

The Citizens’ Bulletins, Background Papers and other information as it becomes available, can be viewed on the Vaughan Tomorrow website now.

Advertisements for the public consultation program were placed in the City Page of the Vaughan papers. Notices were placed on the City website and circulated to the community via mail, e-mail and Councillors’ newsletters.

The new City Official Plan process and progress to date has been communicated to the Official Plan Review Committee at monthly meetings.

**Purpose**

To provide Committee and Council a Status Report on progress to date on the New Official Plan.

**Background - Analysis and Options**

On September 18, 2008, the Official Plan Review Committee approved the Commissioner of Planning’s recommendation that this report be forwarded to the Committee of the Whole meeting on October 6, 2008 and that the document “Vaughan Tomorrow – Vision for Transformation” (Attachment 1) be used as part of the community consultation process to be undertaken in the fall.

The new City-Wide Official Plan process was initiated by Council by approving the Terms of Reference on May 7, 2007.

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The following is a list of the Official Plan Updates Citizens' Bulletins/Newsletters under "Vaughan Tomorrow - Our City, Our Future".

Official Plan Updates Newsletters / Citizens' Bulletins

Citizens' Bulletin No. 1 – "One of Canada's Fastest Growing Cities", March 2008

This described the rapid growth of the city over the past 17 years and introduced the public to the Official Plan project. It encouraged residents, including youth, to get involved.

Citizens' Bulletin No. 2 – "The Provincial Planning Context", April 2008

This explained that the City's new plan will need to take into consideration Provincial Policies including the Oak Ridges Moraine conservation Plan, the Greenbelt Plan and "Places to Grow: A Growth Plan for the Greater Golden Horseshoe" (the Growth Plan). The Bulletin briefly discussed the need for intensification in some areas, protecting employment areas and how new development (greenfield) areas should be developed. It also noted York Region's planning role including their Transportation Master Plan work, now underway.

Citizens' Bulletin No. 3 – "Population and Housing" April 2008

This outlined that current rapid growth has been from relatively younger new families, but that, over time, the population structure will age over the duration of the plan. It notes that new development will need to address possible future preferences for medium and higher density housing.

Citizens' Bulletin No. 4 – "Parks, Recreation, Culture & Libraries", May 2008

This newsletter discussed the "Active Together" Master Plan from Community Services and the need to provide both active and passive recreational opportunities within the City's communities. It noted the relationship between these needs and the new plan's role in accommodating them.

Citizens' Bulletin No. 5 – "Arts, Culture & Heritage", May 2008

This briefly discussed the role of arts, culture and heritage within an evolving creative city.

Citizens' Bulletin No. 6 – "Employment", August 2008

This newsletter described the increase in Vaughan's employment numbers over 20 years (100,000 new jobs). It described the City's strong position respecting the industrial employment base and the competitive character of future employment lands. It identified such future planning challenges as improving the "live / work" relationship of residents to places of work.

Citizens' Bulletin 7 – "Sustainable Community Design", September 2008

This newsletter placed emphasis on the need for the City's future plan to be based on sustainability principles. It briefly identified a number of sustainability elements such as an integrated design process, land use, movement and transportation, infrastructure and engineering standards and public realm considerations. It positioned sustainability elements as key challenges and opportunities for the new Official Plan.

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#### Speaker Series

The Speakers Series brought together a number of knowledgeable experts in different fields to provide a variety of perspectives and raise thought-provoking ideas at the commencement of the new Official Plan process. The sessions were:

- Session 1, April 10, 2008 – “Defining a Sustainable Future”
- Session 2, April 24, 2008 – “Improving Vaughan’s Quality of Life”
- Session 3, May 6, 2008 – “Vaughan as a 21<sup>st</sup> Century City”

#### Visioning Workshops

Visioning workshops were held in five of the City’s communities with members of the community including residents, ratepayer association representatives, business and landowners. Background information and analysis was provided and public input about the future of Vaughan was encouraged. The comments received assisted in the development of a draft Vision for Transformation. Meetings were held as follows: Maple (May 21), Thornhill (May 27), Concord (June 23), Kleinburg (June 4), Woodbridge (June 11). Overall, these meetings were well attended and the public’s insights recorded, including a visual recording (map) of people’s best/favourite places in the city, and their least favourite places.

A Report, dated June 25, 2008, summarizing of the comments received at the workshops and distributed to the Members of the Official Plan Review Committee was discussed at its June 26, 2008 meeting.

#### Other Engagement

Meaningful engagement with youth is a key component of the City’s Vision 2020. Vaughan was the first municipality in Canada to appoint a Youth Councillor and has an active Youth Cabinet. The Youth Engagement Program involved three high schools across Vaughan. These workshops focused on understanding the Growth Plan, the types of community change expected and the sorts of changes students would like to see in the future. Students were also invited to participate in the Be Heard Symposium, hosted by the Vaughan Youth Cabinet. The Vaughan Youth Cabinet was closely consulted on creating the engagement program.

Accompanying the Vision document is the documentary film Vaughan Tomorrow. This documentary captures the current conditions in Vaughan today, showing the diversity of cultures, landscapes and activities that take place in communities across the City. The documentary is also a call for citizens in Vaughan to be aware of the challenges that Vaughan is facing and will continue to face unless we make changes in the way that we plan and develop suburban cities. The documentary will be made widely available for distribution.

#### Background Papers

There has, to date, been work done on four Background Papers and there will be more coming forward in Fall 2008. The Background Papers are as follows:

- Vaughan Urban Structure

This looks at key planning concerns within the context of Vaughan’s evolution to date and its future potential. It addresses the City in terms of various places such as places to work, live, shop and those parts of the city that are countryside. It notes that most of the of the City’s growth has taken place since the 1980’s primarily based on a car-oriented structure. It raises a number of questions as to how the City should develop into the future. It also notes that the

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aging population, smaller households and the desire for more affordable, sustainable transportation options will be some of the factors that will shape and reshape Vaughan's communities. Issues such as the population's proximity to shopping, including neighbourhood convenience shopping and the possibility of an identifiable City core/downtown are raised. It asks the questions as to how the City's remaining developable lands now in countryside should be planned in light of sustainable planning principles.

This Background Paper was the focus of a presentation by Pino DiMascio of Urban Strategies Inc. to the Official Plan Review Committee on June 26 2008.

- Vaughan's Agriculture

This identifies questions and implications for the new Official Plan in light of the character of agricultural lands and their classification and other rural area characteristics, agricultural employment and the need to include countryside protection policies within a new plan. It notes the broader policy context of provincial plans (Greenbelt, Oak Ridges Moraine, Places to Grow), the York Region Official Plan, and the City's need to address these. A number of issues related to sustainable agriculture in the City are identified and will be addressed over the course of the Official Plan process.

- City-Building and Placemaking

This work turns to the actual matter of creating desirable places within the context of what land uses should go where. In other words, once the City knows "what goes where", how places should be developed is an important consideration in city-building. The creation of beautiful places through high quality buildings and public spaces is intrinsically important to the future character and image of the City. This means that each type of land use (commercial, industrial, residential communities) needs to be evaluated to determine the type of place-making the City will want to achieve as growth and development continues.

- A background paper on Natural Heritage is being prepared and will be available.

#### Vaughan Official Plan Vision

##### "Vaughan Tomorrow: A Vision for Transformation"

The draft document, "Vaughan Tomorrow: A Vision for Transformation" has been prepared to guide the public consultation process over the fall 2008. In it, the visioning process is described and, building on "where we are today", pursues a possible "vision for transformation" for discussion with Vaughan citizens.

The Vision sets out basic "principles and directions" for a new Official Plan and sets out a process through which a new urban structure for the City will be developed. It is based on the following 8 themes:

- A Vision for strong and diverse neighbourhoods
- A Vision for a robust and prominent countryside
- A Vision for a diverse economy
- A Vision for a vibrant and thriving downtown
- A Vision for moving around without a car
- A Vision for design excellence and memorable places
- A Vision for a green and sustainable city
- A Vision for directing growth

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Under each vision statement, a number of principles and directions are identified based upon the initial background work to date and the comments obtained through the consultation process undertaken in late 2007 and early 2008. They present an overall, generalized picture of the appropriate locations for growth and development in the City.

#### Envision/Metroquest Workshop

A City-Wide Community Workshop is being organized for November 2008. The workshop will begin with a screening of the documentary film, followed by a brief presentation on the Vision and then the Metroquest work. The Envision/Metroquest software and facilitation program will assist attendees in understanding the implications of various growth scenarios. Results from the workshop will be posted on the website. A web version of Metroquest will also be available on the project website as an engagement piece.

#### Relationship to Vaughan Vision 2007

The new Official Plan Review is consistent with Vaughan Vision 2020's Strategic Initiatives respecting "Planning and Managing Growth and Economic Vitality", specifically, "Complete and implement the Growth Management Strategy" - Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031 including: support and coordinate land use planning for high capacity transit at strategic locations in the City and prepare a land use plan for the Vaughn enterprise zone and employment lands. It includes a public consultation process consistent with the City's service excellence objectives by creating "a strategy to engage and support our diverse community".

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved for 2008.

#### Next Steps

The draft "Vaughan Tomorrow - Vision for Transformation" document will be the main subject of discussion through the fall when it will be presented to as many community groups as possible to receive their comments and feedback. With Council's approval, the draft vision and the related film will be available for use as part of this consultation process. It is expected that a final Vision document will be presented to Council in January 2009.

Stage 1 of the Work Program – Research and Analysis is nearly complete. Stage 2 – Community Engagement and Visioning is expected to be complete by the end of 2008 and Stage 3 – Developing the Plan will commence in 2009. Stage 3 will continue throughout 2009 and will extend into 2010. Concurrently, the Focused Area Reviews will also commence in Fall 2008 and continue through 2009. Work on the New Official Plan will be completed and ready for approval by Council in September of 2010.

#### Regional Implications

The Official Plan Review and related studies are in accordance with the Regional objectives.

#### Conclusion

The Official Plan Review Committee recommends that the document "Vaughan Tomorrow – A Vision for Transformation" be used as part of the community consultation process to be undertaken over the fall.

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**Attachments**

1. Vaughan Tomorrow – A Vision for Transformation

**Report prepared by:**

Wayne McEachern, Manager of Policy Planning, ext. 8026

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

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Item 2, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

#### **2                    PIERRE BERTON DISCOVERY CENTRE- STATUS REPORT**

The Committee of the Whole recommends:

- 1)     **That the recommendation contained in the following report of the Preservation of the Berton Artifacts and Memorabilia Steering Committee, dated October 6, 2008, be approved; and**
- 2)     **That the presentation by Mr. Peter Berton, Chair of the Preservation of the Berton Artifacts and Memorabilia Steering Committee, be received.**

#### **Recommendation**

The Preservation of the Berton Artifacts and Memorabilia Steering Committee, in consultation with the Commissioner of Community Services and the Director of Recreation and Culture recommends:

1.     That the Pierre Berton Discovery Centre status report, be received.

#### **Economic Impact**

There is no direct economic impact related to the approval of this report.

#### **Communications Plan**

The Committee will be communicated any outcome resolution made by Council as a result of the review of this status report. The Committee will continue to hold focus groups to identify key issues and address residents' concerns in a final report to Council.

#### **Purpose**

The purpose of this report is to provide Council with a status report and information regarding the Pierre Berton Discovery Centre project.

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

At its September 18, 2008 meeting, the Preservation of the Berton Artifacts and Memorabilia Steering Committee (hereafter referred to as Steering Committee) requested staff to prepare a status report on the Discovery Centre project to provide Council with an update on the initiative.

This project was initiated in January 2006 when Council approved the appointment of the Steering Committee to examine the opportunities for preserving artifacts from the life of the late Mr. Pierre Berton at a location in Kleinburg. The Steering Committee was given goals and objectives that include determining an appropriate location, facility, operational & governance model and funding sources of a future Centre.

In June 2006, Council approved securing 1.5 million dollars towards the capital construction of any future Centre. Additionally, in September 2006, Council allocated funds to undertake a study of the various sites and options for the proposed Centre. The study's scope included the development of a master plan, including options for site layout and design of the Centre.

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The Steering Committee held a public information meeting on April 24, 2008 at the Kleinburg Public School that was attended by approximately 100 people. At the meeting a video presentation on the project was presented that included the vision, programming and possible locations for the Centre. Generally, the attendees identified support for the project. There was concern, however, expressed on the Committee's preferred location for the Discovery Centre at the Old Fire Hall site at Treelawn and Islington Avenue. The site had been recommended due to its location, availability and size.

At the public meeting, a petition signed from approximately 140 households was presented to the Chair of the Steering Committee that stated that although there was support for the Discovery Centre in principle, they did not support the centre location at Treelawn and Islington Avenue and concern was expressed that the proposed location would commercialize the intersection of Treelawn and Islington and alter the tranquility of the neighbourhood. The petition expressed that those residents would like to see the centre located in the Kleinburg Village Core as it would be better suited and beneficial to the Kleinburg merchants and businesses. They also expressed a desire to be consulted on the project. In response, the Committee pointed out that no final decisions had been made about the location and that the purpose of the meeting was to obtain public input.

Comment forms were also available at the public information meeting to fill out and submit to the Steering Committee. Highlights of the responses were as follows:

- 100% of respondents expressed that the Centre was a good idea and should be in Kleinburg.
- 100% of respondents thought the proposed programming was good.
- Mixed results were received as per preferred location.

As a result, the Steering Committee identified the need for more public consultation on the project and is currently holding a number of focus groups and information sessions with residents of the Treelawn area subdivision to listen to their concerns and try to address them, both at the meetings and also within the final proposal to Council.

The culmination of work by the Steering Committee to date has resulted in a professional video presentation on the vision and programming for the Centre and a draft report presented at the February 12, 2008, Committee of the Whole Working Session.

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

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

- **STRATEGIC GOAL:**  
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**  
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, however, the necessary resources to undertake the entire scope of this initiative has not been allocated and approved.

#### **Regional Implications**

Not applicable.



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**Conclusion**

Since 2006, the Steering Committee has met with a number of Kleinburg community stakeholders including the McMichael, the Kleinburg Business Improvement Association, and Kleinburg Area Ratepayers Association to present the concept of the Centre, gain feedback/support and to determine an appropriate location in Kleinburg to house the Centre. It held a charette in September 2007 to gain insight on the possible vision/scope for the Centre and has consulted various industry specialists to determine how best to market and position the Centre. It has held a public information meeting and is currently hold a number of focus groups to ensure the local residents are provided with an opportunity to discuss and make recommendations on the project.

The Steering Committee will continue to hold focus groups, and address residents' concerns in a final recommendation report to Council. The final report will include information related to the vision, mandate, location, operating and capital costs, programming, and governance for Council's consideration before making a final decision on the project.

**Attachments**

None.

**Report Prepared By**

Angela Palermo, Manager of Culture, ext 8139  
Mary Reali, Director of Recreation and Culture, ext. 8687

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Item 3, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**3 FUTURE OF THE GREENING VAUGHAN ADVISORY COMMITTEE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Greening Vaughan Advisory Committee, dated October 6, 2008:

**Recommendation**

The Greening Vaughan Advisory Committee recommends that the committee remain in place until February 2009.

**Economic Impact**

There is no economic impact.

**Communications Plan**

There is no Communications Plan.

**Purpose**

To formally have the Greening Vaughan Advisory Committee (GVAC) remain in place until February 2009.

**Background - Analysis and Options**

On December 18, 2008, Council adopted the following:

*"By approving that the Greening Vaughan Advisory Committee, established in February 2006, continue with its present members and that the committee remain in place until September 2008".*

On-going discussion at the Green Vaughan Advisory Committee meetings have taken place regarding the future of the committee. It was determined that the committee should remain in place until the Environmental Master Plan has been completed.

**Relationship to Vaughan Vision 2020**

This report is consistent with the priorities previously set by Council, specifically, "Pursue Excellence in Service Delivery" and "Lead and Promote Environmental Sustainability".

**Regional Implications**

There are no Regional implications.

**Conclusion**

As the GVAC has played an integral role in the success of the Greening Vaughan Comprehensive Waste Management Plan, it is recommended that the committee remain in place until February 2009 to allow the Environmental Master Plan to be completed.

**Attachments**

N/A

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**Report prepared by:**

Adelina Bellisario,  
Assistant City Clerk

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Item 4, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**4**

**SAFE CITY COMMITTEE  
REQUEST FOR A FULL-TIME SAFETY AND SECURITY COORDINATOR**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Safe City Committee, dated October 6, 2008:

**Recommendation**

The Safe City Committee recommends:

- 1) That a Full-time Safety and Security Coordinator be hired; and
- 2) That funds be considered in the 2009 Operating Budget.

**Economic Impact**

Approval of the recommendation would result in the appropriate funds being allocated to hire a full-time Safety and Security Coordinator.

**Communications Plan**

N/A

**Purpose**

The Safe City Committee is requesting that Council consider and approve hiring a full-time Safety and Security Coordinator.

**Background - Analysis and Options**

On October 31, 2005, Council approved the creation of the Mayor's Task Force on Community Safety and Security in Vaughan. The purpose of the Task Force was to develop recommendations regarding safety and security by focusing on education, prevention and community participation. At the Council meeting of September 25, 2006, the Task Force's recommendations were presented and adopted.

At the meeting of April 14, 2008, Council approved that the Safe City Committee be recognized as the lead with respect to addressing the outstanding recommendations from the Mayor's Task Force on Community Safety and Security and that the committee report back to Council with a revised mandate to reflect additional responsibilities (Refer to Attachment 1). It was noted in the report, that consideration should be given to the required staff or financial resources needed to support the work of the Safe City Committee. It is noted that no funds have been allocated for additional staff resources at this time.

As a result of the change in mandate reflecting additional responsibilities, and to support the work of the Safe City Committee in implementing the Task Force's recommendations, it was recognized by the members that additional staff and financial resources would be necessary. Consequently, the following motion was approved by the Safe City Committee:

- 1) That a Full-time Safety and Security Coordinator be hired; and
- 2) That funds be considered in the 2009 Operating Budget.

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**Relationship to Vaughan Vision 2020**

This report is consistent with the priorities previously set by Council to serve our citizens and promote community safety, health and wellness.

**Regional Implications**

N/A

**Conclusion**

In view of the foregoing, the Safe City Committee's recommendation is before City of Vaughan Council for consideration and approval.

**Attachments**

Attachment 1: - Item 4, Report No. 19, Committee of the Whole (Working Session)

(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 5, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**5 MANDATORY INSTALLATION OF AUTOMATED EXTERNAL DEFIBRILLATORS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Safe City Committee, dated October 6, 2008:

**Recommendation**

The Safe City Committee recommends:

- (1) That the attached study (Attachment 1) on Automated External Defibrillators, be received;
- (2) That the Province of Ontario be requested to pass Province-wide legislation on Mandatory Installation of Automated External Defibrillators in all public buildings;
- (3) That the Province of Ontario be requested to forward the regulation on Mandatory Installation of Automated External Defibrillators to the necessary and appropriate agencies, boards, or commissions, responsible for affecting the Ontario Building Code;
- (4) That staff review the standard and practices as it existed in other jurisdictions and provide a report by the end of the next quarter to examine opportunities on Automated External Defibrillators; and
- (5) That the report be forwarded to the Association of Municipalities of Ontario, the Federation of Canadian Municipalities, and MPP Greg Sorbara, Member of Parliament for Vaughan.

**Economic Impact**

N/A

**Communications Plan**

N/A

**Purpose**

To advise Council of the Safe City Committee's recommendation regarding the Mandatory Installation of Automated External Defibrillators.

**Background - Analysis and Options**

At the Safe City Committee meeting of January 22, 2008, an initiative on the mandatory installation of Automatic External Defibrillators (AEDs) in all public buildings in the City of Vaughan was cited as a potential project for 2008. The committee had before them various articles and studies that were published by the New England Journal of Medicine, the American Heart Association, and the St. John Ambulance, on AEDs.

The Safe City Committee at its meeting on February 21, 2008 and again on September 16, 2008 had before them copies of various articles on the studies published by the New England Journal of Medicine and the American Heart Association, and the St. John Ambulance, on Automated External Defibrillators (AEDs). It was noted in the articles that sudden cardiac arrest is a leading cause of death in the United States/North America. Unlike many other life-threatening illnesses

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and conditions, sudden cardiac arrest occurs outside of a medical setting. In such settings, the victim's only chance of survival rests with the arrival of an emergency medical service (often unavoidably delayed beyond the critical first few minutes), and the use of a defibrillator, a device that delivers a shock to the heart to restore normal rhythm. The article from the American Heart Association (AHA) indicated that the use of automated external defibrillators (AEDs) in community settings nearly doubles the survival rate of cardiac arrest victims when measured against CPR alone. With voice and light prompts, AEDs are accurate and easy to use. As a result, the AHA recommends placing them in targeted public areas where cardiac arrest is likely to occur.

The articles also mentioned that a number of communities in California and beyond have piloted programs to place AEDs in public buildings and are incrementally expanding their programs, but few have already implemented programs that provide broad coverage. The City of Los Angeles and San Diego County have placed over 500 AEDs each in public buildings. In California, Legislature passed a law that went into effect July 1, 2008, requiring all fitness clubs in California to have AEDs. The article also cited examples of separate incidents, one in Georgia and one in California in 2003 where two young boys died from sudden cardiac arrest after being hit in the chest by a baseball. In both cases, CPR was applied to no avail, and the victims died within a few minutes. The victims' families supported by community members, medical professionals, and politicians called for implementation of AEDs at sporting events. The articles also mentioned that AEDs can now be found in airplanes, airports, schools, shopping malls, and various workplaces in the United States. Furthermore, the studies indicated that in order to make a significant impact on the sudden cardiac mortality rate, AEDs must be accessible to, and usable by, untrained bystanders or lay responders. In an ideal scenario, by the time the fire department arrives, there should already be someone there with a defibrillator.

It was noted that the City of Vaughan has no clear policy for mandatory installation of AEDs within City-owned public facilities and a proposal was put forward that City of Vaughan Council be requested to implement a program on mandatory installation of AEDs.

At its meeting on September 16, 2008, the Safe City Committee requested that the following recommendation be brought to City of Vaughan Council for consideration.

- (1) That the attached study (Attachment 1) on Automated External Defibrillators, be received;
- (2) That the Province of Ontario be requested to pass Province-wide legislation on Mandatory Installation of Automated External Defibrillators in all public buildings;
- (3) That the Province of Ontario be requested to forward the regulation on Mandatory Installation of Automated External Defibrillators to the necessary and appropriate agencies, boards, or commissions, responsible for affecting the Ontario Building Code;
- (4) That staff review the standard and practices as it existed in other jurisdictions and provide a report by the end of the next quarter to examine opportunities on Automated External Defibrillators; and
- (5) That the report be forwarded to the Association of Municipalities of Ontario, the Federation of Canadian Municipalities, and MPP Greg Sorbara, Member of Parliament for Vaughan.

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The Safe City Committee was instrumental in raising awareness for the need to install Carbon Monoxide detectors in dwelling units. This initiative resulted in By-Law 166-98 being adopted. The by-law amended the Property Standards By-Law to require the installation of Carbon Monoxide detectors in dwelling units (Refer to Attachment 2). The Safe City Committee continues to bring forward initiatives addressing community safety and security.

**Relationship to Vaughan Vision 2020**

This report is consistent with the priorities previously set by Council to serve our citizens and promote community safety, health and wellness.

**Regional Implications**

N/A

**Conclusion**

In view of the foregoing, the Safe City Committee's recommendation is before City of Vaughan Council for consideration and approval.

**Attachments**

Attachment #1 – Articles on Automatic External Defibrillators  
Attachment #2 – By-Law 166-98

(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 6, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

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**PROCLAMATION REQUEST –  
RESTORATIVE JUSTICE WEEK NOVEMBER 16 TO NOVEMBER 23, 2008**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 6, 2008:

**Recommendation**

The City Clerk recommends:

- 1) That November 16 to November 23, 2008 be proclaimed as “Restorative Justice Week”; and
- 2) That the proclamation be posted on the City’s website and published on the City Page, space permitting.

**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 Correctional Service Canada.

**Background - Analysis and Options**

The correspondence received from Correctional Service Canada on September 9, 2008 is attached (Attachment #1).

The proclamation request meets the City’s Proclamation Policy, as follows:

“That upon request, the City of Vaughan issue Proclamations for events, campaigns or other similar matters:

- (ii) If the event, campaign or declaration is directly related to matters over which the City has jurisdiction or the City directly sponsors the event, campaign or other matter”.

Correctional Service Canada has requested the City publicize this proclamation to provide an opportunity to learn, educate and celebrate along with other communities across the country about restorative justice during this week. Council has approved this proclamation in the past.

**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.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 6, CW Report No. 49 – Page 2

**Regional Implications**

N/A

**Conclusion**

Staff is recommending that November 16 to November 23, 2008 be proclaimed as “Restorative Justice Week” and that the proclamation be posted on the City’s website and published on the City Page, space permitting.

**Attachments**

Attachment #1 - Correspondence from Correctional Service Canada, received September 9, 2008

**Report prepared by:**

Connie Bonsignore, Admin Assistant to 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 OCTOBER 27, 2008**

Item 7, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**7**

**SANTAFEST PARADE IN MAPLE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Ferri, dated October 6, 2008:**

**Recommendation**

Regional Councillor Mario F. Ferri recommends:

That Vaughan Council request the Region of York to permit the following temporary road closure for the Santafest Parade on Sunday November 9, 2008 between the hours of 1:30 p.m. to 3:30 p.m. along Major Mackenzie Drive between Hwy 400 to the Vaughan Civic Center, and

That City staff be authorized to provide various services for this event, such as staff support, services in kind and facility space as well as any appropriate measures, such as temporary event related parking restrictions and similar actions, subsequent to detailed event planning.

**Economic Impact**

None

**Communications Plan**

The City Corporate Communication Department will work with members of the Santafest Committee to post the event on the City of Vaughan website.

**Purpose**

To facilitate the community's request for road closure support for the Santafest Parade in Maple.

**Background - Analysis and Options**

The Santafest Committee comprised of several community groups, clubs, organizations, businesses and City staff wish to hold its Ninth Annual Santafest Parade featuring, the ever popular Santa Claus. The desired parade route would originate at Canada's Wonderland and proceed east along Major Mackenzie Drive to the Vaughan Civic Center.

Major Mackenzie Drive is under the jurisdiction of the Region of York; accordingly, it will be necessary to obtain Regional approval and any required permits for this event.

The actual parade is predicted to last approximately one hour from start to finish. However, it is suggested that the parade route be closed to through movement, non-event related traffic between 1:30p.m. to 3:30 p.m. on the event day. This would assist in orderly spectator arrival and departure along the parade route. Appropriate road detours to facilitate through traffic movement can be arranged and decided upon in coming liaison with the appropriate Regional staff.

City staff from various appropriate municipal departments will also be involved in activities such as the procurement of Regional Police assistance, media notification, detour signing and barricade provisions and any other similar requested assistance.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 7, CW Report No. 49 – Page 2

**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**

The Region of York will be asked to provide a road closure on Major Mackenzie Drive between Highway 400 and the Vaughan Civic Center between the hours of 1:30 p.m. to 3:30 p.m. on November 9, 2008.

**Conclusion**

Council's support through its request to the Region of York will ensure a safe and successful parade event.

**Attachments**

None

**Report prepared by:**

Joseph A.V. Chiarelli  
Manager Special Projects Licensing & Permits  
Insurance-Risk Management

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 8, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**8 DONGARA-COMMUNITY LIAISON COMMITTEE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Carella, dated October 6, 2008, be approved; and
- 2) That Regional Councillor Ferri be appointed to the Dongara-Community Liaison Committee.

**Recommendation**

Councillor Tony Carella, in consultation with Ms Betty Disero, Business Development officer for Dongara, recommends adoption of the attached terms of reference for a non-statutory advisory committee, to be titled the Dongara-Community Liaison Committee.

**Economic Impact**

Nil.

**Communication Plan**

The Corporate Communications Department, in consultation with Dongara, will issue a media release, to inform the public of the creation of the liaison committee.

**Purpose**

To create a forum for the discussion and resolution of any concerns arising from the operation of the pelletization plant recently opened by Dongara, at the intersection of Highways 27 and 407 and to assist in the promotion of the technology to other jurisdictions.

**Background – Analysis and Options**

The collection and disposal of waste is one of the principal responsibilities of local governments in Ontario, and indeed across Canada and United States. In the so-called 905 portion of the Greater Toronto Area, the collection of waste is the responsibility of lower tier municipalities, while its disposal is that of the regional municipalities. Thus, while there is a contractual relationship between the Region of York and Dongara, its location is within the boundaries of the City of Vaughan, which in turn will be the principal supplier of the waste going into the plant. The plant will convert non-recyclable, non-hazardous, and non-compostable waste into pellets that can be used as fuel, thereby reducing the need for additional landfill capacity. This represents a significant leap in waste disposal technology.

Nevertheless, any new technology, no matter how sound, can prompt concerns as to its efficacy, per se, and its impact, if any, on neighboring land uses.

With the foregoing in mind, this recommendation contemplates a means by which any concerns that arise over the operation of the Dongara facility can be addressed in a forum in which all interested parties can participate: the City of Vaughan and the Region of York, through elected representatives; Dongara itself; as well as local businesses and local residents.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008

Item 8, CW Report No. 49 – Page 2

#### **Regional Implications**

While the Region of York is party to a contract for waste processing with Dongara, the proposed liaison committee is intended to deal with any impacts of the plants operation on the immediately adjacent committee. The inclusion of a regional councillor in the membership of the committee will ensure any concerns touching on the Region of York's interests with respect to the plant can be effectively communicated to the region.

#### **Relationship to Vaughan Vision 20/20**

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

#### **Conclusion**

A liaison committee populated by representatives of the City of Vaughan, the Region of York, Dongara, local businesses, and local residents will provide a forum for the resolution of any concerns arising from the operation of this facility.

#### **Attachments**

*Terms of Reference, Dongara-Community Liaison Committee*

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

Councillor Tony Carella, FRSA

(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 OCTOBER 27, 2008**

Item 9, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**9                    AL PALLADINI COMMUNITY CENTRE: BICYCLING CLASS SPACE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated October 6, 2008:

**Recommendation**

Councillor Tony Carella recommends:

1. That the attached petition, signed by approximately one hundred and seventy (170) residents and requesting improved, dedicated space for cycling classes at the Al Palladini Community Centre be received; and
2. That this matter be referred to the Budget Committee, for consideration as part of the 2009 budgetary process.

**Economic Impact**

To be determined as part of the budget documentation procedure

**Communication Plan**

A communication plan would be premature at this time.

**Purpose**

To bring to the attention of the Budget Committee a petition that will have budgetary impact.

**Background - Analysis and Options**

Bicycling is without a doubt one of the most popular and beneficial forms of exercise in this country. However, our winters limit the time when this form of exercise can be taken out of doors. And hence the popularity of stationary bicycling indoors over the cold winter months.

In the case of the Al Palladini Community Centre, the number of enthusiasts is large and they are seeking an improved space, larger, better ventilated, with more bicycles, to accommodate the growing interest in this form of exercise. Hence the attached petition.

**Regional Implications**

None

**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.

**Conclusion**

It is appropriate that the attached petition be forwarded to the Budget Committee.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 9, CW Report No. 49 – Page 2

**Attachments**

*Petition requesting dedicated space for bicycling classes at Al Palladini Community Centre*

**Report prepared by:**

Councillor Tony Carella, FRSA

(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 OCTOBER 27, 2008**

Item 10, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**10**

**VETERANS' PARK: ADDITIONAL BOCCE COURTS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated October 6, 2008:**

**Recommendation**

Councillor Tony Carella recommends:

1. That the attached petition, signed by approximately one hundred and ten (110) residents and requesting an increase in the number of bocce courts at Veterans' Park from one (1) to four (4) be received; and
2. That this matter be referred to the Budget Committee, for consideration as part of the 2009 budgetary process.

**Economic Impact**

To be determined as part of the budget documentation procedure

**Communication Plan**

A communication plan would be premature at this time.

**Purpose**

To bring to the attention of the Budget Committee a petition that will have budgetary impact.

**Background - Analysis and Options**

Veterans' Park is located south of Woodbridge Avenue, running along the west bank of the Humber River to the southern end of Wallace Street, at Highway 7.

In the past few years, an increasing number of older individuals who are "downsizing" from single family dwellings to condominium units have been attracted to the neighbourhood, as it combines the housing type they are seeking with the convenience of pedestrian-accessible services, as well as opportunities for low impact exercise (walking and jogging) along the extensive walkways and trails that wind their way through parklands along both sides of the river, and indeed, further upstream, along both sides of the east and west branches of the Humber River.

Many of these new residents are bocce enthusiasts. Yet, there is at present only one court available for use in the area, in Veterans' Park, immediately behind the Terraces condominium, beside and behind the Historic Wallace House, on Woodbridge Avenue.

The petition which is attached to this report requests an increase in the number of courts to four. Given the likelihood of additional development in the Woodbridge core, and the current demographic profile of the area, it is safe to assume that the number of bocce enthusiasts living in the neighbourhood will be increasing in the near future. Hence, an increase in the number of courts to four seems eminently reasonable.

**Regional Implications**

None

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

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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.

**Conclusion**

It is appropriate that the attached petition be forwarded to the Budget Committee.

**Attachments**

*Petition requesting three additional bocce courts in Veterans' Park*

**Report prepared by:**

Councillor Tony Carella, FRSA

(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 OCTOBER 27, 2008**

Item 11, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**11            SALE OF SMALL/REMNANT PARCELS OF VACANT CITY-OWNED LANDS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated October 6, 2008:**

**Recommendation**

Councillor Tony Carella recommends:

1. That appropriate staff be directed to report back to the Committee of the Whole by March 31, 2009 with respect to the development of a policy for the sale and disposal of small and/or remnant vacant parcels of city-owned lands, defined as:
  - a. parcels of real property owned by the City of Vaughan that are land-locked and therefore not separately viable, except as additions to adjacent properties, and/or
  - b. parcels that are of such a size, shape, or limited use that there is no general market for them, as they cannot be developed on their own; and
2. That such transactions shall in fact be sales according to the generally accepted meaning of that term, and shall not include a lease for twenty-one (21) or more years (which is included among the definitions of 'sale' in the Disposal of Property By-law); and
3. That the proceeds of such sales be designated for the sole and exclusive purpose of improvements to the streetscape of the ward in which the parcel is located.

**Economic Impact**

Nil

**Communication Plan**

A communication plan would be premature at this time.

**Purpose**

To increase funds available for the enhancements of streetscapes across the City.

**Background - Analysis and Options**

As the City of Vaughan has developed, a number of small vacant parcels belonging to the city have been left behind, of little or no value to the municipality. On the other hand, there is some indication that these parcels may be of interest to abutting landowners wishing to increase the size of their own properties, if only marginally.

This recommendation contemplates the development of both a policy to dispose of these parcels, and a destination for any proceeds, to a fund to support streetscape enhancements within the same ward as any sold parcel.

In effect, this recommendation will transform vacant and unused civic property into another form of civic capital, one that can be enjoyed by any number of residents.

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**Regional Implications**

None

**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.

**Conclusion**

Small vacant/remnant parcels of city-owned lands can be found across the municipality. These parcels hold little value for the city per se, but they may be of interest to abutting landowners who wish to increase the size of their own properties. The disposal of these parcels has the potential to create a modest revenue stream that can appropriately be dedicated to improving the aesthetics of streetscapes across the city.

**Attachments**

None

**Report prepared by:**

Councillor Tony Carella

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 12, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**12                    DECLARATION OF LOCAL GOVERNMENT EDUCATION WEEK**

**The Committee of the Whole recommends:**

- 1)        That the recommendation contained in the following report of Councillor Shefman, dated October 6, 2008, be approved, subject to adding “Members of” before “City”, and replacing “Councillors” with “Council”, in Clause 2;**
- 2)        That October 19 to 25, 2008 be proclaimed as “Local Government Education Week”; and**
- 3)        That the memorandum of Councillor Carella, dated October 1, 2008, be received.**

**Recommendation**

1. Councillor Shefman recommends that the City of Vaughan declares Local Government Education Week on an annual basis.
2. That City of Vaughan Councillors make themselves available to their local schools during Local Government Education Week to speak to students about the job they do and about role of local government.

**Economic Impact**

There is no economic impact.

**Communications Plan**

Corporate Communications will issue a media release and work with local schools to inform them of the opportunities for Councillors to attend and take part in educational programs supportive of this initiative.

**Purpose**

To formally have this event declared on a yearly basis in conjunction with the Association of Municipalities of Ontario. Local Government week will be held in Grade 5 and Grade 10 classes in our community schools to celebrate the key role that Local Governments play in shaping our communities.

**Background - Analysis and Options**

The Province of Ontario, The Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO) and the Association of Municipalities of Ontario (AMO), have partnered to develop Local Government Week to celebrate the key role that Ontario Local governments play in helping to define the character, priorities, amenities and physical make-up of communities.

The goal in the first year of Local Government week is to put a face to local government staff and elected officials, engage youth and create an interest in community leadership and stewardship.

All Ontario municipalities, together with local schools and teachers, are invited to participate to make Local Government week a real and relevant experience for Ontario students.

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### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008

Item 12, CW Report No. 49 – Page 2

Resource guides have been developed that are intended to complement a range of cross-curricular subjects, with additional focus specifically on the Grade 5 Social Studies curriculum, and Grade 10 History and Civics curriculum. The Guides also provide information that municipal officials could use or adapt for activities and presentations for schools about local government, as part of Local Government week. Municipalities in Ontario are welcome and encouraged to explore the Local Government Teacher Guides, as well as presentations for municipalities to use, posters and more that are posted online.

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

This report is consistent with the priorities previously set by Council, specifically, “Pursue Excellence in Service Delivery” and “Demonstrate Leadership and Promote Effective Governance”.

#### **Regional Implications**

There are no Regional implications.

#### **Conclusion**

This declaration and the involvement of Councillors in the program will enhance the knowledge that students in the City of Vaughan will have of the role of local government.

#### **Attachments**

N/A

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

Debi Traub,  
Council Executive Assistant

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 13, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

13

**2008 SUMMER HIATUS REPORT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated October 6, 2008:

**Recommendation**

The City Manager recommends:

That By-law 332-98, as amended (Hiatus By-law), be amended to clarify that the City Manager's authority to award contracts during the hiatus includes RFP's.

**Economic Impact**

N/A

**Communications Plan**

N/A

**Purpose**

The purpose of this staff report is to advise members of Council of those matters attended to by staff (City Manager) during Council's 2008 summer hiatus and amend the Hiatus Bylaw to clarify the inclusion of RFP's.

**Background - Analysis and Options**

By-law 332-98 provides authority for the execution of documents of an administrative nature by staff and/or the Mayor and Clerk, for certain matters during the hiatus of Council. Approvals made during the 2008 Summer Hiatus period are as follows:

1. T08-156  
Approval – August 8, 2008  
\$238,066.63 plus GST  
Iron Trio Inc.
2. T08-110  
Approval - July 28, 2008  
\$3,158,912.71 plus GST  
Contingency – 320,000 plus GST  
Geotechnical and Material Testing 32,000.00 plus GST  
Graham Bros. Construction Limited
3. RFP 08 – 143  
Approval – July 17, 2008  
\$ 97,949.00 – plus GST  
Contingency – 10,000 plus GST  
SRM Associates

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 13, CW Report No. 49 – Page 2

For greater certainty, staff are also recommending an amendment to the Hiatus Bylaw to clarify that the City Manager's authority to award contracts during the hiatus includes RFP's.

**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**

The above tenders were awarded based on qualifications and low bid. This report, which outlines those tenders that were authorized under By-law 332-98, as amended, is provided to Council for their information.

**Attachments - MAYOR AND MEMBERS OF COUNCIL ONLY**

1. Staff Report - T08-156
2. Staff Report – T08-110
3. Staff Report – RFP08-143

The above reports are provided to the Mayor and Members of Council only. However, a copy is on file in the office of the City Clerk for public viewing.

**Report prepared by:**

Lorena Marcucci  
Executive Assistant to the City Manager

(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 OCTOBER 27, 2008**

Item 14, Report No. 49, of the Committee of the Whole, which was considered by the Council of the City of Vaughan on October 27, 2008, was dealt with by approving:

***That this matter be referred to the Committee of the Whole (Working Session) meeting of October 28, 2008.***

14

**2009 SCHEDULE OF MEETINGS**

The Committee of the Whole recommends:

- 1) That this matter be referred to staff for further examination and a report to the Council meeting of October 27, 2008, addressing the concerns raised by Members of Council; and
- 2) That the following report of the City Manager and the City Clerk, dated October 6, 2008, be received.

**Recommendation**

The City Manager and the City Clerk, in consultation with the Senior Management Team, recommend:

- 1) That the 2009 Schedule of Meetings be adopted in accordance with the calendar set out at Schedule 'A' to this report; and
- 2) That By-law No. 400-2002 as amended (the Procedure By-law) be amended accordingly.

**Economic Impact**

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

**Communications Plan**

The 2009 Schedule of Meetings will be posted on the City's website.

**Purpose**

This report is to request Council's approval of the attached 2009 Schedule of Meetings for Committee of the Whole, Committee of the Whole (Closed Session), Committee of the Whole (Working Session), Committee of the Whole (Public Hearing), and Council. The Schedule has been modified from previous years to provide greater opportunity for the scheduling or accommodation of additional meetings, and for staff to research and submit additional reports to Council, where appropriate.

**Background – Analysis and Options**

The Procedure By-law currently provides for Committee of the Whole and Committee of the Whole (Public Hearing) meetings to be scheduled on the first and third Monday of each month, and for Committee of the Whole (Working Session) meetings on the second and fourth Tuesday of each month. Meetings of Council are currently to be held on the second and fourth Monday of each month.

The modified schedule (attached) provides throughout the year a gap week between meetings of the Committee of the Whole meetings and the Council meeting for that cycle. The advantages of constructing the schedule in this manner include:

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### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008

#### Item 14, CW Report No. 49 – Page 2

1. Provision for the Scheduling of Additional Meetings

The scheduled gap week is not intended to be a 'free week'. Rather, it is anticipated that the week will provide more opportunities for members of Council to schedule ad hoc meetings for constituency work or for special purpose bodies and other committees, task forces and boards. This would alleviate a serious deficiency in the current schedule. Particular benefit may be derived by scheduling time for additional meetings of Committee of the Whole (Working Session) throughout the year, to be held as needed.

2. Additional Reporting Time

The proposed cycle provides additional time for the preparation of supplementary information between Committee of the Whole and Council where required.

3. Management Flexibility

A consistent two-week meeting cycle provides few opportunities for staff to dedicate blocks of time to management issues not directly related to Council business.

4. Additional Public Notice

Currently, agendas for Committee of the Whole are made available to the public via the City's website on the Tuesday prior to the meeting [for Committee of the Whole (Public Hearing), on the Thursday prior to the meeting]. Agendas for meetings of City Council are not typically posted until late on the Friday prior to the Monday Council meeting. Modification to the schedule will result in accommodating production timeframes which will allow for more advanced notice to be given to the public in many cases.

#### Variations to the Schedule

Due to anticipated workloads, statutory holidays and significant faith days, variations to the base schedule are as follows:

January: One cycle of meetings is scheduled in January to accommodate the holiday season. This practice was established in 2005. The first Council meeting is scheduled on the fourth Tuesday of the month due to Chinese New Year.

February: Council has been scheduled on the third Tuesday due to Family Day.

March: No gap week is provided in early March in order to accommodate March Break.

April: Committee of the Whole, Committee of the Whole (Closed Session), and Committee of the Whole (Public Hearing) have been scheduled for the second Tuesday due to Easter, and Committee of the Whole (Working Session) has been scheduled for the third Tuesday to accommodate the concluding days of Passover.

May: Council has been scheduled for the third Tuesday due to Victoria Day.

June: To accommodate anticipated heavy workloads and the Federation of Canadian Municipalities Conference from June 5<sup>th</sup> to June 8<sup>th</sup>, Committee of the Whole meetings in June have been scheduled to commence at 11:00 a.m., and the first meetings of Committee of the Whole, Committee of the Whole (Closed Session), and Committee of the Whole (Public Hearing) have been scheduled for the second Tuesday. There are no gap weeks scheduled in June, and the Committee of the Whole (Working Session) meetings have been scheduled for the day following Council.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

#### Item 14, CW Report No. 49 – Page 3

- July/August: In accordance with past practice no meetings have been scheduled in July and August, with the exception of August 31<sup>st</sup>.
- October: The first Committee of the Whole, Committee of the Whole (Closed Session), and Committee of the Whole (Public Hearing) have been scheduled for the second Tuesday of October due to Thanksgiving Day, and Committee of the Whole (Working Session) has been scheduled for the following week.
- December: There is no gap week in early December, and Committee of the Whole has been scheduled to start at 11:00 a.m.

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

It is to be noted that by providing a gap week in the calendar, the number of Committee / Council cycles over the course of the year will be reduced from 18 to 15. Offsetting this reduction is the opportunity to schedule additional meetings of the Committee of the Whole (Working Session) which would provide for in depth review of complex reports, without having to increase the number of Council meetings.

#### **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 Impact**

There is no Regional impact because no meetings have been scheduled for Wednesdays and Thursdays, the days on which Regional Committees and Regional Council meet.

#### **Conclusion**

The 2009 meeting schedule has been prepared with a view to providing greater flexibility in the scheduling of meetings and in undertaking the work required to support Council. Implementation of the schedule will require modification to the Procedure By-law. Variations have been incorporated into the schedule to provide for statutory holidays and significant faith days.

In view of the foregoing, it is recommended that Council approve the attached 2009 meeting schedule.

#### **Attachments**

1. 2009 – 12 Month – Schedule of Meetings

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

G. Hardyck, Assistant City Clerk

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 15, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

15

**AWARD OF TENDER T08-215  
PARK RIDGE PARKETTE (KP4)**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated October 6, 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 T08-215, Park Ridge Parkette (KP4) be awarded to Forest Contractors Ltd. for the amount of \$162,483.00 (excluding G.S.T.);
- 2) That a contingency allowance of \$20,000.00 be approved, within which the Director of Parks Development is authorized to approve amendments to the contract; and
- 3) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

**Economic Impact**

Capital project PK 6194-08 – Park Ridge Parkette (KP4) funding was approved in the 2008 Capital Budget. The annual operating cost of \$7,500.00 is required to maintain this park once completed.

**Communications Plan**

Not applicable.

**Purpose**

The purpose of this report is to seek approval to award tender T08-215 for the development of Park Ridge Parkette (KP4).

**Background - Analysis and Options**

The project is for the construction of the Park Ridge Parkette (KP4) located west of Islington Avenue and north of Major Mackenzie Drive in Kleinburg. Capital project PK 6194-08 – Park Ridge Parkette (KP4) funding was approved in the 2008 Capital Budget.

Park facilities include the following in accordance with the master landscape plan: main gathering space with seating and gazebo; playground area with senior and junior play precinct; concrete pathway; site furnishings; viewing platform; plantings and sodding.

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

The Bidders have been pre-qualified by the City of Vaughan as eligible Bidders to submit bids for this Project. Tenders were closed and publicly opened on Thursday, September 11, 2008. Four (4) bid documents were received. The bid results of the four (4) bids are as follows:

.../2

CITY OF VAUGHAN

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<b><u>Contractor</u></b>	<b><u>Base Tendered Price (excluding GST)</u></b>
Forest Contractors Ltd.	\$162,483.00
Melfer Construction	\$198,182.00
Pine Valley Enterprises Inc.	\$247,953.00
Mopal Construction Ltd.	\$258,600.00

**Relationship to Vaughan Vision 2007**

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, Forest Contractors Ltd., is deemed to meet the requirements of the contract.

Upon award of Tender, this project will commence within ten (10) working days from the Date of Notification of Award, weather permitting and should be completed in the early summer of 2009.

**Attachments**

None

**Report prepared by:**

Charles Kuo, Landscape Architect, Ext. 3203  
Paul Gardner; Director of Parks Development, Ext. 3209

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 16, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**16 DEMOLITION/REMOVAL REQUEST OF 8265 HUNTINGTON ROAD  
SOBEY'S CAPITAL INCORPORATED**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services and the Director of Recreation and Culture, dated October 6, 2008:

**Recommendation**

The Commissioner of Community Services and the Director of Recreation and Culture recommend approval of the following recommendation from Heritage Vaughan Committee:

1. That Council approve the demolition/removal of the George Pearson House at 8265 Huntington Road under Section 27 (3) of the *Ontario Heritage Act*.
2. That the property be removed from the City's *Register of Property of Cultural Heritage Value*.

**Economic Impact**

There is no direct economic impact related to the approval of this report.

**Communications Plan**

The property owner through their representative will be communicated any outcome resolution made by Council as a result of the review of this matter.

**Purpose**

The building at 8265 Huntington Road is listed in the City's *Register of Property of Cultural Heritage Value* as approved by Council in June 2005 and established under Part IV, Section 27(1) of the Ontario Heritage Act. A notice of demolition/removal was received from the legal counsel representing the property owner on August 29, 2008 for the building. As a result, Council is to consider whether to designate the property or grant approval to demolish the building within 60 days of the owner's request as required under Section 27 (3) the Ontario Heritage Act.

**Background - Analysis and Options**

The City/Council has received a demolition/removal notice for the George Pearson House located at 8265 Huntington Road from the legal counsel representing the property owners. The property is identified in the City's *Register of Property of Cultural Heritage Value*. The property Register, approved by Council in June 2005, was established as per Part IV Subsection 27(1) of the Ontario Heritage Act. While properties on the Register are not "designated" property under the Heritage Act, they are provided protection from demolition for 60 days until such time as Council reviews their cultural heritage value and decides whether or not to designate the property under Part IV, Section 29 (1) of the Act. A notice of demolition/removal was received from the property owner by way of their legal counsel on August 29, 2008 pursuant to Section 27 (3) of the Act.

The property owner, Sobey's Capital Incorporated, received approval in 2007 of their development application for a large-scale distribution warehouse and office facility on this property and has since completed construction of the building. The identification and recommendation/request to preserve the heritage building on the property was provided to the property owners by Cultural Services staff through the request for comments circulation by the Vaughan Planning Department in 2006 (DA.06.057).

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008

#### Item 16, CW Report No. 49 – Page 2

Heritage Vaughan at its September 17, 2008 meeting reviewed the request for demolition/removal of the subject building and recommended that the demolition of the building be approved. The Committee concluded that the architectural significance of the building has been diminished by the number of changes to the building since its original evaluation in 2005 and its location behind a large warehouse facility would also limit its re-use.

The evaluation of the building as it relates to its cultural heritage value finds that the building although representative of its style, has a number of alterations that concludes it does not merit protection and preservation under Part IV Section 29 (1) of the Ontario Heritage Act. Should Council concur with this recommendation, it is recommended that Council approve the demolition of the building and not pursue the designation of the property.

The Ontario Heritage Act allows municipal councils to designate individual buildings and or property of cultural heritage significance under Part IV Section 29 (1) of the Act. The Designation process would entail, if decided by Council as a course of action, a notice of Council's intention to designate issued to the property owner, the Ontario Heritage Foundation and the general public through the advertisement in a local paper. Should any objections or appeals to the notice of designation be served on the City Clerk within thirty days of a notice being published in the local paper, those objections will be referred to the Conservation Review Board of the Province of Ontario. The Review Board shall hold a hearing to determine whether the property in question should be designated. Within 30 days after the conclusion of a hearing, the Review Board shall send a copy of its report with recommendations to Council and the property owners. Council after considering the Review Board's report shall either pass a by-law designating the property under the Act or shall withdraw the notice of intention to designate. Council's decision on the matter is final.

#### Evaluation of Building

The George Pearson House (c. 1861) is recommended for designation on architectural grounds as a representative example of a mid-19<sup>th</sup> Century, red brick Ontario farmhouse exhibiting its original form and T-shape plan with features designed in the Classical Revival style. The portions of the existing building that are of cultural heritage value or interest and that contain heritage attributes are the exterior of the main (west) portion and the original exterior of the kitchen or "tail" area which is the portion that extends to the east.

Specific cultural heritage attributes are as follows:

#### *Architectural Significance*

##### *Exterior*

- Hand-made brick, brickwork construction and styling which illustrates expertise in mid-19<sup>th</sup> Century masonry techniques – seen in the west, south, east and north walls of the main portion and also in the south and east walls of the tail portion
- Front façade has red brick in the field, laid in a Flemish bond pattern
- Flush, rectangular quoins on the front two corners are laid in white (yellow) brick
- Frieze bands under west (front), south and east eaves consist of a single course of corbelled red brick below three courses of corbelled white brick laid in a pattern resembling a horizontal chain or ladder in which a single red brick is inset as the negative space
- "ERECTED 1861" is written by hand in red (faded) on the white bricks near the mid-point of this frieze area
- Wooden fascia, soffits, mouldings and return eaves
- Jack arch window and door heads laid in tapered white (yellow) brick

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008

#### Item 16, CW Report No. 49 – Page 3

- Cut stone lug sills on windows
- East wall of tail portion has two single-hung, wood sash windows with a 6-over-3 pane arrangement
- Split (mixed) granite fieldstone foundation walls

#### *Architectural Features Removed*

- roof is not original but has been clad in an appropriate material – channeled sheets of metal
- original belcast front porch has been removed
- window sashes have been replaced with vinyl half-slider units

#### *Altered Architectural Features*

- south chimney shaft has been rebuilt with new red brick
- original front door has been closed in with the addition of a gable roof storm porch with a smaller exterior door on south side
- north side of gable roof of tail extended over a single-storey addition to the north
- wood shed at east end of tail has a shed roof which has been extended over a single-storey addition to the north
- it has not been determined if original exterior brickwork of north wall of tail is extant

#### *Historical Significance*

The original owner of this subject property was George Pearson, an early settler and farmer in the former Vaughan Township. George Pearson appears as the landowner of the west half of Lot 9 within Concession 9 of Vaughan Township in 1860 on *Tremaine's Map of the County of York*. Later in 1878, George Pearson is shown on the same property, with the farmhouse footprint indicated, on the Vaughan Township map within the *Historical Atlas of the County of York*.

#### Designation Under Part IV

The Designation of property under the Part IV of the Ontario Heritage Act would require that no changes to the exterior of the building take place without Council's approval. Also, the demolition of Designated property without a permit could result in the imposition of fines up to \$50,000 to individual property owners and up to \$1 million dollars to corporations.

#### Relationship to Vaughan Vision 2020

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

- STRATEGIC GOAL:  
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:  
Preserve our heritage and support diversity, arts and culture.

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

#### Regional Implications

Not applicable.



CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

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**Conclusion**

Should Council concur with Heritage Vaughan Committee in finding that the building has a minimal cultural heritage value as it relates to its architectural and historical significance, it is recommended that the demolition/removal of the building be approved and that the building be removed from the City's *Register of Property of Cultural Heritage Value*. Should Council find that the building merits protection and preservation under Part IV of the Ontario Heritage Act, it is recommended that Council proceed with the designation of the property in an effort to preserve it.

**Attachments**

1. Location and photographs of 8265 Huntington Road & letter requesting demolition of building.

**Report Prepared By**

Stephen Robinson, Cultural Heritage Coordinator, ext. 3128  
Angela Palermo, Manager of Culture, ext 8139  
Mary Realì, Director of Recreation and Culture ext. 8234

(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 OCTOBER 27, 2008**

Item 17, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**17 ASSUMPTION – VELLORE WOODS COMMUNITY, WATERTOWER SUBDIVISION, PHASE 3  
19T-97V28 / 65M-3542**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 6, 2008:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3542, and that the municipal services letter of credit be released.

**Economic Impact**

Upon assumption of this development, approximately 1.5 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., 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**

This report pertains to the assumption of the municipal services in plan of subdivision 65M-3542 by the City.

**Background - Analysis and Options**

The Watertower Residential, Plan of Subdivision 65M-3542 is a 43 lot residential development located on the south of Major Mackenzie Drive and east of Weston Road as shown on Attachment No.1.

The subdivision agreement with Watertower Investments Limited was executed on October 02, 2001, and the Plan of Subdivision was subsequently registered on December 19, 2001. The construction of the roads and municipal services in Plan 65M-3542 were completed in July 2003.

The developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivision has been certified by the Developer's engineering consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision 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 subdivision and are now satisfied with the extent of the works.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 17, CW Report No. 49 – Page 2

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

**Relationship to Vaughan Vision 2020**

The development of this subdivision 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 construction of the roads and municipal services associated with the Watertower Subdivision Phase 3 Plan of Subdivision 65M-3542 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3542 be assumed and the municipal services letter of credit be released.

**Attachments**

1. Location Map

**Report prepared by:**

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461  
Frank Suppa, Manager, Development Inspection and Grading, ext. 8073

VR/st

(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 OCTOBER 27, 2008**

Item 18, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**18**

**ASSUMPTION – BELVEDERE ESTATES PHASE 3  
19T-89064 / 65M-3558**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 6, 2008:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3558, and that the municipal services letter of credit be released.

**Economic Impact**

Upon assumption of this development, approximately 0.8 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., 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**

This report pertains to the assumption of the municipal services in plan of subdivision 65M-3558 by the City.

**Background - Analysis and Options**

The Belvedere Estates Phase 3, Plan of Subdivision 65M-3558 is a 62 lot residential development located on the south side of Rutherford Road and west of Clarence Street as shown on Attachment No.1.

The subdivision agreement with Belvedere Estates Phase 3 Subdivision was executed on October 17, 2001, and the Plan of Subdivision was subsequently registered on April 18, 2002. The construction of the roads and municipal services in Plan 65M-3558 were completed in 2004.

The developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivision has been certified by the Developer's engineering consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision 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 subdivision and are now satisfied with the extent of the works.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 18, CW Report No. 49 – Page 2

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

**Relationship to Vaughan Vision 2020**

The development of this subdivision 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 construction of the roads and municipal services associated with the Belvedere Estates Phase 3 Subdivision Plan of Subdivision 65M-3558 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3558 be assumed and the municipal services letter of credit be released.

**Attachments**

1. Location Map

**Report prepared by:**

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461  
Frank Suppa, Manager, Development Inspection and Grading, ext. 8073  
Engineering

VR/st

(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 OCTOBER 27, 2008**

Item 19, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**19**

**ASSUMPTION –P & M RESIDENTIAL  
19T-90028 / 65M-3503**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 6, 2008:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3503, and that the municipal services letter of credit be released.

**Economic Impact**

Upon assumption of this development, approximately 0.9 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., 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**

This report pertains to the assumption of the municipal services in plan of subdivision 65M-3503 by the City.

**Background - Analysis and Options**

The P & M Residential, Plan of Subdivision 65M-3503 is a 7 lot residential development located on the south side of Rutherford Road and west of Clarence Street as shown on Attachment No.1.

The subdivision agreement with P & M Residential Subdivision was executed on March 05, 2001, and the Plan of Subdivision was subsequently registered on June 18, 2001. The construction of the roads and municipal services in Plan 65M-3503 were completed in September 2003.

The developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivision has been certified by the Developer's engineering consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision 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 subdivision and are now satisfied with the extent of the works.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 19, CW Report No. 49 – Page 2

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

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

The development of this subdivision 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 construction of the roads and municipal services associated with the P & M Residential Subdivision Plan of Subdivision 65M-3503 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3503 be assumed and the municipal services letter of credit be released.

#### **Attachments**

1. Location Map

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

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461  
Frank Suppa, Manager, Development Inspection and Grading, ext. 8073

VR/st

(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 OCTOBER 27, 2008**

Item 20, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**20**

**ASSUMPTION – AIR-LITE RESIDENTIAL  
19T-90027 / 65M-3502**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 6, 2008:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3502, and that the municipal services letter of credit be released.

**Economic Impact**

Upon assumption of this development, approximately 0.9 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., 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**

This report pertains to the assumption of the municipal services in plan of subdivision 65M-3502 by the City.

**Background - Analysis and Options**

The Air – Lite Residential, Plan of Subdivision 65M-3502 is a 9 lot residential development located on the south side of Rutherford Road and west of Clarence Street as shown on Attachment No.1.

The subdivision agreement with Air - Lite Residential Subdivision was executed on March 05, 2001, and the Plan of Subdivision was subsequently registered on June 18, 2001. The construction of the roads and municipal services in Plan 65M-3502 were completed in September 2003.

The developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivision has been certified by the Developer's engineering consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision 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 subdivision and are now satisfied with the extent of the works.



## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 20, CW Report No. 49 – Page 2

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

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

The development of this subdivision 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 construction of the roads and municipal services associated with the Air-Lite Residential Subdivision Plan of Subdivision 65M-3502 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3502 be assumed and the municipal services letter of credit be released.

#### **Attachments**

1. Location Map

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

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461  
Frank Suppa, Manager, Development Inspection and Grading, ext. 8073  
Engineering

VR/st

(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 OCTOBER 27, 2008**

Item 21, Report No. 49, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 27, 2008, as follows:

***By approving the following in accordance with the memorandum of the Commissioner of Engineering and Public Works, dated October 23, 2008:***

1. ***That Tender T08-232, Centre Street Bridge Replacement/Rehabilitation be awarded to All Services Incorporated in the amount of \$160,965.00, plus G.S.T.;***
2. ***That a contingency allowance in the amount of \$17,000.00, plus G.S.T. be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the Contract;***
3. ***That the City retain SRM Associates to provide contract administration and construction inspection services, including geotechnical and material testing and disbursements at an estimated cost of \$25,600.00, plus G.S.T.;***
4. ***That a contingency allowance in the amount of \$3,000.00, plus G.S.T. be approved for contract administration and inspection within which the Commissioner of Engineering and Public Works or his designate is authorized to approve additional engineering services;***
5. ***That the additional funds in the amount of \$90,000.00 required for construction and engineering services be approved and be funded from Roads Infrastructure Reserve,***
6. ***That the budget for Capital Project EN-1695-07 be increased by \$90,000.00 and funded from Roads Infrastructure Reserve;***
7. ***That the inclusion of the matter on a Public Committee or Council Agenda for additional funding request for Centre Street Bridge Replacement/Rehabilitation is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002; and***
8. ***That the Mayor and Clerk be authorized to sign the appropriate documents.***

21

**AWARD OF TENDER T08-232  
CENTRE STREET BRIDGE REPLACEMENT/REHABILITATION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 6, 2008:

**Recommendation**

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

That Tender T08-232 for the Centre Street Bridge Replacement/Rehabilitation be brought forward to Council for authorization to award.

**Economic Impact**

The economic impact to the City is unknown at this time, but will be identified in the additional information item after the tender has closed.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 21, CW Report No. 49 – Page 2

**Communications Plan**

Once the project is awarded, staff will advise the Ward Sub-Committee and will send out a notice of construction letter to the affected residents.

**Purpose**

Council approval to award Tender T08-232, Centre Street Bridge Replacement/Rehabilitation.

**Background - Analysis and Options**

The work covered by this tender includes the replacement and/or rehabilitation of 9 structures on Centre Street between Oakbank Road and Elmbank Road, (Bridge Rehabilitation – Centre Street, Various Locations 2007 Capital Budget Project EN-1695-07). (See Attachment No. 1 for project location).

Staff will prepare an additional information report for this item after the bids are received and have been evaluated, for Council's consideration at the October 27, 2008 meeting. Construction is scheduled to commence in early November and is expected to be substantially completed by early December 2008.

**Relationship to Vaughan Vision 2020**

This project is consistent with Vaughan Vision 2020 in that the proposed works provide effective and efficient delivery of services (1.3).

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

**Regional Implications**

Not Applicable.

**Conclusion**

To be submitted in the additional information after the Tender has closed.

**Attachments**

1. Location Map

**Report prepared by:**

Pat Marcantonio, C.E.T., Senior Engineering Assistant, ext. 3111  
Tom Ungar, P. Eng., Manager, Design Services, ext. 3110

PM:mc

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 22, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**22**

**AWARD OF PROJECT – RFP08-168  
SELECTION OF CONSULTANT  
BLACK CREEK OPTIMIZATION STUDY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 6, 2008:**

**Recommendation**

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

1. That the budget for Capital Project DT-7004-07 be increased from \$77,000 to \$170,000 to cover the estimated cost of completing the Black Creek Optimization Study with funding from Development Charges;
2. That the engineering consulting firm of Gartner Lee Limited be retained to provide the necessary engineering services in connection with the completion of the Black Creek Optimization Study at an estimated cost of \$149,823 excluding G.S.T.;
3. That a contingency allowance in the amount of \$15,000 excluding G.S.T., be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the Contract;
4. That the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the capital budget identified as Black Creek Optimization Study is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002; and
5. That the Mayor and Clerk be authorized to sign an Engineering Services Agreement with Gartner Lee Limited.

**Economic Impact**

Based on the results of a Request for Proposal process, the undertaking of the Black Creek Optimization Study is estimated to cost \$170,000, which exceeds the approved 2007 Capital Budget (Project No. DT-7004-07) amount of \$77,000 for this study by about \$93,000.

Staff has worked in close consultation with the Toronto and Region Conservation Authority (TRCA) in estimating the budgetary requirements for this Study. It was initially anticipated that the City of Toronto would jointly complete the Study with Vaughan, thereby providing 50% of its funding. However, TRCA Staff have now advised that the City of Toronto has proceeded independently with other similar studies dealing with the Black Creek sub-watershed south of Steeles Avenue and therefore will no longer be a partner in the study. Accordingly, it is recommended that the budget for this Class EA study be increased by \$93,000 to cover this funding shortfall and to ensure that there are sufficient funds to complete the study.

**Communications Plan**

The Black Creek Optimization Study will include a comprehensive public consultation process involving all affected stakeholders. The public consultation process will be conducted in consultation with Staff and the Ward Sub-Committee in accordance with the Master Plan requirements of the Municipal Class Environmental Assessment (Class EA) process. The Notice

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of Study Commencement will be issued as a first point of contact with the public and relevant stakeholders. This notice will be placed in local press and is intended to allow the public to participate from the beginning of the study, resulting in a proactive, transparent consultation process. In addition, a communications database will be established and kept up to date of all agencies, stakeholders, property owners and other individuals contacted over the duration of the study.

#### **Purpose**

The purpose of this report is to seek Council approval to retain Gartner Lee to complete the Black Creek Optimization Study pursuant to Request for Proposal RFP08-168, and to increase the approved funding for Capital Project No. DT-7004-07.

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

The Black Creek sub-watershed within Vaughan covers approximately 1,500 hectares and is fully urbanized from its headwaters within Block 39 to Jane Street at Steeles Avenue as shown on Attachment No. 1.

Some of this urbanization occurred prior to the implementation of modern storm water management controls. The flows through the Black Creek sub-watershed during recent intense storm events have illustrated the need to implement cost-effective retrofit and stream rehabilitation projects to improve the quality and quantity of flows in Black Creek. With additional development and re-development proposed, a more specific assessment of water management needs and opportunities is required to reduce the impact in the future on infrastructure and property.

The TRCA has been working with the City of Vaughan to rehabilitate and enhance the environmental conditions in deteriorated streams within urbanized areas such as Black Creek. The City is committed to developing and implementing a regeneration plan for the Black Creek. This plan for regeneration will not only improve the environmental conditions within the creek and valley system but will provide reasonable protection against accelerated erosion rates and flooding while protecting municipal infrastructure and private property. The study will follow the Municipal Class Environmental Assessment Master Planning process covering, as a minimum, phases 1 and 2 with full stakeholder and public involvement in accordance with the Environmental Assessment Act.

The 2007 approved Capital Budget Project No. DT-7004-07 provides for the completion of the Black Creek Optimization Study with funding from City-wide Development Charges.

In August 2008, the Purchasing Services Department issued Request for Proposal RFP08-168 (RFP) for the retention of a consulting engineering firm to assist the City in undertaking the Black Creek Optimization Study. In accordance with the City's Purchasing Policy for projects of this magnitude, the RFP was publically advertised using the following publication sources:

- Vaughan Perspective (City Page)
- Electronic Tendering Network
- Ontario Public Buyer's Association

In response to the RFP, thirteen consulting firms were issued RFP packages. Six proposals submissions were received on September 5, 2008 from the following engineering consulting firms:

- Greenland Consulting
- The Municipal Infrastructure Group

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- Gartner Lee Limited
- Aquafor Beech Limited
- Cole Engineering Group Limited
- Valdor Engineering Inc.

All Proposals submitted were considered compliant and further evaluated by the evaluation committee comprising of staff from the City and TRCA. The proposals were evaluated based on the following criteria as provided in the RFP document:

- Project Understanding and Approach – 30%
- Work Plan and Project Management – 30%
- Firm Qualifications and Staff Experience – 20%
- Engineering Fees – 20%

Based on the evaluation committee’s review of the Proposals, it was determined that Gartner Lee scored the highest ranking, successfully fulfilled all of the City’s technical requirements and qualifications related to the project, and had the best overall proposal. As a result, the committee is satisfied that Gartner Lee meets all required qualifications to successfully complete the Black Creek Optimization Study.

The total estimated cost to complete the Class EA study including engineering consulting services, a contingency allowance and applicable taxes (G.S.T. is 100% recoverable), is \$169,767.70 and is calculated as follows:

**Gartner Lee Limited**

Total Cost	\$149,823.00
Contingency Allowance (10%)	<u>\$ 15,000.00</u>
Sub-Total	\$164,823.00
G.S.T. (5% amount is 100% recoverable)	\$ 8,241.15
Treasury Administration (3%)	<u>\$ 4,944.69</u>
Total	\$178,008.80
Less G.S.T. Recoverable	<u>\$(8,241.15)</u>
<b>Total Cost</b>	<b>\$169,767.70 (Rounded \$170,000)</b>

Given the anticipated level of public interest in this study, it is recommended that a contingency allowance of 10% be carried to cover unexpected costs which may arise during the course of the study.

**Relationship to Vaughan Vision 2020**

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- Enhancing productivity, cost effectiveness & innovation
- Enhancing and ensuring Community Safety, Health and Wellness
- The pursuance of excellence in service delivery;
- Leadership initiatives and promotion of environmental sustainability;
- Effective governance; and
- Planning and managing growth, and economic vitality.

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

#### **Regional Implications**

The Region of York will be identified as one of the key public agency stakeholders on all notification lists associated with this Study. As such, it is expected that Regional Staff will be involved throughout the duration of the study and will provide input and comment as required to ensure its successful completion.

#### **Conclusion**

The completion of the Black Creek Optimization Study will result in the development of a preferred storm water management and restoration plan for the sub-watershed. This will include a combination of various works addressing site-specific issues and function, in an integrated manner to maximize the overall benefits to the Black Creek corridor while protecting existing municipal infrastructure and private property.

The study will follow the Municipal Class Environmental Assessment Master Planning process covering, as a minimum, Phases 1 and 2 with full stakeholder and public involvement in accordance with the Environmental Assessment Act. The public will be involved from the start of the project through its completion. In addition, a communications database will be established and kept up to date of all agencies, stakeholders, property owners and other individuals contacted over the duration of the study.

Based on the results of the Request for Proposal RFP08-168, it is recommended that Gartner Lee Limited be retained by the City to assist in the completion of the Black Creek Optimization Study. Funding for this project will be from the 2007 Capital Budget (Project No. DT-7004-07) subject to Council's approval of the required additional funding.

Should Council concur with the additional funding request, this action would be considered as an amendment to the Capital budget. Pursuant to the Municipal Act, before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. Where a Capital project has been subject to a public meeting during the adoption of the approved Capital budget and where additional funding is required to complete the approved works, inclusion of the matter in a Staff report requesting additional funding on a Public Committee or Council Agenda is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002.

#### **Attachment**

1. Study Area Map

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

Saad Yousaf, Storm Drainage Engineer, Ext. 8251  
Michael Frieri, Development Supervisor, Engineering Planning & Studies, Ext. 8729

(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 23, Report No. 49, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 27, 2008, as follows:

***By approving the following in accordance with the additional report of the Commissioner of Engineering and Public Works, dated October 27, 2008:***

1. ***That Tender T08-052, for Street Lighting Maintenance, Electrical Locates and Pole Replacement Program be awarded to Fellmore Electrical Cont. Ltd. of Concord Ontario, for a three year period (with three additional one year extensions at the City's discretion for a potential contract period of 6 years); and***
2. ***That the Mayor and Clerk be authorized to sign the necessary documents.***

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**23      AWARD OF TENDER – T08-052 STREET LIGHTING MAINTENANCE, ELECTRICAL  
          LOCATES AND POLE REPLACEMENT PROGRAM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 6, 2008:

**Recommendation**

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

That Tender T08-052 for street light maintenance be brought forward to Council.

**Economic Impact**

Funds for this work are allocated through the Operating and Capital Budget process.

**Communications Plan**

The tender was advertised in Vaughan Today (City Page), the Electronic Tendering Network, Ontario Public Buyers' Association.

**Purpose**

To advise Council of the upcoming tender award for street light maintenance, electrical locates, and pole replacement.

**Background - Analysis and Options**

On Friday, September 19, 2008, tenders closed for T08-052. This tender covers:

- all routine and emergency work on the City's street lighting network
- the provision of electrical locates to third parties who are excavating near the City's underground street lighting power supply
- replacement of poles previously identified as requiring replacement due to condition
- group re-lamping of street lights.

Due to the timing of the Committee and Council meetings, staff will not have had time to review the tenders and make a recommendation by the deadline for report submission to Committee of the Whole. However, it is anticipated that a further report will be coming forward to Council at its meeting of October 27, 2008 with a recommendation for award.



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**Relationship to Vaughan Vision 2020**

This report is consistent with the priorities previously set by Council, specifically the Vaughan Vision objective A-1 “Pursue Excellence in Service Delivery”.

**Regional Implications**

The work covered under this tender does involve service to street lights installed on Regional roads. However, there are no other implications to the Region as a result of this tender award.

**Conclusion**

Once staff have had an opportunity to review the tender documents, a further report will be submitted to Council with a recommendation for award.

**Attachments**

N/A

**Report prepared by:**

Brian T. Anthony

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**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 24, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

24

**19T-95063 PHASE 3  
WOODVALLEY DEVELOPMENTS INC.  
ALLOCATION OF SERVICING CAPACITY**

The Committee of the Whole recommends:

1) That the following be approved:

**IT IS HEREBY RESOLVED THAT the approved development application 19T-95063 Phase 3, Woodvalley Developments Inc. is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 58 residential units;**

2) That the allocation be recovered from the future allocation assigned to Block 11 Woodvalley Developments Inc. previously assigned in the staff report on servicing allocation; and

3) That the following report of the Commissioner of Engineering and Public Works, dated October 6, 2008, be received.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council provide direction with respect to the allocation of servicing capacity for 58 residential units to draft plan of subdivision 19T-95063 Phase 3 (Woodvalley Estates Inc.), from the current remaining capacity available for allocation at Council's discretion (355 residential units).

**Economic Impact**

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

**Communications Plan**

There will be no public or ratepayers' group communications plan required resulting from the adoption of this report.

**Purpose**

Item 20, Report No. 44, of the Committee of the Whole, which was adopted by the Council of the City of Vaughan on September 22, 2008, directed:

***"That staff provide a report to the Committee of the Whole meeting of October 6, 2008, on providing servicing allocation to Woodvalley Developments Inc., 19T-95062 Phase 3, for 58 units, from the City's reserve allocation; and***

***That the report include that the allocation be recovered from the Block 11 allocation for this plan at the appropriate time."***

This report has been prepared in response to Council's above noted direction.

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Item 24, CW Report No. 49 – Page 2

#### Background – Analysis and Options

On March 31, 2008 Council reserved allocation capacity for 355 residential units for future allocation to development applications. This reserved capacity allows Council, at its discretion, the opportunity to strategically allocate servicing capacity to individual applications in areas deemed a priority by the City. Currently, there are no restrictions on the sale or registration of these reserved units and they have not been formally allocated by Council.

In addition, on March 31, 2008 servicing allocation capacity to accommodate all Block 11 Phase 3 low-rise development lands was assigned by Council to the Block 11 Developers' Group Trustee. The availability of this capacity for sales and registration is linked to the proposed in-service dates for the Duffin Creek Water Pollution Control Plant upgrades and the flow control structures as temporary alternatives to the Southeast Collector Sewer improvements. The earliest release of these units for sale would be the fourth quarter of 2009, one year prior to the anticipated Regional in-service date for the above noted infrastructure.

The Woodvalley Developments Inc. draft plan of subdivision 19T-95063 is located within Block 11 and is part of the Block 11 Developers' Group. Refer to Attachment No. 1. The Developer has requested the City advance allocation of servicing capacity to Phase 3 so that the units adjacent to the United Jewish Association institutional / high density residential complex may be developed prior to 2009.

#### Relationship to Vaughan Vision 2020

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- The pursuit of excellence in service delivery;
- Planning and managing growth and economic vitality; and
- The demonstration of leadership and promotion of effective governance.

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

#### Regional Implications

Not applicable.

#### Conclusion

Servicing allocation capacity from Council's reserved allotment is available for 355 residential units. Woodvalley Development Inc. has requested that Council allocate 58 residential units of this capacity to advance the development of their Phase 3 lands. Staff is seeking Council's direction in this regard.

Should Council wish to allocated servicing capacity at this time to draft plan of subdivision 19T-95063 Phase 3, the following resolution may be adopted;

**“IT IS HEREBY RESOLVED THAT the approved development application 19T-95063 Phase 3, Woodvalley Developments Inc. is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 58 residential units.”**

Upon allocation of this capacity, 297 residential units would remain available for allocation at Council's discretion. Upon release of sales and registration to the currently assigned Phase 3 units in Block 11 (currently estimated to occur by the fourth quarter of 2009), Council's discretionary reserve allocation allotment may be replenished from Block 11's assignment.

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**Attachments**

1. Location Plan

**Report prepared by:**

Michael Frieri, Development Supervisor, Engineering Planning & Studies, Ext. 8729

(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 25, Report No. 49, of the Committee of the Whole , which was adopted, as amended, by the Council of the City of Vaughan on October 27, 2008, as follows:

***By approving:***

***That the time frame for an appeal be no earlier than 15 days and no later than 30 days; and***

***By receiving the memorandum from the Solicitor, dated October 24, 2008.***

25

**LICENSING BY-LAW AMENDMENTS**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor, and the Manager of Special Projects, Licensing & Permits, dated October 6, 2008, be approved;
- 2) That the said by-law include further amendments as recommended by the Taxi Cab Advisory Committee (to be forwarded to the Mayor and Members of Council via memorandum from staff), for their consideration and approval at the Council meeting of October 27, 2008; and
- 3) That the confidential memorandum from the Solicitor, dated October 3, 2008, be received.

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor, and the Manager of Special Projects, Licensing & Permits recommend:

1. That this report be received; and
2. That a by-law be enacted to amend the Licensing By-law substantially in the form attached hereto.

**Economic Impact**

Licensing fees are determined based on the costs, both direct and indirect, of administering and enforcing the Licensing By-law.

**Communications Plan**

Public notice has been given in accordance with Notice By-law 394-2002.

**Purpose**

The purpose of this report is to suggest amendments to the Licensing By-law.

**Background - Analysis and Options**

- **Council-Directed Amendments**

On May 12, 2008, Council directed Staff to make the following amendments to Licensing By-law 315-2005 (hereinafter referred to as the "Licensing By-law"):

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- “1. That the Licensing By-law be amended to allow for the delegation of administrative authority to the Manager of Licensing to revoke, refuse and suspend a business license, subject to an appeal to the Licensing Committee, as well as an amendment to the Licensing By-law for the delegation of Council’s final decision-making to the Licensing Committee, and that the criteria in the Delegation of Powers & Duties Policy be followed.
2. That the Licensing By-law be amended to reflect the new maximum fines, and to reflect the ability to seek that Directors and Officers of a corporation who knowingly permit By-law contraventions be found guilty personally.
3. That the Licensing By-law be amended to include the new licensing category of Clothing Donation Drop Boxes.
4. That amendments be made to the Second Hand Goods section of the Licensing By-law to remove identification and transaction requirements to reflect the recent caselaw.”

With respect to paragraph 1, sections 1 to 18 of the Amending By-law (Attachment #1) effectuate the directed amendments. With respect to paragraph 2, section 19 effectuate the directed amendments. With respect to paragraph 3, sections 20 to 21 effectuate the directed amendments. With respect to paragraph 4, section 22 effectuate the directed amendments.

**• Proposed Amendments to the Taxi Section of the Licensing By-law**

On June 23, 2008, Council directed Staff to hold a public meeting to consider the following amendments to the Taxi Cab section of the Licensing By-law:

- “1. A revised tariff rate, as well as a mechanism for the indexing of tariff rates, to reflect in a more timely fashion fluctuations in the cost of gasoline and other operating expenses with consideration given, though not exclusively, to the Toronto model for a such a mechanism.
2. A revised trip sheet.
3. A protocol with respect to both internal and external advertising.
4. A protocol for the extension of the service of the life of well-maintained vehicles by one year, subject to the approval of the Chief Licensing Officer.
5. A revised site plan process, to require the designation of dedicated taxi stands at any site which may reasonably be expected to attract the public travelling to and from such site by taxi.”

Pursuant to Council direction, Staff held a public meeting on August 20, 2008 to discuss the above noted issues. Approximately 100 taxi cab representatives attended.

With respect to the paragraph 1, a significant majority of the attendees did not want a mechanism for indexing rates to reflect cost of gasoline or operating expenses. Rather, these attendees requested that the tariff rates for the City mirror those in the City of Toronto. Therefore, Staff are proposing that the Licensing By-law be amended so that City tariff rates will change automatically,

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without further amendment to the Licensing By-law, whenever the City of Toronto amends their tariff rates. This will be accomplished by examining City of Toronto tariff rates on March 1 of each year and adjusting the City's tariff rates accordingly. Section 37 of the Amending By-law contains a provision that will effectuate this change.

With respect to paragraph 2, Ace Taxi representatives submitted a sample revised trip sheet to Staff. Upon review of this sample revised trip sheet, Staff are unable to support it, given that it lacks important information such as meter readings and information regarding the date, time and location of the beginning and end of each trip. This information is crucial to the proper enforcement and administration of the taxi cab section of the Licensing By-law. However, Staff are recommending that the Licensing By-law be amended so that the fare collected section of the trip sheet is deleted. Section 23 of the Amending By-law will effectuate this change.

With respect to paragraph 3, Staff are recommending that advertising be permitted on taxi cabs, provided that such advertising is approved as to form and location by the Chief Licensing Officer. Section 24 of the Amending By-law will effectuate this change.

With respect to paragraph 4, Staff have concerns regarding any extension of the vehicle service life from the current seven years. A review of other municipalities in the Greater Toronto Area indicates that the standard for vehicle service life is seven years. Further extension would only be considered if additional inspections beyond the current annual inspection were required. This would have an impact on existing Staff resources. Therefore, Staff are not recommending any amendments to the vehicle service life section of the Licensing By-law.

With respect to paragraph 5, Licensing Staff have addressed this issue with the Planning Department and will report back to Committee at a later date.

In addition to the above noted amendments, Council directed Staff to address with York Region the quality of Mobility Plus Services and the lack of taxi stands immediately north of Steeles Avenue. With respect to Mobility Plus Services, York Region has indicated that they are continually working with their contractors to establish a positive relationship and compliance. York Region has also indicated that there are currently no site reviews/studies to address taxi stands.

- **Proposed Amendment to Fees**

License fees set out in Schedule "B" were enacted by Council on December 12, 2005 and became effective on January 1, 2006. As a result of inflationary factors it has become necessary to project fees for the 2009 to 2011 licensing years, inclusive. The Consumer Price Index (CPI) which is updated from time to time by statistics Canada reflects broad changes in consumer spending habits as well as taking into account changes in production and services. Such indices are based on an analysis of goods and services and include operating costs related to energy and services and other overhead expenses. Based on these indices an annual rate of 2.5% is being recommended for initial and renewal fees for the various licensing categories. This increase will help offset the cost of the inflationary factors listed above. Section 37 of the Amending By-law will effectuate these changes.

- **Administrative Amendments**

During the course of this licensing review, Staff have noted sections of the Licensing By-law that require minor administrative amendments. Sections 26 to 36 of the Amending By-law contain such amendments.

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**Relationship to Vaughan Vision 2007**

The recommendations in this report are consistent with the priorities previously set by Council, in that they promote the Pursuit of Excellence in Service Delivery, they Enhance and Ensure Community Safety, Health & Wellness, and they Enhance Productivity, Cost Effectiveness and Innovation. The necessary resources have been allocated and approved.

**Regional Implications**

None

**Conclusion**

The proposed amendments reflect new legislation and case law, while others are as a result of public consultation. The proposed amendments to the Licensing By-law will streamline the Licensing process, thereby making it more efficient.

**Attachments**

Attachment #1—Amending By-law

**Report prepared by:**

Chris G. Bendick  
Solicitor

Joseph Chiarelli  
Manager of Special Projects, Licensing & Permits

Dave Madore  
Supervisor of Parking & Sign Control

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



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Item 26, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**26                    FENCE HEIGHT EXEMPTION – 166 WESTMOUNT BLVD. – WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated October 6, 2008:**

**Recommendation**

The Director of Enforcement Services recommends:

That the fence height exemption application for 166 Westmount Blvd. be approved.

**Economic Impact**

N/A

**Communications Plan**

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, one (1) objection and (2) letters of support have been received.

**Purpose**

This report is to provide information for the consideration of a fence height exemption application.

**Background - Analysis and Options**

The property owner of 166 Westmount Blvd. has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90, for the property located at 166 Westmount Blvd.

The Applicant is making application to permit an existing rear yard fence.

The By-law permits a fence height of 6 feet in rear yards measured from finished grade. The Applicant has installed a wood fence on the east side varying in height from 6.3 feet to 7.1 feet, on the west side varying in height from 6.5 feet to 7.10 feet and across the rear, being the north side varying in height from 6.5 feet to 7.10 feet.

The area was inspected by Enforcement staff and there are no fences similar in nature to that which the Applicant seeks exemption in the immediate area that are similar in height and design to the Applicant's.

There are no site plans registered for this property.

The fence height does not pose a potential sight line issue.

The details outlined above support the approval of a fence height exemption for this location. Although there was a letter of objection received from the residents of 115 Renaissance, the impact to this residence is minimal due to the fence being obscured by a thick treed area.

This application is outside of the parameters of the delegated authority recently passed by Council.

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There is no past precedence approved by Council for a fence of this height with this type of material/design in the immediate area.

**Relationship to Vaughan Vision 2007**

This report is in keeping with the Vaughan Vision as it speaks to Service Delivery and Community Safety.

**Regional Implications**

N/A

**Conclusion**

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. The facts in this case does not support the approval of a fence height exemption for this location.

**Attachments**

1. Map of area
2. Site Plan
3. Photos of existing fence
4. Letter of Objection
5. Letters of Support

**Report prepared by:**

Janice Heron  
Office Coordinator, Enforcement Services

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 27, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**27                      FENCE HEIGHT EXEMPTION – 4 OLDFIELD STREET– WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated October 6, 2008:**

**Recommendation**

The Director of Enforcement Services recommends:

That the fence height exemption application for 4 Oldfield Street be approved with the following conditions:

1. That the south side fence be no more than 7 feet, and the posts be cut to not more than 1 inch above the 7 foot panels and that the existing west side fence panels not be increased any higher than what already exists.
2. That the west side fence be permitted to a height of no more than 8 feet.

**Economic Impact**

N/A

**Communications Plan**

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, no objections have been received.

**Purpose**

This report is to provide information for the consideration of a fence height exemption application.

**Background - Analysis and Options**

The property owner of 4 Oldfield Street has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90, for the property located at 4 Oldfield Street.

The Applicant is making application to permit increasing the height of the rear yard fence, which encloses a swimming pool, on the south side and to permit the existing west side fence,.

The By-law permits a fence height of 6 feet in rear yards. The Applicant has installed a wooden fence on top of a retaining wall, along the west side which varies in height from 6 feet 10 inches to 8 feet 6 inches. The Applicant is also proposing to increase the height of the existing 6 foot fence on the south side of the rear yard by adding 1 foot of lattice to the existing 7 panels, bringing the total height of the fence to 7 feet in order to provide a sense of privacy.

The area was inspected by Enforcement staff and found no fences of similar height and design in the immediate area.

The fence height does not pose a potential sight line issue.

The details outlined above support the approval of a fence height exemption for this location and there is no precedent for approving a fence of this height in this area.

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This application is outside of the parameters of the delegated authority recently passed by Council.

**Relationship to Vaughan Vision 2007**

This report is in keeping with the Vaughan Vision as it speaks to Service Delivery and Community Safety.

**Regional Implications**

N/A

**Conclusion**

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This facts in this case support the approval of a fence height exemption for this location, with the conditions listed above.

**Attachments**

1. Map of area
2. Site Plan
3. Photos of existing fence

**Report prepared by:**

Janice Heron  
Office Coordinator, Enforcement Services

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 28, Report No. 49, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 27, 2008, as follows:

***By approving the following:***

1. ***That the rear yard fence height application be approved based on the existing fence material and heights; and***
2. ***That the front yard fence height application be approved based on the existing fence material and heights.***

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**FENCE HEIGHT EXEMPTION – 75 PINEMEADOW DRIVE – WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated October 6, 2008:

**Recommendation**

The Director of Enforcement Services recommends:

That the fence height exemption application for 75 Pinemeadow Drive be approved.

**Economic Impact**

N/A

**Communications Plan**

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, one (1) objection has been received.

**Purpose**

This report is to provide information for the consideration of a fence height exemption application.

**Background - Analysis and Options**

The property owner of 75 Pinemeadow Drive has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90, for the property located at 75 Pinemeadow Drive.

The Applicant is making application to permit an existing rear, interior side and front yard fence. The rear and interior yard fencing will eventually enclose a swimming pool.

The By-law permits a fence height of 4 feet in front yards measured from the front entrance of the property set back the furthest. The Applicant has installed a wrought iron fence, attached to a concrete pillar, in the front and interior side yard between the property of 75 Pinemeadow Drive and the neighbouring property of 81 Pinemeadow Drive. The wrought iron fence varies in height from 3.10 feet to 5.6 feet.

The cedar fence in the rear yard (west side) abutting 81 Pinemeadow Drive consists of 4 panels varying between 6.3 feet to 7.4 feet in height.

The rear yard fence (south side varies in height from 6.4 feet to 6.10 feet.

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The east side fence is in compliance with the 6 foot height maximum. The gate on the east side measures 6.11 inches.

The area was inspected by Enforcement staff and there is one fence similar in nature to that of the cedar fence, which the Applicant seeks exemption in the immediate area, located between 55 & 61 Pine Meadow Cres that is similar in height and design to the Applicant's.

There are no site plans registered for this property.

The fence height does not pose a potential sight line issue.

The details outlined above support the approval of a fence height exemption for this location.

This application is outside of the parameters of the delegated authority recently passed by Council.

There is no past precedence approved by Council for a fence of this height with this type of material/design in the immediate area.

**Relationship to Vaughan Vision 2007**

This report is in keeping with the Vaughan Vision as it speaks to Service Delivery and Community Safety.

**Regional Implications**

N/A

**Conclusion**

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. The facts in this case supports the approval of a fence height exemption for this location.

**Attachments**

1. Map of area
2. Site Plan
3. Photos of existing fence/structure
4. Letter from Applicant
5. Letter of Conditional Support

**Report prepared by:**

Janice Heron  
Office Coordinator, Enforcement Services

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

CITY OF VAUGHAN

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Item 29, Report No. 49, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 27, 2008, as follows:

**By approving the following:**

*That failing the demolition of these buildings by November 29, 2008, at 5:00 p.m., that the remediation measures be initiated on December 1, 2008.*

29

**PROPERTY STANDARDS ISSUES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated October 6, 2008:

**Recommendation**

The Director of Enforcement Services recommends:

That Council direct staff to cause the necessary work to be carried out to remediate Property Standards matters on the properties municipally known as 269 Arnold Avenue, 274 Arnold Avenue and 7585 Bathurst Street, pursuant to Section 2.4 of By-law 409-99.

**Economic Impact**

The cost of a contractor to remediate the three properties listed will be approximately \$45,000. This cost will be invoiced to the property owner. Should the invoice not be paid, the amount will be added to the Tax Roll for the properties.

**Communications Plan**

N/A

**Purpose**

This report is to provide additional information regarding three properties with chronic property standard problems.

**Background - Analysis and Options**

Staff prepared a report regarding 274 Arnold and 7585 Bathurst that was considered by the Committee of the Whole on March 3, 2008 and March 25, 2008. The matter was deferred by Council on March 31, 2008 due to a pending sale of the lands and potential development of the properties.

During the elapsed time period since March, the sale and development plans have fallen through. The poor condition of the properties that was outlined in the previous (attached) reports have not improved and remain outstanding.

The properties do not meet the threshold for the issuance of a demolition order. The remedies available to the City are to continue to pursue action through the courts and cause remediation at the property owner's expense.

Further, Council at its meeting of May 22, 2007, directed remediation work be conducted at 269 Arnold Avenue due to the derelict condition of the property. This remediation work costs approximately \$17,000 and has been placed on the Tax Roll for the property.

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This property has again begun to deteriorate. A Property Standards Order was issued on August 25, 2008 to remove garbage and abandoned vehicles on the property and to remove dead trees. This order has not been complied with to date.

As a result of the condition of this property, immediate remediation of the property should be considered to prevent it from once again causing a negative impact on the community.

**Relationship to Vaughan Vision 2020**

This report is in keeping with the Vaughan Vision in that it speaks to excellence in service delivery; and enhances and ensures community safety, health and wellness.

**Regional Implications**

N/A

**Conclusion**

The property owner for these three properties has chronically neglected the properties in question and escalation of the enforcement methodology is supported in these cases.

**Attachments**

Item 14, Report 16

Item 7, Report 13

Report prepared by:

Tony Thompson  
Director, Enforcement Services

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



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**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 30, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

30

**SIGN VARIANCE APPLICATION  
FILE NO: SV.08-012  
OWNER: 250625 PROPERTY LIMITED  
(THE COSMETIC SURGERY HOSPITAL)  
LOCATION: 4650 HIGHWAY 7, LOT 6, CONCESSION 7**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 6, 2008:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-012, 250625 Property Limited, be APPROVED in accordance with the following:

- i) That a maximum of two ground signs be permitted on the property.
- ii) That the proposed signs be generally located in the locations as shown on the attached site plan.
- iii) That the proposed signs each have a Sign Area of 3 sqm. for a single sign face. (A total Sign Area of 6 sqm. both sides combined) and have a maximum height of 4.5 meters.

**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 two ground signs on the subject property as shown on the attached drawings. The first ground sign is located at the main entrance to the property and has a sign area of 7.sqm. (single sign face) The second sign is proposed to be located east of the main entrance (For Westbound Traffic) and has Sign Area of 9.2 sqm. (single sign face)

**Background - Analysis and Options**

6.1 (i) Except as may otherwise be permitted in this by-law, the maximum number of signs that may be erected shall be one (1) only of the following sign types per exterior wall per business premises:

One (1) ground sign per lot

9.1 (a) No ground sign shall be larger than 2.0 sq m in area on a single sign face or 4.0 sq m of area for all faces combined.

9.1 (b) Notwithstanding Section 6.5(d) no ground sign shall exceed 4.0 m in height above the average finished grade level at the base of such sign.

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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**

Region of York Engineering approval is required for the proposed signs.

**Conclusion**

The applicant is proposing to install two ground signs as shown on the attached drawings.

This application was first considered by the Sign Variance Committee at their August meeting. At that time there were concerns expressed respecting the total amount of signage being proposed. Subsequent to the meeting, revised plans were received from the applicant reducing the overall amount of signage.

Members of the Sign Variance Committee have reviewed the revised drawings and are recommending the following conditions of approval.

That Sign Variance Application SV.08-012, 250625 Property Limited, be APPROVED in accordance with the following:

- iv) That a maximum of two ground signs be permitted on the property.
- v) That the proposed signs be generally located in the locations as shown on the attached site plan.
- vi) That the proposed signs each have a Sign Area of 3 sqm. for a single sign face. (A total Sign Area of 6 sqm. both sides combined) and have a maximum height of 4.5 meters.

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

**Attachments**

1. Site Plan
2. Sketch of Main Entrance Sign
3. Sketch of Westbound Traffic 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.)

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Item 31, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

31

**SIGN VARIANCE APPLICATION  
FILE NO: SV.08-015  
OWNER: 520 STEELES DEVELOPMENT INC.  
LOCATION: 520 STEELES AVENUE WEST  
LOT 9-10, R.P. 1607  
PART 1, 2, 3, AND 4, REGISTERED PLAN 65R-15426**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 6, 2008:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-015, 520 Steeles Development Inc., be APPROVED in accordance with the revised drawings.

**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 development sign having an area of 151.6 sq m fronting the subject property as shown on the attached drawings.

**Background - Analysis and Options**

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

**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 development sign having an area of 151.6 sq m fronting the subject property as shown on the attached drawings. Subsequent to the August Sign Variance Meeting, revised drawings were received from the applicant substantially reducing the proposed signage. (From 151.6 sqm. to 53.5 sqm.)

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Members of the Sign Variance Committee have no objections to the revised plans as submitted and in their opinion the intent and purpose of the City Sign By-law is being maintained.

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

**Attachments**

1. Site Plan
2. Revised Sketch showing the proposed signage.

**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.)

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Item 32, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

32

**SIGN VARIANCE APPLICATION  
FILE NO: SV.08-018  
OWNER: ANNA MOSER HOLDINGS INC.  
LOCATION: 7756 YONGE STREET, LOT 31, CONCESSION 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 6, 2008:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-018, Anna Moser Holdings Inc., be APPROVED, provided that the proposed sign is not internally illuminated.

**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 above the roof surface and not located at the storey having direct access to the street as shown on the attached drawings.

**Background - Analysis and Options**

6.6 (a) No wall sign shall extend above the top of the roof surface.

6.6 (f) Wall signs shall only be located at the storey having direct access to a street, except that where a premises occupies all stories in a multi-storey building the wall sign may be erected on the next storey immediately above the storey having direct access to the street.

The subject property is located within the Thornhill Heritage Conservation District/Special Sign District.

**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.

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**Conclusion**

The applicant is proposing to install a wall sign above the roof surface as shown on the attached drawings.

Heritage Vaughan at their August meeting approved a resolution in respect to the subject matter indicating that they have no objection to the approval of the Sign Variance application provided that the applicant confirms that the proposed sign will not be internally illuminated. This has been confirmed by the applicant, and therefore members of the Sign Variance Committee have no objections to the application.

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

**Attachments**

1. Site Plan
2. Location of Sign
3. 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.)

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Item 33, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**33**

**SITE DEVELOPMENT FILE DA.04.029**  
**HESPERUS FELLOWSHIP COMMUNITY OF ONTARIO**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 6, 2008, be approved;**
- 2) That the written submission of Mr. Alan Young, Associate, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 4K8, dated October 3, 2008, be received; and**
- 3) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.04.029 (Hesperus Fellowship Community of Ontario) BE APPROVED, to permit the development of the subject lands shown on Attachment #1 with an additional 62 seniors housing units (Phase 2) as shown on Attachment #2, subject to the following conditions:
  - a) That prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, elevation drawings and landscape plan shall be approved to the satisfaction of the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plans and stormwater management report, lighting plan and access driveways shall be approved to the satisfaction of the Vaughan Engineering Department;
    - iii) the Owner shall fulfill all hydro requirements to the satisfaction of PowerStream Inc;
    - iv) the Owner shall provide the Vaughan Engineering Department with confirmation of the Ministry of Environment's Registration of the Record of Site Condition;
    - v) the required consents and variances shall be obtained from the Committee of Adjustment and shall be final and binding;
    - vi) the Owner shall provide the City with confirmation from the Block 10 Landowners Group that cost sharing obligations have been addressed to their satisfaction;
  - b) That the Site Plan Letter of Undertaking include the following conditions:
    - i) garbage and recycling collection and snow removal shall be the responsibility of the Owner;

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- ii) the Owner acknowledges that garbage collection shall be limited to between the hours of 9:00 am and 7:00 pm;
  - iii) the Owner acknowledges that the Hesperus 1 (existing) and Hesperus 2 (proposed) buildings will share one common address for emergency purposes;
  - iv) prior to the issuance of a building permit, Development Charges shall be paid to the City of Vaughan in accordance with the respective Development Charge By-laws for the City of Vaughan, Region of York, and Boards of Education;
- c) that prior to the release of the Letter of Credit for the Hesperus 2 (proposed) building, the following conditions must be addressed to the satisfaction of the Vaughan Engineering Department:
- i) the Owner shall arrange to convey an easement to the City for access to Control Manhole #5. The access route should be clearly indicated on the Site Servicing Plan, to the satisfaction of the Vaughan Engineering Department; and,
  - ii) a by-law shall be passed dedicating the 0.3m reserve on Hesperus Road as public highway to the satisfaction of the Vaughan Engineering Department.

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

The Owner has submitted a Site Development Application (File DA.04.029, Hesperus Fellowship Community of Ontario) on the subject lands shown on Attachment #1, to permit the development of a 3½ (north) to 4 (south) storey building addition (Hesperus 2 - 6,691m<sup>2</sup>) on the west side of an existing two-storey seniors residence (Hesperus 1 - 2,398m<sup>2</sup>) that is located north of the Toronto Waldorf School (TWS) at 9100 Bathurst Street as shown on Attachment #2. The proposed addition will provide for an additional 62 retirement suites, common lounge, and common dining and kitchen facilities. The Hesperus 1 (0.96 ha) and Hesperus 2 (1.19 ha) lands will have a combined site area of 2.15 ha.

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

The subject lands shown on Attachment #1 are located behind the Toronto Waldorf School (TWS), in Part of Lot 15, Concession 2, City of Vaughan. The irregular shaped lot is accessed from an easement over the TWS lands from Bathurst Street and has no actual road frontage. The surrounding land uses are shown on Attachment #1.



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#### Previous Approvals

Approval for the original Hesperus Fellowship Community of Ontario, 2-storey, 19 unit (2,398m<sup>2</sup>) seniors residence was granted in 1985. The building has been renovated several times since the initial construction and a small medical clinic was approved within the building in 1997. In 2004, the Owner filed a site plan application to permit a 92 unit expansion to the seniors residence consisting of a mix of apartment and townhouse units with common areas. The application remained stagnant until January 2007. Hesperus has since revised their development proposal and obtained public funding approvals to proceed with the subject site plan application.

#### Current Proposal

The irregular shaped site is relatively flat with trees and shrubbery scattered throughout the property and mature trees and shrubs located along the north and east property lines. The easterly portion of the overall Hesperus site extends into lands zoned OS1 Open Space Conservation Zone and is heavily treed. The existing two-storey, 19 unit Hesperus seniors residence (Hesperus I), medical clinic and parking area is located close to the easterly boundary of the overall site. The westerly portion of the site is not developed.

The main entrance to the original seniors residence and parking area is currently located on the south side of the existing building and is accessed by the easement discussed earlier. The original building, parking area and driveway will remain.

The current application proposes a multi-floor addition on the west side of the original building to accommodate 62 seniors retirement suites. The individual seniors suites will not contain kitchen facilities. Food preparation and dining areas are provided as a centralized function/facility. Common lounge areas are provided within the building for use by the residents of the retirement residence.

#### Official Plan

The subject lands are designated "Low Density Residential" by Official Plan Amendment No. 600, which recognizes the existing Hesperus Seniors facility along with the Islamic Centre, Ner Israel Yeshiva Steiner Centre and the Toronto Waldorf School as an existing operating Institutional Use Campus in the policies of the Official Plan.

The Site Plan shown on Attachment #2 facilitates the proposed expansion to the existing seniors residence, which is an Institutional use that conforms to the Official Plan.

#### Zoning

The lands subject to the proposed development are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(715). The site-specific exception recognizes that the site does not have direct frontage onto a public road and recognizes an access easement over the TWS lands. By-law 1-88 permits non-profit Institutional uses. The proposed addition is a permitted institutional use.

During the review of the site plan application, it became apparent that exceptions would be necessary to address the requirements of By-law 1-88 for the proposed development and to recognize exceptions for the existing building as identified below:

- i) Section 3.8 of By-law 1-88 requires parking at a ratio of 1.5 parking spaces per unit and 0.25 visitor parking spaces per unit. A minimum of 109 parking spaces are required for the proposed Hesperus 2 addition (19 spaces are currently provided for Hesperus 1). A parking statement submitted by the applicant has .../4

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been approved by the Vaughan Engineering Department for a reduction in the amount of parking to be provided for the combined Hesperus 1 and 2 seniors residences, to a minimum of 72 parking spaces; and,

- ii) Schedule “A” (zone standards) to By-law 1-88 restricts the maximum height of the building to 11.0 m measured to the mid-point of the pitched roof at the front elevation and the average finished grade. A variance to the maximum permitted building height from 11.0 m to 12.5 m (north side of building) will be required to address the change in roof height resulting from the change in the grade along the length of the building.

The proposed development requires a number of consents for severances. An explanation of the consents is discussed in the next section. Should the Committee of Adjustment approve these severances, additional variances from the provisions of By-law 1-88 will be required to implement the proposed development. Details of the additional variances are discussed later.

#### Hesperus Non-Profit Housing and Funding and Ownership

Hesperus Fellowship Community of Ontario is a registered charity and non-profit housing corporation. Hesperus has obtained funding for the proposed development and the funding, mortgage and financing arrangements necessitate the creation of separate Hesperus land ownership parcels, as shown on Attachment #3. Hesperus 1 is the existing seniors residence and will remain under the ownership of the Hesperus Fellowship Community of Ontario. The proposed new addition to the seniors residence will be owned by the Hesperus Fellowship Village (also a registered charity and non-profit organization) and herein referred to as Hesperus 2. There is a third vacant portion of the site, labeled as Hesperus 3, which the applicant has identified for possible future development. Hesperus Fellowship Community of Ontario is in the process of acquiring the lands to the west of their property for the Hesperus 3 future development, from the Toronto Waldorf School (TWS). The land areas for each portion of the Hesperus proposal as shown on Attachment #3 are as follows:

Hesperus 1:	0.96 hectares
Hesperus 2:	1.19 hectares
Hesperus 3:	1.09 hectares

#### Severances to Create Three Separate Hesperus Property Parcels

To facilitate the proposed development of the Hesperus lands as shown on Attachment #3, consents for land severances will be required to create separate ownership parcels to allow for the required mortgages and funding for Hesperus 1, Hesperus 2 and the future phase Hesperus 3. An additional consent for easements will also be required to permit parking and access amongst the parcels once they are separated. The creation of the parcels will also result in the need for variances from the existing A Agricultural Zone provisions of By-law 1-88. The following summarizes the consents proposed by the applicant.

- a) Toronto Waldorf School Consent

An application will be filed by the Toronto Waldorf School to sever lands currently owned by TWS and permit the transfer of ownership of this parcel to Hesperus Fellowship Community for the future development of Hesperus 3. Access and parking for the Hesperus lands is provided for by an easement from TWS in favour of Hesperus.

- b) Consent to Create Hesperus 2 Parcel

A consent application will be filed by Hesperus to create the Hesperus 2 parcel. This consent will .../5

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permit the transfer of ownership from Hesperus Fellowship Community to Hesperus Fellowship Village to create the Hesperus 2 parcel shown on Attachment #3. In creating the Hesperus 2 parcel, a small sliver of land on the west side of the Hesperus 2 parcel will be transferred from Hesperus Fellowship Village to Hesperus Fellowship Community and added to the Hesperus 3 parcel.

The new east lot line for the Hesperus 2 parcel will abut the existing Hesperus 1 structure and jog further east, ensuring access to the existing driveway/easement across the TWS lands to Bathurst Street. The new east and west lot lines for the Hesperus 2 parcel will be as shown on Attachment #3.

c) Consent to Create the Hesperus 3 Parcel:

Hesperus 3 will gain a small lot addition from the lands to the east, which will facilitate the future development of these lands under a separate development application. To facilitate the Hesperus 2 development proposal, the Hesperus 3 lands will facilitate parking and a driveway connection to Hesperus Road located to the northwest as shown on Attachment #3.

d) Consent for Easements from Hesperus 2 in favour of Hesperus 1

With the creation of the Hesperus 2 parcel, there is a small portion of the Hesperus 1 driveway and parking area that will be located within the southeast corner of the Hesperus 2 land parcel. As a result of the consents discussed above, which have the effect of separating the Hesperus lands into separate ownerships, an easement will be required from Hesperus 2 in favour of Hesperus 1 to allow for the continued use of the existing parking area and driveway access for Hesperus 1 as shown on Attachment #2.

e) Consent for General Easement for Parking, Servicing and Access

The creation of the Hesperus 2 and Hesperus 3 parcels will also result in the need for a general easement over the entire Hesperus property (Hesperus 1, 2 and 3) to allow for parking areas, driveway access and servicing to be located on the Hesperus 1, 2 and 3 properties and provide for their general use amongst Hesperus 1, 2 and 3.

VariANCES

Due to the creation of separate ownership parcels, several variances will be required to implement the site plan approval. These variances are discussed below.

a) Hesperus 1 VariANCES

The A Agricultural Zone provisions of Schedule "A" of By-law 1-88 requires a minimum setback of 15 metres from all lot lines for an Institutional use. When the severances occur, new lot lines will be created for Hesperus 1. The proposed development will result in a zero metre (0.0m) setback to the west lot line of the Hesperus 1 parcel where the proposed addition connects to the original Hesperus 1 building, as shown on Attachment #2. Variances will be required for Hesperus 1 to recognize the 0.0m setback to the west lot line. As discussed earlier, a variance is required to the Section 3.8 "Parking" provisions of By-law 1-88 to permit off-site parking which results from the severance.

The A Agricultural Zone provisions regarding the minimum lot frontage requirement for Hesperus 1 would continue to be addressed through the existing Exception 9(715).

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##### b) Hesperus 2 Variances

Variances will be required for Hesperus 2 from the A Agricultural Zone provisions of Schedule “A” of By-law 1-88, to recognize a 0.0m setback from the east lot line to the proposed building, whereas 15m is required; a 5.5m setback from the west lot line to the proposed building, whereas 15m is required; a variance to recognize a 0.0m lot frontage, whereas 15m is required; and, exceptions to the maximum height provisions and parking requirements as discussed in the earlier Zoning Section of this report to recognize the roof height relative to the site grades and to recognize a reduction in the amount of parking to be provided for Hesperus 2. In addition, as discussed earlier, general easements will allow for access to and off site parking for Hesperus 2.

##### c) Hesperus 3 Variances

Hesperus 3 will require variances from the minimum lot frontage (20m is required, whereas 7.5m is provided on Hesperus Road) requirements of By-law 1-88, and to allow parking for Hesperus 2 to be located on these lands without any other development on that site at this time.

#### Committee of Adjustment Applications

The Owner will need to file the necessary applications to the Committee of Adjustment to permit the proposed expansion of the existing seniors residence to address the consent and variances discussed above. The variances and consents are considered to be appropriate, and consistent with OPA #600 and with the proposed site plan application to facilitate the development of the proposed 62 unit addition to the existing Hesperus seniors residence. Should Council approve the site plan application, the applicant will be applying to the Committee of Adjustment for these variances and the related consents as discussed above.

#### Site Design

##### i) Access

The proposed site plan for the Hesperus 2 addition is shown on Attachment #2. The vehicular entrance to the Hesperus 1 site is presently over an easement from the Toronto Waldorf School (to the south) driveway and through the fields behind the school. The proposed Hesperus 2 addition will be accessed from Hesperus Road (to the northwest as shown on Attachment #3), which was designed to provide vehicular access for the future development of the Hesperus and TWS lands through the existing residential subdivision to the north. Parking for the Hesperus 2 addition and municipal servicing will also be accessed from this new driveway.

##### ii) Parking

Section 3.8 Parking Requirements of By-law 1-88 requires parking for the proposed addition at 1.75 spaces per unit (62 units at 1.75 spaces would require 109 spaces). A parking statement was prepared by Sernas-Transtec dated January 8, 2008, which justified a reduction in parking on the subject site. The parking statement addresses the existing Hesperus 1 parking for 19 units including an on-site medical clinic, as well as, the required parking for the Hesperus 2 addition. The parking statement calculates the parking required for the site at 0.67 spaces per unit. A total of 56 spaces will be provided for the Hesperus 2 addition (to be located on the Hesperus 2 and Hesperus 3 lands). The statement also recognizes that 19 spaces, including 1 handicapped space, will be retained for parking for Hesperus 1. Notwithstanding the number of ownership parcels, a minimum of 72 spaces will be required for Hesperus 1 and 2, however, a combined total of 75 spaces will be provided.

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A portion of the parking area for the required Hesperus 2 parking spaces will be located on the lands owned by Hesperus 3. Future development of the Hesperus 3 lands will be required to provide additional parking in accordance with the City's parking standards in effect at the time of the future land use approvals for that development.

The Development Planning and Engineering Departments are satisfied that adequate parking for the proposed Hesperus 2 addition will be provided. As indicated earlier, the general easements between Hesperus 1, Hesperus 2 and Hesperus 3 will provide for shared use of the access and parking spaces.

Total Parking Required by By-law 1-88 for Hesperus 2:

Hesperus 2	62 units	1.75 spaces per unit	= 108.5
Total			= 109

Total Parking Provided on Site:

Total Parking Spaces per the Parking Statement	= 72 spaces
Total Parking Provided on the Site Plan	= 75 spaces

iii) Landscape Plan

The landscape plan (Attachment #4) illustrates that a variety of trees and shrubs are to be planted in locations that maximize buffering and are consistent with the existing and proposed site grading. The existing trees and hedge row along the north property line are to be maintained. The final landscape plan and landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

iv) Building Elevations

The proposed addition will be connected to the west elevation of the existing two-storey seniors residence as shown on Attachments #5 and #6. The addition is 3½-storeys in height on the north side of the building and is 4-storeys on the south side, given the grade of the property. The addition is oriented in an east west direction on the site. A combination of beige and brown brick and grey coloured stucco will be used to break up the massing of the building. Balconies add accent to the elevations and provide amenity areas for the retirement suites. The roof is to be finished in asphalt shingles in a driftwood colour to match the roof on the original building.

v) Site Sustainability

The site design has minimized the amount of grading and balances the amount of cut and fill to reduce site disturbance. The building design also takes advantage of the natural slopes. Parts of the building are set into the south facing slope and are buffered from the northern exposure.

Stormwater is managed on site through the use of a retention pond which reduces the flow of site drainage to an off-site system, thereby reducing the impact on the municipal infrastructure and downstream watercourses.

The site design maximizes areas for natural vegetation by minimizing the floor plate and building upwards, generally within the required height limitations. The use of lighter coloured roof finishes further reduces heat gain on the roof. The roof area is also reduced with a smaller floor plate. A large portion of the roof faces away from the southern exposure further reducing heat gain on the roof.

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Low levels of overall site lighting are proposed with focus on those areas specifically needing coverage to reduce long term energy consumption.

As noted earlier, a reduced number of parking spaces is being proposed on site, thereby reducing the amount of paved parking area required on site allowing for an increased amount of landscaped site area.

The amount of landscaping requiring irrigation is being minimized and site disturbance is being minimized as much as possible by retaining the maximum amount of existing mature landscaping. The landscape design and plant selection incorporate the use of native species best suited to the site and requiring minimal irrigation.

To reduce water consumption, low water volume flush toilets and sensor controlled faucets will be used in the public washrooms.

The Hesperus 2 addition is designed to take advantage of the southern exposure thereby increasing heat gain during the winter and minimizing the need for artificial lighting. Landscaping with mature shade trees will provide a natural cooling of the southern exposure during hot weather, while still providing maximum natural light. The building schematics are designed to match usable building areas for their intended uses. Interior spaces are created for specific functions in contrast to standard rectangular space organization thereby reducing the need for circulation areas in traditional building designs, and reducing the overall building areas and possibly the long term energy demands.

Cash-in-Lieu of Parkland Dedication

The City's Cash-in-lieu of Parkland Dedication By-law specifically exempts institutional uses. The proposed development is therefore exempt from the cash-in-lieu of parkland requirement.

Vaughan Engineering Department

The Engineering Department has reviewed the site plan application and provides the following comments:

- i) Site Plan Application, DA.04.029 does not require allocation under the City's servicing protocol;
- ii) The final site servicing and grading plan and stormwater management report; on-site access design issues; and, easements for access and servicing shall be approved to the satisfaction of the Engineering Department, prior to the execution of the final Site Plan Letter of Undertaking;
- iii) The Vaughan Engineering Department has reviewed the Phase 1, Environmental Assessment Report and requires a Record of Site Condition, prior to the execution of the final Site Plan Letter of Undertaking;
- iii) The City will require confirmation from the Block 10 Landowners Group that cost sharing for servicing of the subject lands has been satisfactorily addressed. Typically, payment of cost sharing is a requirement prior to the execution of a site plan agreement or letter of undertaking. Should the Block 10 Landowners Group agree to defer receiving Hesperus' payment of cost sharing until the issuance of the building permit, rather than prior to the execution of a Site Plan Letter of Undertaking, the City will require written confirmation from the Block 10 Landowners Group that such arrangements are satisfactory and the City will use its best efforts to obtain the cost sharing prior to the issuance of a building permit;

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- iv) Prior to the release of the Letter of Credit of the Hesperus 2 building, the Owner shall arrange to convey an easement to the City for access to Control Manhole 5. The access route should be clearly indicated on the Site Servicing Plan. The Owner must also provide a copy of a draft reference plan for review by the Vaughan Engineering Department; and,
- v) Prior to the release of the Letter of Credit of the Hesperus 2 building, a by-law shall be passed dedicating the 0.3 metre reserve on Hesperus Road as public highway to the satisfaction of the Engineering Department. The Owner shall pay the cost of the registration of the road dedication by-law to the City of Vaughan, Clerks Department.

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

Snow removal and garbage/recycling pick-up for the seniors residence will be the responsibility of the Owner.

#### Vaughan Fire Services

The Fire Prevention Department has requested that the Hesperus 1 and 2 buildings have a common address for emergency purposes. The Fire Department has also requested that sprinkler and fire alarm system installations comply with the applicable codes and that adequate provisions for firefighting purposes are provided in accordance with the Ontario Building Code where applicable.

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

The TRCA has provided technical comments on the stormwater management report and the site servicing and grading plans. Minor changes to these plans have been requested. The Owner must satisfy the requirements of the TRCA prior to the execution of the Site Plan letter of Undertaking.

#### Comments Received from Public

In a letter dated July 30, 2008, the neighboring property owner to the north outlined a concern that access to the site for the addition and construction access for the addition should be from Bathurst Street though the Toronto Waldorf School lands; that headlights from the parking area may impact on the property to the north; that noise from deliveries may disturb the residents to the north; and, that the building height should be limited to 3-storeys. City staff have reviewed both the design of the proposed addition and these concerns.

Access from Hesperus Road provides appropriate access for the development. Hesperus Road is a municipal road designed to provide access to the Hesperus and TWS lands through the approvals of the Block 10 Plan and the implanting subdivisions. Vaughan Fire Services has requested that the Hesperus project have one common address for emergency purposes.

Construction access from a municipal road rather than via the easement through the TWS lands is appropriate and has been recommended by the Vaughan Engineering Department.

The Development Planning Department has reviewed the tree preservation plan for the site. There is an existing hedgerow along the north property line, and the impact of headlights from the Hesperus parking lot should be minimized.

To minimize the impact of garbage pick-up, a noise clause will be included in the Site Plan Letter of Undertaking to limit the hours of pick-up to between 9am and 7pm.

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The building height is generally as permitted by the City's Zoning By-law 1-88. However, due to the grades on the site, the roof height will be 12.5m in certain locations. The building will have the appearance of a 3-storey building on the north elevation.

The applicants hosted a community open house in May 2008 to present the proposal to the residents of the community. Although this concerned property owner did not attend the open house, the applicants have met directly with the property owner to discuss the concerns. The property owner has been advised of the subject Committee of the Whole meeting date for this application, and the Development Planning Department have also discussed and reviewed these concerns with the property owner.

#### **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 Development Services Department no longer requires municipal Council allocation of servicing capacity for retirement home type facilities where:

- i) individual units/rooms do not contain kitchen facilities;
- ii) food preparation and dining are a centralized function/facility; and
- iii) assisted living care and/or healthcare are offered to the residents who are dependent on this service (although the facilities do not necessarily need to be registered under the Nursing Home Act).

The proposed development meets these criteria and will not require assigned servicing capacity under the City's servicing protocol.

#### **Conclusion**

The Development Planning Department has reviewed the proposed Site Development Application (File DA.04.029) in accordance with the policies of the Official Plan and the requirements of the Zoning By-law and is satisfied that the proposed 62 unit addition to the existing seniors retirement residence will facilitate an appropriate and compatible development on the site. The Development Planning Department can support the approval of the proposed site plan to facilitate the development of the proposed expansion of the seniors residence shown on Attachment #2, and therefore recommends that Council approve the site plan application subject to the conditions provided in the recommendation of this report. The required variances to the Zoning By-law and severances are also considered to be appropriate to facilitate the expansion of the seniors residence, and the Owner will be required to obtain the required variances and consents from the Committee of Adjustment to implement the proposed site plan, which must be final and binding, prior to the execution of the Site Plan Letter of Undertaking.

#### **Attachments**

1. Location Map
2. Site Plan
3. Ownership Key Map
4. Landscape Plan
5. Proposed Elevations
6. Proposed and Existing Elevations



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**Report prepared by:**

Laura Janotta, Planner, ext. 8634  
Arto Tikiryan, Senior Planner, ext. 8212

/CM

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

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Item 34, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

34

**SITE DEVELOPMENT FILE DA.08.064  
LAREDO CONSTRUCTION INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 6, 2008, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.064 (Laredo Construction Inc.) BE APPROVED, subject to the following condition:
  - a) that prior to the execution of the Letter of Undertaking, the final site plan, landscaping plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

To permit the development of the subject lands shown on Attachment #1, with 22 street (freehold) townhouse units within 5 townhouse blocks, as shown on Attachment #2.

**Background - Analysis and Options**

Location

The subject lands are located on the south side of Major Mackenzie Drive, between Dufferin Street and Grand Trunk Avenue, specifically on White Beach Crescent, being Blocks 68 to 72 on Registered Plan 65M-4069, within Planning Block 18, City of Vaughan, as shown on Attachment #1. The surrounding land uses are shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential/Commercial" and "Settlement Area" by OPA #600, as amended by OPA #604 (Oak Ridges Moraine Conformity Plan). The proposed site development conforms to the Official Plan.

The subject lands are zoned RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1229). The proposed site development complies with By-law 1-88.

.../2

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#### Site Plan Review

The proposed 22 street townhouse units are situated in the approved Plan of Subdivision 19T-00V12, which was registered as Plan 65M-4069 in 2006. The subject lands are currently vacant.

The subject lands are under Architectural Control. The Owner has provided a site plan and an elevation plan that have been stamped approved by the Block 18 Control Architect, The Planning Partnership, on May 29, 2008, as reflected on Attachments #2 and #4 and #5, respectively.

The Development Planning Department is satisfied that the proposed site plan, landscaping plan, and building elevations, as shown on Attachments #2, #3 and #4, respectively, are satisfactory.

The Vaughan Engineering Department is satisfied with the grading plan submitted in support of the application.

#### Sustainability

The applicant has advised that the following sustainable features will be provided within the building design:

- 1) hardwood floors are provided to reduce interior airborne particulates;
- 2) water efficient toilets are provided to conserve water;
- 3) high efficiency heating systems and double glazed, low emissivity, gas filled windows are provided for energy conservation; and,
- 4) recycling bins are provided to reduce household waste.

#### 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 subject lands are located internal to the subdivision, and there are no Regional issues.

#### Conclusion

The Site Development Application has been reviewed in accordance with OPA #600, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for 22 street (freehold) townhouse units within 5 townhouse blocks is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

#### Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Typical Elevations – Blocks 68, 70, 71
5. Typical Elevations – Blocks 69 & 72

#### Report prepared by:

Stephen Lue, Planner, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407

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/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 35, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**35      REQUEST FOR THE REINSTALLATION OF THE STOP SIGN AT AUTUMN HILL BLVD  
AND CHAGAIL DRIVE/SANDWOOD DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated October 6, 2008:

**Recommendation**

Councillor Sandra Yeung Racco recommends:

1. That the all-way stop sign at Autumn Hill Blvd and Chagall Drive/Sandwood Drive be reinstated; and
2. That the attached petition from the area residents be received.

**Economic Impact**

Cost of installation of the signage.

**Communications Plan**

Staff would send out a notice to local residents informing them of the reinstallation.

**Background - Analysis and Options**

When a subdivision is constructed, the accepted practice is to place stop signs at the minor streets only, then conduct the necessary studies to determine if certain intersections warrant all way stop control based on traffic/pedestrian volume. The intent is to prevent too many unwarranted all way stops from being installed, and ensures that all way stops are placed only where required according to the Ontario Traffic Manual standards.

Occasionally, developers place stop signs without regard for the warrants; in this case, an all-way stop sign was placed at Autumn Hill Blvd and Chagall Drive. The traffic studies conducted by staff in April 2008 showed that the warrants were not met and the all-way stop signs were subsequently removed in accordance with accepted practice.

The community came forward with a petition (see attached) to ask the City to reinstate the all-way stop signs at Chagall/Sandwood when it was initially removed as it gave them peace of mind. Given the long stretch of roadway and number of intersections between all-way stops on Autumn Hill, and taking into consideration the configuration of roadway and locations of current existing all-way stop controls, (shown on Attachment 1), it is preferable to reintroduce the all-way stop at Chagall/Sandwood to control traffic along this section of roadway.

**Relationship to Vaughan Vision 2020**

Promote Community Safety, Health & Wellness

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

**Regional Implications**

N/A

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**Conclusion**

The area has been looked over by staff recently, and there is no visibility issue or grading issue, therefore, reinstating the signs is a possibility. In response to concerns outlined by the area residents, in order to maintain community safety, it is recommended that staff reinstate the stop sign at Autumn Hill Blvd and Chagall Drive/Sandwood Drive.

**Attachments**

1. Location Map
2. Petition

**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 OCTOBER 27, 2008**

Item 36, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

36

**STREET NAME APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-97V23  
BRALAWN (NORTH) DEVELOPMENTS INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 6, 2008:

**Recommendation**

The Commissioner of Planning recommends:

THAT the following street name for approved Draft Plan of Subdivision File 19T-97V23 (Bralawn (North) Developments Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>APPROVED NAME</u>	<u>PROPOSED NAME</u>
Street 'E'	Santa Lucia Court	Ciro Barillari Court

**Economic Impact**

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

**Communications Plan**

N/A

**Background – Analysis and Options**

The subject lands shown on Attachment #1 are located on the south side of Major Mackenzie Drive, east of Pine Valley Drive, in Lot 20, Concession 6, City of Vaughan.

On October 9, 2007, Council approved street names for the Bralawn (North) –19T-97V23 draft plan of subdivision. The applicant has submitted a new street name for approval for Street 'E' as shown on Attachment #2. The Planning Department for the Region of York does not have any objections to the proposed name.

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

**Relationship to Vaughan Vision 2020**

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

**Regional Implications**

The proposed street name is acceptable to the Region of York.

**Conclusion**

The Development Planning Department has no objection with the proposed street name for approved draft plan of subdivision 19T-97V23.

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**Attachments**

1. Location Map
2. Draft Plan of Subdivision

**Report prepared by:**

Jack McAllister, Senior GIS Technician, ext. 8209

/CM

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



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Item 37, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**37**

**SITE DEVELOPMENT FILE DA.07.016  
LEBOVIC JEWISH COMMUNITY CAMPUS**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 6, 2008, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.016 (Joseph and Wolf Lebovic Jewish Community Campus) BE APPROVED, to permit the development of the subject lands shown on Attachment #1 with two school/synagogue buildings, as shown on Attachment #3, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, elevation drawings and landscape plans shall be approved to the satisfaction of the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plans and stormwater management report, lighting plan and access driveways shall be approved to the satisfaction of the Vaughan Engineering Department;
    - iii) the Owner shall fulfil all hydro requirements to the satisfaction of PowerStream Inc.;
    - iv) the Owner shall provide the Vaughan Engineering Department with confirmation of the Ministry of Environment's Registration of the Record of Site Condition;
    - v) the required consents and variances shall be obtained from the Committee of Adjustment and shall be final and binding;
    - vi) the Owner shall provide the City with confirmation from the Block 11 Landowners Group that the cost sharing obligations have been addressed to their satisfaction; and
  - b) that the Site Plan Letter of Undertaking include the following conditions:
    - i) garbage and recycling collection and snow removal shall be the responsibility of the Owner;
    - ii) the Owner acknowledges that garbage collection shall be limited to between the hours of 7:00am and 7:00pm;

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- iii) prior to the issuance of a building permit, Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, Region of York, and Boards of Education Development Charges By-laws;
- iv) that the 2.5 m wide buffer strip and 7.5 m wide buffer block along the west side of the subject lands be conveyed to the Toronto and Region Conservation Authority; and,
- v) the appropriate phasing conditions be included.

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

To permit the phased development of two synagogue/day school buildings on the subject lands, shown on Attachment #1. The subject lands form "Quadrant B", being a 37,622m<sup>2</sup> parcel within the overall 15.83ha, four quadrant institutional campus known as the Lebovic Jewish Community Campus (Attachment #2).

The proposed north building will be occupied by the United Synagogue Day School and Beit Rayim Synagogue. The south building will be occupied by the Temple Kol Ami and UJA Synagogue and School. Both buildings are to be developed in phases as funding is secured to complete the construction of each phase. The north building is to be completed in 4 phases. The south building is to be completed in 2 phases. The subject site development application covers full build out of both buildings, and as the Owner of the subject lands, the Lebovic Jewish Community Campus will enter into one Site Plan Letter of Undertaking, which will identify all phases for the two buildings in Quadrant B.

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

##### Location

The subject lands form Quadrant B (Phase 2) of the overall Lebovic Jewish Community Campus. The 37,622m<sup>2</sup> site (Quadrant B) is located on the south side of Lebovic Campus Drive, and on the west side of Ilan Ramon Avenue, as shown on Attachment #2.

##### Official Plan and Zoning

The subject lands are designated "Low Density Residential" in OPA 600. The "Low Density Residential" designation permits a mix of uses and building types including institutional, various residential housing forms, schools and community facilities. The proposed school/synagogue uses conform to the Official Plan.

The subject lands are zoned A Agricultural Zone by By-law 1-88, which permits Institutional uses. The proposed school and synagogue uses are permitted.

The following exceptions to the A Agricultural Zone standards have been identified to facilitate the proposed site development:

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1. Parking

The two buildings are designed to function as both schools and synagogues at different times of the day and days of the week. As such, their use results in a complex parking calculation. By-law 1-88 requires a minimum of 1.5 parking spaces per classroom/gym, art room, etc. for an elementary school, and calculates parking for a synagogue at 11.0 spaces per 100m<sup>2</sup> of GFA. In addition 3.5 spaces per 100m<sup>2</sup> for the administrative office for both the school and synagogue are also required. The United Synagogue Day School/Beit Rayim Synagogue (north building) would require 299 parking spaces. The Temple Kol Ami/UJA Synagogue and School (south building) would require 256 parking spaces. The total parking required for the multi-use buildings would be 555 spaces, although the uses are not intended to occur simultaneously. A Parking Statement prepared by iTrans dated June 2008, supports a reduction in the total parking to be provided on site of 180 spaces, which is supported by the Vaughan Engineering Department.

2. Zone Standards

<b>North Building (USDS/Beit Rayim Synagogue and School)</b>	<b>Required</b>	<b>Provided</b>
- Minimum Front Yard Setback to Building from Ilan Ramon Boulevard	15m	6.0m
- Minimum Front Yard Setback to the canopy column of north building from Ilan Ramon Boulevard	15m	3.0m
- Minimum landscape strip width along exterior side yard abutting Lebovic Campus Drive	6m	3.0m
- Minimum Exterior Side Yard	15m	3.0m
- Minimum Parking	299 Spaces	80 spaces
- Maximum lot coverage for site containing both north and south buildings	20%	26%
- Maximum Building Height	11m	14m
- Location of Loading Spaces	Not between a building and street	Between a building and street

<b>South Building (Temple Kol Ami/UJA Synagogue and School)</b>	<b>Required</b>	<b>Provided</b>
- Minimum Front Yard Setback from Ilan Ramon Boulevard	15m	11.15m
- Minimum Interior Side Yard Setback to the southerly lot line	15m	13.9m
- Maximum Lot Coverage for site containing both north and south buildings	20%	26%
- Minimum Parking	256 spaces	100 spaces

The applicant will require variances from the Committee of Adjustment, which will need to be approved and in full force and effect, prior to finalization of the Site Plan Letter of Undertaking. The Development Planning Department can support the proposed variances which are required to implement the site plan.

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#### UJA Master Plan

A conceptual Campus Master Plan (shown on Attachment #2) was approved by Council in 2004 and provided for the phased development of the campus over a 10-15 year period. Quadrant A is developed with a Secondary School, and a Community Services Complex and a Special Needs Facility were approved in 2004. The subject lands form Quadrant B of the overall UJA campus within Block 11 and are intended to serve the needs of the York Region Jewish Community.

The subject application has been reviewed in the context of the approved Master Plan and the proposed development of Quadrant B. The UJA Master Plan shows the location of two buildings along Ilan Ramon Boulevard with parking areas located to the west of each building and playing fields centrally located between the north and south development areas, as shown on Attachment #2. Quadrants C and D remain vacant and will be subject of separate development approvals pursuant to the requirements of the Planning Act.

#### Site Plan Review

The site plan (Attachment #3) for the two proposed schools/synagogues is consistent with the approved Master Plan, as described earlier. Both buildings are proposed to be developed in phases, with the north building developing in four phases and the south building in 2 phases. The application has been reviewed for full build out (as shown on Attachment #3) with the recognition that only the first phases of the buildings will be built at this time (as shown on Attachment #4). Future phases of each building may require minor amendments to the Site Plan Letter of Undertaking if they differ from the approved phasing should Council approve the subject site development application.

#### Access and Parking

Access to the north building will be from Lebovic Campus Drive and access to the south building will be from Ilan Ramon Boulevard. There will be no vehicular access between the buildings. A total of 80 surface parking spaces will be provided for the north building and 100 surface parking spaces will be provided for the south building. A variance must be obtained from the Committee of Adjustment for the proposed reduction in parking to a minimum of 180 spaces as discussed earlier in this report.

#### Landscaping

The proposed landscaping for the site is complex given the phasing of the construction of the buildings. The applicant has hired several landscape architect firms to design the various components of the overall development. Attachment #5 summarizes the nine individual landscaping plans, which will cover: street trees; traffic medians; valley lands; parking areas; plantings; common playing fields and courtyards; and landscaping around the buildings.

The site is proposed to be landscaped with a mix of deciduous and coniferous trees, shrubs and hard landscape materials and temporary landscaping to be located in the interim where future phases will be located on the site plan. The Development Planning Department is generally satisfied with the proposed landscaping plans, and will continue to work with the Owner to finalize the landscape plans for final site plan approval.

#### Building Design

Attachments #6 and #7 show the elevations for the irregular shaped multi-use north building. The north building will be developed in four phases over several years. Attachment #6 shows the north building's full build out and Attachment #7 shows the first phase of development. Attachment #8 shows the south building at full build out and Attachment #9 illustrates the first

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phase of development. Should Council approve the site plan, only the respective Phase 1 developments shown on Attachments #7 and #9 would be built at this time. Further phases of development will take place in accordance with the approved site plan for the final build out. Should the phasing change prior to full build out, a modification to the Site Plan Letter of Undertaking will be required.

#### Phasing

Given the phasing of the proposed development, the Development Planning Department has requested the applicant to provide a roof plan to ensure that roof mounted vision screens are added around roof mounted equipment, so that the equipment is screened from view during the early phases of build out.

In addition, the applicant has been requested to provide landscaping in temporary locations where future phases are to develop.

#### Cash-in-lieu of Parkland Dedication

Pursuant to the City's Cash-in-lieu of the dedication of parkland by-law applicable to site plan approved developments, institutional uses are exempt from the cash-in-lieu requirement. The uses proposed in Quadrant B meet the institutional requirements and are therefore exempt.

#### Sustainability

The applicant has advised that the following sustainable features will be provided within the building and site design:

- i) courtyards that allow opportunities for natural light and ventilation; classrooms with windows that open to allow for passive lighting and ventilation;
- ii) bicycle racks to promote alternative modes of transportation;
- iii) bio-swales will be incorporated into the landscape design to help reduce stormwater run-off and assist in the removal of pollutants;
- iv) deciduous trees to be strategically planted to allow for passive cooling and heating systems;
- v) protection of the ravine system and placement of adjacent playing field to unify the natural topography;
- vi) energy efficient plumbing fixtures to lessen water usage and waste;
- vii) motion activated lighting systems to reduce energy consumption and photocell activated lighting systems to reduce energy consumption when ambient light is sufficient;
- viii) incorporation of non-toxic options for finishes/materials, cleaning supplies, pest management and grounds maintenance.

#### Vaughan Engineering Department

The Engineering Department has no objection to the parking supply as proposed in the parking statement dated June 2, 2008 by iTrans. The final site grading, site servicing and stormwater management plans must be approved to the satisfaction of the Vaughan Engineering Department, prior the execution of the final Site Plan Letter of Undertaking.

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

The west edge of the subject lands abuts valley lands. The Toronto and Region Conservation Authority has reviewed the proposed site plan application and has no objection to site plan approval, subject to the following conditions:

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- i) prior to the execution of the Site Plan Letter of Undertaking, the applicant will successfully obtain a TRCA permit under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) for site grading and development on the subject site:
- ii) that the adjacent open space valley land block and buffer block (2.5m and/or 7.5m landscape buffer; if applicable) be set aside for acquisition or dedication to either the TRCA or the City of Vaughan, free of all charge and encumbrances; and
- iii) that any outstanding water management issues from the TRCA's May 6, 2008 letter be satisfactorily addressed, if required.

Given the valley lands in the adjoining subdivision plans to the north (19T-95044) and south (19T-95062) are being dedicated to the TRCA through the subdivision approval process, the City of Vaughan's Engineering Department recommends that the 7.5m buffer block and the 2.5 m buffer strip also be conveyed into public ownership to the TRCA.

#### **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 no objections to the proposed development.

#### **Conclusion**

The Site Development Application has been reviewed in accordance with OPA #600, By-law 1-88, the approved Master Plan for the campus, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for two day school/synagogue buildings, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

#### **Attachments**

1. Location Map
2. Master Plan (Approved & Proposed)
3. Site Plan showing Full Build Out of North & South Buildings
4. Site Plan Showing Phase 1 of North & South Buildings
5. Landscape Plan
6. Elevation Plan - North Building, Full Build Out
7. Elevation Plan - North Building, Phase 1
8. Elevation Plan - South Building, Full Build Out
9. Elevation Plan, South Building, Phase 1

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

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

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Item 38, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

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**SITE DEVELOPMENT FILE DA.08.024  
THORNHILL VILLAGE PLAZA INC. AND M4 DEVELOPMENTS INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 6, 2008:

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.024 (Thornhill Village Plaza Inc. and M4 Developments Inc.) BE REFUSED.
2. THAT appropriate City Staff and the City Solicitor and external consultants be directed to attend the Ontario Municipal Board Hearing in opposition to File DA.08.024.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

On April 18, 2008, the Owner submitted a Site Development Application on the subject lands shown on Attachment #1, which was amended by a revised site plan submission dated August 8, 2008. The site plan proposal was to permit a mixed use development consisting of: one, 12-storey, 169 unit seniors residential apartment building having 525m<sup>2</sup> of GFA devoted to ground floor retail commercial uses; five, 2-storey townhouse units; four, 2-storey semi-detached dwelling units; six, 3-storey live/work units; and, the relocated (closer to Yonge Street) Robert Cox House being an existing heritage structure.

**Background - Analysis and Options**

**Location**

The subject lands are located south of Thornridge Drive, on the north side of Arnold Avenue, and on the west side of Yonge Street, municipally known as 7584, 7586, 7588, 7592, 7596, 7598, 7600, 7602, 7610 and 7616 Yonge Street and 14 Arnold Avenue, as shown on Attachment #1.

**The Thornhill Yonge Street Study – 2005**

The Thornhill Yonge Street Study- 2005 was jointly undertaken by the Town of Markham and the City of Vaughan. The study was initiated in 2002 and led by the consulting firm of Urban Strategies Inc. The consultation process included a number of workshops with key stakeholders, including the City of Vaughan, Town of Markham, Region of York, Region of York Rapid Transit Consortium, property owners and local residents. The land use recommendations arising from the study, which was approved by Vaughan Council on March 20, 2006, provided the policy framework for Official Plan Amendment #669, which amended the existing OPA #210 (Thornhill

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Vaughan Community Plan). The recommendations were based on the vision, key planning principles, goals, analysis and conclusions outlined in the report prepared by Urban Strategies Inc.

OPA #669 incorporates land use and urban design policy components of the Thornhill Yonge Street Study (2005). The land use designations established in OPA #669 reflect the Land Use Plan from the Study. The principle changes introduced by OPA #669 are the creation of two new land use designations being "Mid-Rise/Mixed Use" and "Heritage Main Street".

Official Plan

The proposed development encompasses 3 parcels of land which are designated by three Official Plan Amendments, being OPA #210 (Thornhill-Vaughan Community Plan), OPA #669 (Thornhill/Yonge Street Corridor Plan – approved by Vaughan Council and Region of York, but appealed by applicant, and not in effect), and OPA #589 (R1V Large Lot Protection Policy), as follows:

a) OPA #210 - "Low Density Residential Area"

The lands located at 14 Arnold Avenue are designated "Low Density Residential Area" by OPA #210 (Thornhill-Vaughan Community Plan), as shown on Attachment #1, which permits single detached dwellings at a maximum net density of 22 units per hectare. The proposed five townhouse units and four semi-detached units are not permitted uses within this designation. Also, the density proposed on this lot is 32.22 units per hectare (9 units/0.279349 ha), which does not conform to the "Low Density Residential Area" designation.

b) OPA #589 - "R1V Large Lot Protection Policy"

The proposed development of 14 Arnold Avenue is in contravention of OPA #589, being the City's Policy for the protection of large lots (minimum 30m) zoned R1V Old Village Residential Zone by By-law 1-88. OPA #589 aims to protect areas that have successfully maintained a historical pattern of large lots for single-detached dwellings that are recognized as an important historical component and as unique enclaves within their broader communities, including Arnold Avenue. Specifically, OPA #589 states:

"All development in older established residential areas characterized by large lots or by historical, architectural or landscape value, shall be consistent with the overall character of the area."

The proposed redesignation to permit semi-detached and townhouse uses on this lot would contravene the policies within OPA #589, as it would alter the large lot character of this historic neighbourhood; alter the low density residential nature of the community by introducing higher density development at the community edge; and, change the Arnold Avenue streetscape by introducing a small semi-detached dwelling that flanks this street with minimal setback, whereas this streetscape includes large single detached dwellings that are setback from the street.

c) OPA #669 - "Mid-Rise/Mixed Use" & "Heritage Mainstreet"

The remainder of the development lands being 7584, 7586, 7588, 7592, 7596, 7598, 7600, 7602 and 7604 Yonge Street are designated "Mid-Rise/Mixed Use", and 7610 and 7616 Yonge Street are designated "Heritage Main Street" by OPA #669, as shown on Attachment #1. OPA #669 has been approved by the Region of York, but has been appealed by the Owner to the Ontario Municipal Board.

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The “Mid-Rise/Mixed Use” designation permits buildings at a maximum height of 5-storeys, with a maximum net density of 2.0 FSI (Floor Space Index). Within the “Mid-Rise/Mixed Use” designation, mixed use retail/residential or retail/office development is encouraged. New development on lands with frontage on Yonge Street and/or along any plaza/public open space frontage is required to include ground floor, grade-related commercial uses. Residential uses at grade are not permitted along these street frontages. The designation also permits a maximum 5-storeys or 17m in height abutting Yonge Street only. The development proposes a 12-storey seniors building (including ground floor commercial), which exceeds the permitted 5-storey maximum in OPA #669. The proposed development as shown on Attachment #2 has an FSI of 4.89 (25,760m<sup>2</sup> building GFA/5,265.383m<sup>2</sup> lot area). The proposed 12-storey building with an FSI of 4.89, exceeds the maximum permitted height of 5-storeys and FSI of 2.0, and does not conform to the Official Plan.

Furthermore, the proposed seniors residential building has a building frontage along Yonge Street (see Attachment #4) in excess of 60m, which does not conform to the maximum 30m of continuous commercial building frontage permitted in OPA #669.

The “Heritage Main Street” designation applies to lands where designated or listed heritage buildings are located. This designation also applies to sites in close proximity to heritage buildings. The primary intent of the “Heritage Main Street” designation is the protection and adaptive re-use of existing heritage buildings. The maximum height of any building within the “Heritage Main Street” designation shall be 3-storeys or 9.0m, subject to compatibility with existing heritage structures. The maximum permitted FSI is 0.75. The proposed development includes the relocated Robert Cox House and six 3-storey live/work units, which have an FSI of 0.63 (1,210m<sup>2</sup> building GFA/1,935.36m<sup>2</sup> lot area).

#### d) OMB Status – Official Plan

On December 10, 2007, Council ratified a recommendation of the Committee of the Whole recommending refusal of Official Plan Amendment Application OP.05.004 (Thornhill Village Plaza and M4 Developments Inc.) to redesignate the entire subject lands to a “Mixed Residential/Commercial” designation in order to permit the proposed development, which has an FSI of 2.78 (27,918m<sup>2</sup> building GFA/10,022m<sup>2</sup> lot area). The Owner has appealed Council’s refusal of the official plan amendment application to the Ontario Municipal Board (OMB). An OMB Hearing date has been set for March 3, 2009.

#### Zoning

The lands subject to this application at 14 Arnold Avenue are presently zoned R1V Old Village Residential Zone by By-law 1-88, subject to site-specific Exception 9(662). The R1V Zone permits single detached residential dwellings. Currently, the City of Vaughan has implemented an interim control by-law on all lands zoned R1V Old Village Residential Zone in order to conduct a Land Use Study. No building permits are to be issued for properties zoned R1V if the proposed building exceeds 500m<sup>2</sup>.

The remainder of the subject lands as shown on Attachment #1 are zoned C1 Restricted Commercial Zone, and except for 7610 and 7616 Yonge Street, are subject to site-specific Exception 9(1150). The proposed development would not be permitted by the existing zoning on the subject lands. The Applicant has proposed a rezoning of the subject lands to RM2 Multiple Residential Zone for 14 Arnold Avenue (to facilitate the semi-detached and townhouse dwellings) and RA2 Apartment Residential Zone for the Yonge Street portion of the subject lands (to facilitate the seniors apartment with ground floor commercial, live/work and Robert Cox heritage building).

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##### a) OMB Status – Zoning

On December 10, 2007, Council ratified a recommendation of the Committee of the Whole recommending refusal of Zoning By-law Amendment Application Z.05.011 (Thornhill Village Plaza and M4 Developments Inc.) to rezone the subject lands to RM2 and RA2 Zones in order to permit the proposed development. The Owner has appealed Council's refusal of the zoning by-law amendment application to the Ontario Municipal Board. An OMB Hearing date has been set for March 3, 2009.

##### Site Plan Review

The Development Planning Department has reviewed the proposed mixed-use development and cannot support the proposed site plan application as the FSI and building height do not conform to the area Official Plan. The site plan proposes a 12-storey, 169 unit seniors residential building, five 2-storey townhouse units, four 2-storey semi-detached units, six 3-storey live/work units, and the retention and relocation of the Robert Cox House (an existing historical structure) that is proposed to be relocated slightly eastwards towards Yonge Street. The entire development proposes a total of 184 residential units. The townhouses and semi-detached units are to be located at 14 Arnold Avenue with the high-rise condominium building and live/work units being situated along Yonge Street. Driveways and pedestrian walkways, together with surface and underground parking, will link the properties together as shown on Attachment #2.

While intensification along the Yonge Street corridor is desirable and encouraged through the Regional Official Plan and Provincial Policy Statement, the location of the subject lands as shown on Attachment #1 is within the Thornhill Heritage Conservation District which is not considered to be suitable for a development of this scale. Development Planning Staff cannot support a proposal of this magnitude as it would set a negative and undesirable precedent that would render the implementing municipal legislation ineffective in protecting this and other similar Heritage Conservation Districts.

Development within the Thornhill Heritage Conservation District should be consistent and complimentary to the existing land uses on both sides of Yonge Street and sensitive to the future vision for the District. The subject lands should create an acceptable transition to the adjacent existing low rise areas within the Historic Thornhill Community to the west of the subject lands as shown on Attachment #1. To achieve this goal, proposed developments within the "Mid-Rise/Mixed-Use" designation should not exceed 5-storeys as stipulated in OPA #669 and should transition down in scale to interface with the low rise residential area.

The proposed two-storey semi-detached and townhouse dwelling units on 14 Arnold Avenue provides an ineffective and inappropriate transition with the large lot single-detached development to the west, as the Arnold Avenue streetscape has been compromised by smaller dwelling units with a semi-detached end unit that flanks (rather than fronts) Arnold Avenue with minimal setback from the street. The elevations of the semi-detached and townhouse units (Attachment #6) are also modern and not sympathetic to the low density development to the west and the heritage development contemplated by the Thornhill Heritage Conservation District policies and Design Guidelines along Yonge Street.

The proposed 12-storey seniors apartment development also dominates the existing 2-storey low density residential development to the west, and the maximum 5-storey development contemplated along Yonge Street within the "Mid-Rise Mixed Use" designation, and the maximum 3-storey development contemplated in the "Heritage Main Street" designation including the Robert Cox House. The elevations for the 12-storey building and the 3-storey live/work units to the north are both modern and are not sympathetic to the Robert Cox House and the heritage-like development contemplated by the Thornhill Village Conservation District policies and Design Guidelines for the Yonge Street Corridor.

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The applicant's overall lands appear to be ill-conceived by maximizing space on the subject lands with a variety of residential dwelling types and commercial uses, including live/work units that are squeezed in the north end of the site in between the proposed 12-storey seniors building, the Robert Cox House, and the existing 2½-storey office building on the lands to the north. The overall site is proposed to be developed with inappropriate residential dwelling types, with building heights and architecture that are not in keeping with the vision contemplated by OPA #210 and OPA #589 for 14 Arnold Avenue, and OPA #669 for the Yonge Street lands. The proposed development will overwhelm the historic character and scale of the community.

a) OMB Status – Site Plan

The applicant has referred their Site Plan Application to the Ontario Municipal Board in light of Council's failure to consider their application within 30 days of submission to the City. The site plan application will be consolidated with their appeals of the site-specific Official Plan and Zoning By-law Amendment Applications, OPA #669, and the Thornhill Heritage Conservation District Study and Plan (2007).

Cultural Services

The subject lands are located within the Thornhill Heritage Conservation District and therefore governed by Design Guidelines outlined in Section 3.0 of the Thornhill Heritage Conservation District Study. All properties within the boundary of the Thornhill Heritage Conservation District are designated under Part V of the Ontario Heritage Act. Part V not only provides policies for the heritage buildings, but also contemporary buildings found within the district boundaries.

Any change to buildings or properties within the Thornhill Heritage Conservation District must be reviewed by Staff of the Cultural Services Department and forwarded to Heritage Vaughan for review.

The lands located at 7616 Yonge Street (see Attachment #1) known as the Robert Cox House is within the subject lands and the Thornhill Heritage Conservation District. The Cox House is listed as a significant building in the City of Vaughan Register of Buildings of Inventory of Heritage Properties. The 1.5-storey, brick building was built c.1884 in the Victorian Gothic style and achieved a preliminary score of 67 in the Built Heritage Evaluation process rendering a rating of "significant" as a heritage property.

On April 18, 2008, Cultural Services received a Heritage Permit Application (HP 2008.015) from the Owner of the subject lands requesting the following:

1. Permit the demolition of the existing retail plaza on the subject lands;
2. Permit the integration of the Cox House into the proposed development as has previously been recommended by Heritage Vaughan on August 24, 2005; and
3. Permit the construction of 175 seniors' residential dwelling units and 1,099m<sup>2</sup> of commercial space at grade in a 12-storey mixed-use commercial residential building and the construction of 5 townhouse units, 4 semi-detached units and 18 apartment dwelling units.

Heritage Permit Application HP 2008.015 was included in the agenda for consideration on the May 21, 2008 meeting of Heritage Vaughan and was deferred in a motion passed by the Heritage Vaughan Committee stating:

"That this matter be deferred until the matter goes to the Ontario Municipal Board."

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On July 14, 2008, Vaughan Council refused Heritage Permit Application HP 2008.015 due to the number of deficiencies and lack of completeness identified by staff of the Cultural Services Department.

The City of Vaughan Cultural Services Department has provided the following comments based on plans dated August 8, 2008 (Revision #2), and received on August 11 and a further revised site plan submitted on August 22, 2008, as part of the Site Development Application DA.08.024:

- i) The proposed development does not give the impression of being sympathetic to the heritage streetscape of the Thornhill Heritage Conservation District in Vaughan or specifically to the scale of the Robert Cox House, the Thornhill Public School or the historical Yonge Street streetscape.
- ii) The proposal must be consistent with the Design Guidelines of the Thornhill Heritage Conservation District Plan (By-law 306-88) especially in regard to the recommended building height limit of 2-3 storeys in By-law 306-88 and 5-storeys in the revised Thornhill Heritage Conservation District Plan approved by Council in 2007 and currently being appealed by the Owner to the OMB.
- iii) The existing elevations now show a 3-storey live/work unit building proposed for behind the Robert Cox House at 7616 Yonge Street. The 3-storey building has not been designed in a way that is consistent with the Design Guidelines of the Thornhill Heritage Conservation District Plan.
- iv) The Site Plan shows the Robert Cox House with a reduced front setback compared to that of the heritage buildings to the north creating an uneven break in the existing rhythm of the historical streetscape.
- v) A front setback that is consistent with the existing streetscape, the Robert Cox House, and new construction should be provided.
- vi) The most recent submission shows the Robert Cox House is no longer being rotated but re-located further to the northeast and closer to Yonge Street. However, maintaining the existing location of the Cox House would serve to create consistency with the existing streetscape.
- vii) The Thornhill Heritage Conservation District Design Guidelines identify a maximum 5-storey height with the front podium being three-storeys, and top 2-storeys stepped back with a 45 degree angular plane, and therefore, the proposed development does not conform to this requirement.
- viii) North and south elevations at street level are not pedestrian friendly.

With respect to the proposed 12-storey seniors residential condominium, the proposed development is not consistent with the Design Guidelines for the current Thornhill Heritage Conservation District Study and Plan.

Section 3.41 Design Guidelines for Commercial Properties of the Thornhill Heritage Conservation District Study and Plan states the following in the "Goals" subsection:

"The intent of the design guidelines in the commercial areas of Yonge Street is to:

1. Preserve 19<sup>th</sup> and early 20<sup>th</sup> century and to assist in their preservation so that they can be maintained and form a viable part of the commercial area.

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2. Ensure that renovations and additions within the district are consistent with the architectural style of the existing structure and that changes are compatible with the character of the village.”

Previously, the Cultural Services Department provided additional comments respecting design elements which could mitigate some concerns with respect to the seniors building, which included providing variation in the building elevations in order to suggest multiple building fronts as opposed to one continuous building façade. However, such cosmetic changes do not sufficiently address the outstanding issues respecting scale and height. The overall development proposed for the subject lands is not consistent with the architectural style of the existing Cox House and the new structures are not considered to be compatible.

Furthermore, Section 3.4.6 Building Design Guidelines, Subsection ii) "Mass and Bulk" of the Thornhill Heritage Conservation District Study and Plan states:

“The mass and bulk of the buildings shall be compatible with existing structures or neighbouring buildings. In general, two and three storey buildings are the most common heights depending on roof configuration.”

The proposed development includes a 12-storey residential condominium building, which cannot be considered compatible with the existing structures in the Heritage Conservation District area.

#### Vaughan Engineering

The Owner has submitted a site servicing and grading plan, storm water management report and functional servicing report, which are under review by the Vaughan Engineering Department. The Owner has also confirmed that all units proposed for the subject development will contain kitchen facilities and therefore allocation of servicing capacity is required. Servicing for this development is currently unavailable, and is not identified in the City's Servicing Protocol.

Furthermore, a Servicing Strategy is currently underway tying into the Yonge Street Area Study. The servicing analysis will be conducted to determine the necessary upgrades for the Yonge Street corridor. The subject lands are located within the servicing review area and any development on the subject lands is required to conform to the final recommendations of the study.

The Vaughan Engineering Department provides the following information:

- i) The detailed design for water, storm and sanitary servicing shall conform to the final recommendations and conclusions of the on-going Yonge Street Area Study and its associated servicing strategy to the satisfaction of the City.
- ii) Financial contribution shall be required in accordance with the final recommendations and conclusions of the Yonge Street Area Study and its associated servicing strategy.

The Vaughan Engineering Department's major concern with respect to the development of the subject lands and surrounding area is the overland drainage issue. The existing ditch conveying overland flows from the west of the subject lands should be accommodated in the storm water management system and should be designed to not increase flooding potential.

Due to flooding problems within the Thornhill Area and in the vicinity of the subject lands during the summer of 2008 and the storm of August 2005, the City of Vaughan has retained Clarifica Water Resources, an environmental consulting firm, to initiate a City-wide Drainage Study with a projected completion date by the end of 2008. The study is intended to identify flood vulnerable

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structures and the extent of flooding under several storm events. The study will also provide recommendations on required future works and detailed input on possibilities which may mitigate the current flooding problems.

The outcome of the study may be useful for any new or potential re-development in the Thornhill Area. The study is focusing on the Thornhill Area, as it has experienced significant flooding issues recently. The micro-drainage analysis as it applies to the Thornhill Area will identify the existing drainage issues. If applicable, this information should be incorporated in the proposed design of new developments in an attempt to not aggravate existing flood conditions.

#### Traffic and Transportation

The Transportation Section of the Vaughan Engineering Department has concerns respecting the potential increase in vehicular trips generated by the proposed development. Transportation Staff have requested an updated traffic impact study to be submitted for review that reflects the current site plan proposal, whereas the previous traffic impact study reflected the site plan proposal submitted with the Official Plan and Zoning By-law Amendment applications. Comments from the Transportation Section outlined the scope of the study required. Transportation Staff has also requested: a parking breakdown for all proposed buildings and uses; a minimum ingress/egress entrance of 7.5m for two-way traffic and 5.4m for one-way movement, whereas none of the driveways meet these requirements; visitor/commercial parking should be identified; pedestrian connections should be identified; provide snow storage areas or indicate if there is an intention to remove; show garbage disposal area and truck maneuvering, show loading spaces and truck maneuvering, if any; and the fire route turning radii must be identified on the plan.

The agent for the Owner was provided with these comments and has yet to submit the required Traffic Impact Study for review.

#### TRCA

The Toronto and Region Conservation Authority (TRCA) advises that a Flood/Drainage study initiated by the Vaughan Engineering Department is currently underway for the Thornridge area which encompasses the subject lands. TRCA staff requested that the scope of the study be expanded to ultimately produce flood plain mapping data for the area. As the study is not yet completed, TRCA staff are of the opinion that it was premature to advance the Official Plan and Zoning By-law Amendment applications without considering the impact this study may have on the development potential of the subject lands.

The Toronto and Region Conservation Authority has requested and has been granted party status at the upcoming Ontario Municipal Board Hearing.

#### York Region District School Board

The York Region District School Board has raised concerns respecting the impact of the proposed development on the existing Thornhill Public School located at the southwest corner of Arnold Avenue and Yonge Street. A Traffic Impact Study was submitted with the Official Plan and Zoning By-law Amendment applications, and was subsequently forwarded to the YRDSB for review. However, the School Board has not been provided with a more updated traffic impact study with the site plan application.

The York Region District School Board has requested and has been granted party status at the upcoming Ontario Municipal Board Hearing.

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#### Town Of Markham

The Thornhill-Yonge Street Study - 2005, was a joint study conducted by the City of Vaughan and the Town of Markham. As a result of the proposed development and the pending Ontario Municipal Board Hearing, the Town of Markham has raised concerns with the compatibility and appropriateness of the proposed development to the established heritage character of the area. Furthermore, the Town of Markham has also raised the issue of whether the proposal adequately takes into consideration and incorporates the conclusions and recommendations contained in the joint study. Other issues raised include the potential of the proposed development giving rise to unacceptable traffic congestion, the potential impact on stormwater management, drainage and related concerns, and whether the proposal is compatible and comparable to the Town of Markham's OPA's 154 and 167, as well as, Markham's Thornhill Heritage Conservation District Plan. A complete list of the Town of Markham's issues was submitted to the Ontario Municipal Board.

The Town of Markham has requested and has been granted party status at the upcoming Ontario Municipal Board Hearing.

#### 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 subject lands are identified as being within the "Urban Area" of the Region of York Official Plan. The joint Thornhill Yonge Street Study between the Town of Markham and the City of Vaughan and the implementing OPA's (OPA #669 in Vaughan) are consistent with the policies set forth in the Regional Official Plan (ROP) in respect to growth management, transit supportive development and heritage preservation. Although both the City of Vaughan OPA #669 and Town of Markham OPA #154 are consistent with Regional policies, the Region of York Planning and Development Services Department in their August 25, 2006 report titled "Thornhill Yonge Street Study Implementation – City of Vaughan OPA #669 and Town of Markham OPA #154" recommended deferral of the subject lands in light of the existing application. The subject lands were deferred and the balance of OPA #669 and OPA #154 were approved and are now in effect. The deferral was intended to provide an opportunity for City and Regional staff to work with the Applicant with respect to proposed Official Plan and Zoning By-law Amendment Files OP.05.004 and Z.05.011.

On September 27, 2007, Regional Council removed the deferral allowing the further approval of OPA #669 to occur for the subject lands as was intended by City of Vaughan Council. The Region has advised that on October 22, 2007, the Applicant for the subject lands appealed the approval of OPA #669.

The Region of York is aware of the pending Ontario Municipal Board hearing and is not a party to the matters before the OMB.

#### Conclusion

The Development Planning Department has reviewed the proposed Site Development Application to permit the development of a 12-storey, 169 unit seniors condominium development, five 2-storey townhouse units, four 2-storey semi-detached units, six 3-storey live/work units, and the retention and relocation of the existing heritage structure. The review was conducted in accordance with OPA #210 (Thornhill-Vaughan Community Plan), OPA #669 (Thornhill/Yonge Street Corridor Plan), and OPA #589 (R1V Large Lot Protection Policy), the Thornhill



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Conservation District Plan, and the surrounding area context. The proposal involves intensification of the existing subject lands with buildings at a scale not in keeping with the intent of the applicable Official Plans for the area. Accordingly, the Development Planning Department cannot support the proposal and recommends that Site Development Application DA.08.024, BE REFUSED.

**Attachments**

1. Location Map
2. Site Plan & Ground Floor Plan
3. Landscape Plan
4. East & North Elevations - Seniors Condominium
5. West & South Elevations - Seniors Condominium
6. Elevations – Townhouse, Semi-Detached and Live/Work Units, and Robert Cox House

**Report prepared by:**

Armine Hassakourians, Planner, ext. 8368  
Arto Tikiryan, Senior Planner, ext. 8212

/CM

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

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Item 39 , Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

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**WORTH BOULEVARD  
ROCKWOOD CRESCENT (WEST) TO WOODCHESTER COURT  
PARKING PROHIBITION REVIEW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 6, 2008:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That the existing "No Parking Anytime" prohibition on the north side (opposite the school) of Worth Boulevard between Rockwood Crescent (west) to Woodchester Court, be rescinded; and
2. That By-law 1-96, the Consolidated Parking By-law, be amended to add a "No Parking" prohibition with specific time periods of 8:30am - 9:30am and 12:30pm - 4:00pm, Monday to Friday, September 1 to June 30 on the north side (opposite the school) of Worth Boulevard between Rockwood Crescent (west) to Woodchester Court.

**Economic Impact**

The cost to install the "No Parking" prohibition signs would have an initial impact on the 2008 Operating Budget. There are sufficient funds available for this work. The on-going costs to maintain the signs would be incorporated in future Operating Budgets.

**Communication Plan**

Engineering Services staff will contact the residents to advise them of Council's decision in this matter.

**Purpose**

To review the feasibility of changing the existing "No Parking Anytime" signs on Worth Boulevard between Rockwood Crescent (west) and Woodchester Court, in response to a request from an area resident.

**Background - Analysis and Options**

Worth Boulevard is a feeder roadway with a 24.0 metre right-of-way, and an 11.5 metre pavement width. The existing posted speed limit is 40 km/h on Worth Boulevard. There are existing "No Parking Anytime" signs on the north side (opposite the school) of Worth Boulevard between #124 and #166. In front of the school, there is a lay-by parking lane for parents to drop off and pick up their children. The area is shown in Attachment No.1.

A survey was sent to the residents on the north side of Worth Boulevard between Rockwood Crescent (west) to Grenadier Crescent requesting their feedback on the proposed time change to the existing parking prohibitions. There were 16 surveys sent out and 4 completed surveys were returned. Of the 4 returned surveys, 3 were in favour of the time change.

Although there was only a 25% return rate of the surveys, the 4 that were completed were directly across from the school and most were in favour of the change. Therefore, staff recommend the proposed time change.

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**Relationship to Vaughan Vision 2020**

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

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

**Regional Implications**

Not Applicable.

**Conclusion**

Based on staff's review and the survey, it is recommended that the existing "No Parking Anytime" prohibition be rescinded and the "No Parking" prohibition with specific time periods of 8:30am - 9:30am and 12:30pm - 4:00pm, Monday to Friday, September 1 to June 30 be implemented on the north side (opposite the school) of Worth Boulevard between Rockwood Crescent (west) and Woodchester Court.

**Attachments**

1. Location Map

**Report prepared by:**

David Fan, Traffic Analyst, Ext. 3109

Mike Dokman, Supervisor Traffic Engineering, Ext. 3118

DF:

(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 41, Report No. 49, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

**41 PRESENTATION – YORK REGION RAPID TRANSIT WITH RESPECT TO THE YONGE SUBWAY AND THE RICHMOND HILL TERMINAL ALIGNMENTS**

The Committee of the Whole recommends:

- 1) That the presentation by Ms. Mary-Frances Turner, Vice-President, York Region Rapid Transit Corporation, 1 West Pearce Street, 6<sup>th</sup> Floor, Richmond Hill, L4B 3K3, and Mr. Tom Middlebrook, McCormick, Rankin Corporation, Yonge Street Lead, and presentation material submitted, titled “Yonge Subway Extension Preliminary Planning for Transit Project Assessment”, dated October 6, 2008, be received; and
- 2) That the following resolution titled “Yonge Subway Extension – Finch Station to the Richmond Hill Centre, Transit Project Assessment – 2008”, dated October 6, 2008, submitted by Councillor Shefman, be approved:

**WHEREAS** the Regional Municipality of York in partnership with the York Region Rapid Transit Corporation (the proponents) have issued the Notice of Commencement (September 30, 2008) of the Transit Project Assessment Process for the Yonge Subway Extension;

**AND WHEREAS** the proponents have completed a Conceptual Design and Functional Planning Study for the proposed subway extension as the basis for defining the Transit Project, which will be the subject of an Environmental Project Report under the Transit Project Assessment Process;

**AND WHEREAS** the proposed Transit Project is composed of the following elements: A 6.5 km, 6 station underground extension of the Yonge Subway located primarily within the Yonge Street right of way, from Finch Station in the City of Toronto to a proposed station at Richmond Hill Centre with intervening stations at Cummer/Drewery Avenues, Steeles Avenue, Clark Avenue, Royal Orchard Boulevard, Longbridge/Langstaff Roads and major intermodal bus terminals at the Steeles Avenue Station and at the Richmond Hill Centre Station;

**AND WHEREAS** it is proposed that Yonge Street be bridged at the Don River Valley and that the subway traverse the valley on the lower deck of the proposed bridge;

**AND WHEREAS** it is proposed that there be a 1900 car parking lot and Passenger Pick Up and Drop Off on the west side Yonge Street in the Hydro One corridor, north of Longbridge Road in the City of Vaughan;

**AND WHEREAS** the Transit Project will be proceeding under the new Environmental Assessment process, which provides for the completion of the assessment and project approval six months after its commencement;

**AND WHEREAS** it is the intention of the proponents to submit the Environmental Project Report for approval in early December of 2008 after the completion of the public consultation process in November;

**AND WHEREAS** the Yonge Subway Extension is a highly significant project for the City of Vaughan and it is appropriate to comment on matters that should be addressed in the process to ensure a high quality environment for residents and businesses that respects the historical and natural features and amenities of the Yonge Street corridor.

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**NOW THEREFORE IT IS RESOLVED:**

**THAT** the City of Vaughan endorses the transit project as defined for the purposes of further review and evaluation under the Transit Project Assessment Process;

**AND THAT** in completing the assessment process the proponents have regard for, but not limited to, the following matters:

1. In finalizing the alignment of the subway into the Richmond Hill Centre, the location of and access to the Longbridge/Langstaff subway station take into consideration the opportunities for pedestrian access to the residential community on the west of side of Yonge Street in the City of Vaughan;
2. In planning for the commuter parking lot and passenger pick up and drop off in the Hydro Corridor on the west side of Yonge Street, the following design issues be addressed: Maximizing the visual and acoustic screening for residents on the north side of Longbridge Road; visual screening/streetscaping adjacent to the facility on the west of Yonge Street; sustainable characteristics of the parking area including stormwater quality and quantity control, snow storage and use of innovative control measures; protection of the Don Valley natural systems to the west of the proposed parking area; and the need for any pedestrian or trail connections;
3. In considering the traffic operations of the proposed parking lot and passenger pick up and drop-off, the traffic study/traffic management plan should minimize the impact on the adjacent residential community and ensure that controls/access points and designs are identified to allow for the efficient operation of the subway facilities in conjunction with proposed development on the east side of Yonge Street. Consideration should be given to a direct link to the parking area from Highway No. 407;
4. In designing the proposed Yonge Street bridge crossing of the Don Valley, the following issues be addressed: Ensuring that the bridge enhances the pedestrian environment on Yonge Street particularly as it respects sidewalks/boulevards and lighting; the bridge design being complementary to the heritage character of old Thornhill; minimizing the impact on the existing dwellings/businesses on the west side of Yonge Street as it regards noise and visual intrusion; the noise impacts of the subway box beneath the bridge be examined and mitigated; ensuring alternative measures (both permanent and temporary) for properties whose accesses will be affected by the bridge; and the traffic management plan implemented during the construction of the bridge ensure the continued safe operation of Yonge Street;
5. That direct pedestrian access from the west side of Yonge Street be provided into the Royal Orchard station.
6. In designing the Clark Avenue Station, its location and pedestrian access points be designed in such a fashion as to encourage pedestrian traffic from the north;
7. The design of the Steeles Station take every effort to preserve the development/urban design potential of the Steeles Avenue intersection through the equitable and strategic distribution of subway facilities (e.g. bus terminal, PPUDO, transformers, air shafts), the integration of such facilities into the development plans for the area, exploring locations that would use public land (e.g. road allowances) for these facilities and the preservation of intersection frontage for development;

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**AND THAT** staff report to Council on the Environmental Project Report prior to its submission;

**AND THAT** this resolution be forwarded to the Region of York, the York Region Rapid Transit Corporation, and the Towns of Markham and Richmond Hill.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 27, 2008**

Item 42, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

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**42            PRESENTATION - YORK REGION RAPID TRANSIT WITH RESPECT TO THE  
                 TORONTO YORK SPADINA SUBWAY EXTENSION**

The Committee of the Whole recommends that the presentation by Ms. Mary-Frances Turner, Vice-President, York Region Rapid Transit Corporation, 1 West Pearce Street, 6<sup>th</sup> Floor, Richmond Hill, L4B 3K3, and Mr. Tom Middlebrook, McCormick, Rankin Corporation, Yonge Street Lead, and presentation material submitted, titled "Toronto York Spadina Subway Extension", dated October 6, 2008, be received



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Item 43, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

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**43      CEREMONIAL PRESENTATION – CATHY AND FRANK SALERNO, PICASO STUDIOS**

Members of Council presented Cathy and Frank Salerno, Picaso Studios, with a certificate recognizing their accomplishment in winning the “Client Philosophy/Marketing” Award and representing Canada and Vaughan at the Global Salon Business Awards in Hollywood, California.

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Item 44, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

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**44 CEREMONIAL PRESENTATION – HONORARY PLAQUE TO THE CITY OF VAUGHAN  
FROM NATURAL RESOURCES CANADA**

Mayor Linda D. Jackson and Clayton D. Harris, Deputy City Manager and Commissioner of Finance and Corporate Services, presented an Honorary Plaque to the City of Vaughan on behalf of Natural Resources Canada, for receiving the ecoENERGY Award for the Scott Somerville Fire and Rescue Station 7-9, in recognition of the building's high energy efficiency. Accepting the award on behalf of the City of Vaughan were Marlon Kallideen, Commissioner of Community Services and Fire Chief Greg Senay.

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Item 45, Report No. 49, of the Committee of the Whole , which was adopted without amendment by the Council of the City of Vaughan on October 27, 2008.

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**PRESENTATION – STUDENT DELEGATION FROM  
OUR SISTER CITY SORA, ITALY**

Mayor Linda D. Jackson, on behalf of Members of Council, and Regional Councillor Mario F. Ferri relayed greetings to Vice-Mayor Ms. Gabriella Paolacci, Minister Responsible for Sorani in the World Mr. Angelo Ianni, City Councillor Mr. Giovanni Celli Catarinelli, and School Director Silvia Iaconelli, and welcomed the student delegation from our Sister City Sora, Italy.