

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 1, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**1 ACTIVE TOGETHER PROGRAM TO ENCOURAGE CYCLING, WALKING, TRANSIT AND TRIP REDUCTION - TRANSPORTATION DEMAND MANAGEMENT GRANT**

The Committee of the Whole recommends:

- 1) That clause 1) a. contained in the following report of the Commissioner of Community Services, dated June 1, 2010, be approved; and
- 2) That clause 1) b. be deferred in accordance with the memorandum of the Commissioner of Community Services, dated May 27, 2010.

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Recreation & Culture, Director of Parks Development and the Grants Specialist, recommends:

- 1) That the following, be received:
  - a. Information on a new *Active Together Program to Encourage Cycling, Walking, Transit, and Trip Reduction*; and,
  - b. Cheque presentation for \$30,000 received from the Transportation Demand Management Grant (TDM) to provide directional and motivational signage at trails.

**Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan:

- 4.1 To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.
  - 4.1.1 Develop an implementation plan for the initiatives described in the City's Active Together Master Plan through a phased and budgeted program.

**Economic Impact**

The Transportation Demand Management grant of \$30,000 will provide directional and motivational signage at trails to encourage cycling and walking to local transit stops, schools, community centres and businesses; provide additional educational signage panels promoting active lifestyles along the routes; and will help form and support walking campaigns and clubs within the City.

**Communications Plan**

The Active Together Strategy and the Program to Encourage *Cycling, Walking, Transit, and Trip Reduction* will be promoted through trail signage and the walking programs will be communicated through Vaughan schools, the City website, Recreation Guide, flyers, posters and our community partners.

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#### **Purpose**

The purpose of this report is to inform Council of a new Active Together Program to Encourage *Cycling, Walking, Transit, and Trip Reduction* and to receive the presentation and information on the Transportation Demand Management grant of \$30,000 received by the City of Vaughan.

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

In November 2008 City of Vaughan Council approved the “*Active Together*” Physical Activity Strategy, a component of Vaughan’s ten year *Active Together* Master Plan for the provision of parks, recreation, culture and library facilities and services.

The purpose of the *Active Together* Physical Activity Strategy is to increase awareness of rising inactivity and obesity levels across Vaughan, and encourage involvement in physical activity among residents by removing barriers to participation. The target population that possesses below normal activity levels is comprised of the following demographics:

- Females, who tend to be less active than males and show a drop in participation during the pre-teen years;
- Children and youth, who show declining activity with age;
- Persons with disabilities, who experience barriers to participation both from an access standpoint and through an adequate supply of opportunities; and,
- Older adults, who are becoming more active but also face barriers in terms of transportation.

Transportation Demand Management (TDM) refers to a variety of strategies to reduce congestion, reduce reliance on the single-occupant vehicle, and achieve a more sustainable transportation system. TDM is a multi-modal approach to managing transportation demand by making the most of our current infrastructure, by supporting cycling, walking, transit, and carpooling so that they are viable alternatives to driving alone, and by introducing other incentives to reduce reliance on the single-occupant vehicle. TDM initiatives involve education, promotion, and outreach and providing various incentives to help travelers choose alternatives that have less impact on the environment and the transportation system.

The City of Vaughan Pedestrian and Bicycle Master Plan identifies the need to improve signage within the existing trail network. The Parks Development Division of the City of Vaughan implements and formalizes an average of 3000 linear meters of trail each year, providing residents with highly visible and connected pedestrian and bicycle systems crossing the City. The signage proposed will contribute to this system of pedestrian and cycling facilities, off-road multi-use pathways and pedestrian footpaths.

The “Active Together” Trail Signage Program is intended to increase active transportation through a motivational signage and walking program for the residents of Vaughan and addresses the need to increase use of our existing trails and walkways. This component of the implementation of the Pedestrian and Bicycle Master Plan involves installing motivational and educational signs over at least 16km of the William Granger Greenway/Humber Watershed inter-regional trail. This initiative will:

- Encourage residents to decrease reliance on vehicles and reduce the number of automobile trips taken in the City;
- Increase use of trails;
- Support the development of local walking clubs, educational workshops and outreach programs to target populations to increase social awareness and use of the City of Vaughan trail system.

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**Relationship to Vaughan Vision 2020/Strategic Plan**

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 OBJECTIVE:  
Enhance and Ensure Community Safety, Health & Wellness.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

**Regional Implications**

N/A

**Conclusion**

The Transportation Demand Management grant received by the Ministry of Transportation will help get residents active through the "Active Together" trail signage and walking programs. This program will motivate individuals or groups to walk or cycle to their destination, thereby decreasing the number of vehicle kilometers travelled, greenhouse gas emissions and congestion. This initiative will provide educational awareness and will encourage residents to utilize the current trail system as well as new trails being implemented.

**Attachments**

None

**Report Prepared By**

Mary Reali, Director of Recreation and Culture, ext. 8234  
Paul Compton, Area Recreation Manager, ext. 8358  
Heather Kaufmann, Active Living Coordinator, ext. 7438

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

Item 2, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

## **2                    PROCLAMATION OF JUNE AS RECREATION AND PARKS MONTH**

**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 June 1, 2010:**

### **Recommendation**

The Commissioner of Community Services and the Director of Recreation and Culture, recommend:

- 1) That Council proclaim the month of June as “Recreation and Parks Month”;
- 2) That the Zumba demonstration provided by City of Vaughan Fitness Staff be received; and,
- 3) That the Schedule of Activities for Recreation and Parks Month – June 2010 (Attachment 1), outlining the activities and events scheduled to be held throughout the City of Vaughan in June, be received.

### **Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan:

- 4.2 To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.
  - 4.2.1 Develop an implementation plan for the initiatives described in the City’s Active Together Master Plan through a phased and budgeted program.

### **Economic Impact**

Funding for the activities and events indicated in this report have been incorporated into the 2010 Recreation and Culture base operating budget.

### **Communications Plan**

The proclamation of June as Recreation and Parks Month, including the “Recreation and Parks Month” activity calendar will be posted on the City website, in community centres, and at Vaughan Public Libraries. It will also be distributed to elementary and secondary schools in Vaughan. Outreach to community groups, cultural organizations and businesses will take place via poster distribution and a news release.

### **Purpose**

The purpose of this report is to request that Council proclaim the month of June as “Recreation and Parks Month” and to present an overview of the activities and events (Attachment 1) to be held in June across the City of Vaughan that will provide citizens with opportunities to be physically active.

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

The City of Vaughan in its strategic plan, Vaughan Vision 2020, is committed to Service Excellence through enhancing and ensuring community safety, health and wellness. The Active Together initiatives, such as June is Recreation and Parks Month, will help achieve the objective of community health and wellness.

The City of Vaughan believes the development of a more physically active community enhances the quality of life of its residents and that physical activity levels are a critical economic, environmental, health and social issue for the community and that participation in physical activity is a key requirement for individual physical and mental health and well-being. Research shows that strategies involving physical activity and recreation appear particularly promising in minimizing or removing risk factors faced by many children and youth. Participation in recreation activities can provide positive benefits related to psychological health, physical health, familial interaction, peer influence, academic performance, community development and other lifestyle behaviours.

The Zumba fitness demonstration is designed to feature the latest trend in group fitness classes in celebration of the one year anniversary of the “Active Together Physical Activity Strategy”. It combines the Latin dance moves of Cha-Cha, Mombó and Calypso, Middle Eastern inspired Belly Dance and Rock ‘n’ Roll. The workout improves cardio fitness and tones the muscles while enhancing rhythm. Zumba classes are available at Al Palladini, Maple and Garnet A. Williams Community Centres.

June is Recreation and Parks Month (JRPM) was first proclaimed in 2005 by Parks and Recreation Ontario, the Ontario Parks Association, and the Ontario Recreation Facilities Association. JRPM was created to draw attention to the value of recreation and to encourage people to get out there and *live it everyday!* Minister Jim Watson, of the Ministry of Health Promotion, first declared “June as Recreation and Parks Month” for Ontario on June 6, 2006 in the Ontario Legislature. Vaughan first proclaimed the month of June as “Recreation and Parks Month” in 2009.

Recreation and parks opportunities are essential for strengthening and maintaining a healthy community. Positive impacts are evident throughout the community. Recreation brings neighbors together, encourages safer, cleaner neighborhoods and creates a livelier community atmosphere.

In 2010, the Recreation and Culture Department will celebrate June is Recreation and Parks Month from June 1 – June 30, 2010. Many activities are scheduled throughout the community, including:

- muscle conditioning for seniors
- family sports
- swim explosion into summer
- geocaching challenge
- water polo
- 3 on 3 basketball tournament
- toddler run and fun
- take me out to the playground
- nordic pole walking
- beach volleyball tournament

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

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- **STRATEGIC GOAL:**  
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness – To deliver high quality services and promote health and wellness through program development and increased awareness.

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

**Regional Implications**

There are no regional implications

**Conclusion**

The City of Vaughan is taking a proactive approach to improve the health and active lifestyles of its citizens by proclaiming June as Recreation and Parks Month and by providing a month of physical activity opportunities throughout Vaughan. As an initiative of the Physical Activity Strategy of the “Active Together” Master Plan For Parks, Recreation, Culture And Libraries, Recreation and Parks Month will help achieve the objective of improving community health and wellness.

**Attachments**

1. Schedule of Activities for Recreation and Parks Month – June 2010

**Report Prepared By**

Mary Reali, Director of Recreation and Culture, ext. 8234  
Paul Compton, Area Recreation Manager, ext. 8358  
Heather Kaufmann, Active Living Coordinator, ext. 7438

(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 JUNE 8, 2010**

Item 3, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**3 ACCOUNTABILITY AND TRANSPARENCY COMMITTEE ACCOMPLISHMENTS  
2006 – 2010 TERM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Accountability and Transparency Committee, dated June 1, 2010:

**Recommendation**

The Accountability and Transparency Committee recommends:

That the following report be received for information.

**Contribution to Sustainability**

N/A

**Economic Impact**

There is no economic impact associated with this report.

**Communications Plan**

N/A

**Purpose**

The purpose of this report is to provide Council with the accomplishments of the Accountability and Transparency Committee for the 2006 – 2010 term.

**Background - Analysis and Options**

Council approved that all non-statutory committees submit to Committee of the Whole a summary of its accomplishments over the four (4) year term, prior to the expiry of the term.

The mandate of the City of Vaughan's Accountability and Transparency Committee is to review the City's current policies/practices pertaining to Council's Code of Conduct, confidentiality, accountability and transparency and make recommendations to Council regarding the appointment of an Integrity Commissioner. This committee meets bi-monthly.

**Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the goals and initiatives of Vaughan Vision 2020.

**Regional Implications**

N/A

**Conclusion**

As directed by Council, the Accountability and Transparency Committee's accomplishments are attached for Council's information.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 3, CW Report No. 26 – Page 2

**Attachments**

1. Accountability and Transparency Committee Accomplishments
2. Accountability and Transparency Committee Q4 2009 Update
3. Accountability and Transparency Committee Timelines

**Report prepared by:**

A. Bellisario  
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.)



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**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 4, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**4 ARTS ADVISORY COMMITTEE ACCOMPLISHMENTS  
2006 – 2010 TERM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Arts Advisory Committee, dated June 1, 2010:

**Recommendation**

The Arts Advisory Committee recommends:

That the following report be received.

**Contribution to Sustainability**

n/a

**Economic Impact**

There is no economic impact associated with this report.

**Communications Plan**

n/a

**Purpose**

The purpose of this report is to provide Council with the accomplishments of the Arts Advisory Committee for the 2006-2010 Term.

**Background – Analysis and Options**

The Arts Advisory Committee has held an average of five meetings per year. The mandate of the Committee is as follows:

1. To collaborate with interested community stakeholders to develop and promote arts-related activities and events.
2. To explore funding opportunities from public agencies and private organizations for the purpose of implementing the mandate and goals of the committee.
3. To establish annual work plans, programs and funding strategies based on the approved budget.
4. To assist in developing a database of various funding sources both in the public and private sectors for the purpose of assisting non or for-profit arts related community groups and individual artists in funding/supporting their initiatives and projects.
5. To provide community input on matters related to community arts, art opportunities and initiatives.

Council approved that all non-statutory committees submit to Committee of the Whole a summary of its accomplishments over the four (4) year term, prior to the expiry of the term. The attached contains a summary of the Arts Advisory Committee's accomplishments for the term.

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**Relationship to Vaughan Vision 20/20**

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

**Regional Implications**

n/a

**Conclusion**

As directed by Council, the Arts Advisory Committee's accomplishments are attached for Council's information.

**Attachments**

1. Arts Advisory Committee Accomplishments 2006 – 2010 Term

**Report prepared by:**

Gloria 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.)

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Item 5, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

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**5 COMMUNITY EQUITY AND DIVERSITY COMMITTEE ACCOMPLISHMENTS  
2006 – 2010 TERM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Community Equity and Diversity Committee, dated June 1, 2010:

**Recommendation**

The Community Equity and Diversity Committee recommends:

That the following report be received for information.

**Contribution to Sustainability**

N/A

**Economic Impact**

There is no economic impact associated with this report.

**Communications Plan**

N/A

**Purpose**

The purpose of this report is to provide Council with the accomplishments of the Community Equity and Diversity Committee for the 2006 – 2010 term.

**Background - Analysis and Options**

Council approved that all non-statutory committees submit to Committee of the Whole a summary of its accomplishments over the four (4) year term, prior to the expiry of the term.

The mandate of the City of Vaughan's Community Equity & Diversity Committee is:

1. To formulate and recommend to Council appropriate policies and strategies which will help prevent tensions and enhance community relations within the City.
2. To work actively with the York Region District School Board, the York Catholic District School Board, the York Region Police, the City of Vaughan Recreation and Culture Department, the Vaughan Public Library Board and other relevant institutions and voluntary organizations to promote mutual trust and respect among the City of Vaughan's diverse community groups and the institutions and agencies serving them.
3. To encourage local groups, both public and private, to engage in programmes for the improvement of community relations and the fulfilment of human rights.
4. To initiate and co-ordinate discussions between individuals or groups to promote understanding and harmony in the community.

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5. To recommend to the municipality, programmes to provide equal employment opportunity, including recruitment, selection, training and promotion for visible and other minorities.

This committee meets monthly.

**Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the goals and initiatives of Vaughan Vision 2020.

**Regional Implications**

N/A

**Conclusion**

As directed by Council, the Community Equity and Diversity Committee's accomplishments are attached for Council's information.

**Attachments**

1. Community Equity and Diversity Committee Accomplishments

**Report prepared by:**

A. Bellisario  
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 JUNE 8, 2010**

Item 6, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**6 GREENING VAUGHAN ADVISORY COMMITTEE ACCOMPLISHMENTS  
2006-2010 TERM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Greening Vaughan Advisory Committee, dated June 1, 2010:

**Recommendation**

The Greening Vaughan Advisory Committee recommends:

That the following report be received.

**Contribution to Sustainability**

n/a

**Economic Impact**

There is no economic impact associated with this report.

**Communications Plan**

n/a

**Purpose**

The purpose of this report is to provide Council with the accomplishments of the Greening Vaughan Advisory Committee for the 2006-2010 Term.

**Background – Analysis and Options**

Established in 2007, the Greening Vaughan Advisory Committee has held an average of six meetings per year. The mandate of the Committee is as follows:

1. The Greening Vaughan Advisory Committee will explore strengths and weaknesses of waste management programs that have been implemented in other municipalities (i.e. Implementation plan, communications plan and operation);
2. Will receive deputations from the public relating to concerns and suggestions for improvement for the current program;
3. Will receive deputation from companies and organizations regarding innovations in the area of waste management that may be considered by the Committee for adaption or inclusion in the waste management operation of the City;
4. Work with the Region of York with respect to the interface between the roles of the City of Vaughan and the Region regarding waste management in the City of Vaughan;
5. Assist in the development and delivery of a comprehensive public education program relating to waste diversion programs, to the public, institutions, and the private sector in the City and internally with staff and Members of Council; and
6. Review necessary requirements for supplier services.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

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Council approved that all non-statutory committees submit to Committee of the Whole a summary of its accomplishments over the four (4) year term, prior to the expiry of the term. The attached contains a summary of the Greening Vaughan Advisory Committee's accomplishments for the term.

**Relationship to Vaughan Vision 20/20**

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

**Regional Implications**

n/a

**Conclusion**

As directed by Council, the Greening Vaughan Advisory Committee's accomplishments are attached for Council's information.

**Attachments**

1. Greening Vaughan's Advisory Committee Accomplishments 2006 – 2010 Term

**Report prepared by:**

Gloria 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 JUNE 8, 2010**

Item 7, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

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**7 OFFICIAL PLAN REVIEW COMMITTEE ACCOMPLISHMENTS  
2006 – 2010 TERM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Official Plan Review Committee, dated June 1, 2010:

**Recommendation**

The Official Plan Review Committee recommends:

That the following report be received for information.

**Contribution to Sustainability**

N/A

**Economic Impact**

There is no economic impact associated with this report.

**Communications Plan**

N/A

**Purpose**

The purpose of this report is to provide Council with the accomplishments of the Official Plan Review Committee for the 2006 – 2010 term.

**Background - Analysis and Options**

Council approved that all non-statutory committees submit to Committee of the Whole a summary of its accomplishments over the four (4) year term, prior to the expiry of the term.

The City of Vaughan's Official Plan Review Committee has been involved with the consultants and staff in the development of the City of Vaughan's new Official Plan. The Official Plan will replace the City's existing Official Plan. This committee meets monthly. As additional meetings were required to review the new Official Plan, from January to June 2010 meetings were scheduled every three (3) weeks.

**Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the goals and initiatives of Vaughan Vision 2020.

**Regional Implications**

N/A

**Conclusion**

As directed by Council, the Official Plan Review Committee's accomplishments are attached for Council's information.

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**Attachments**

1. Official Plan Review Committee Accomplishments
2. Official Plan Review Q4 2009 Update
3. Official Plan Review Timelines

**Report prepared by:**

A. Bellisario  
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.)



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**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 8, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

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**8 OFF LEASH AREA WORKING COMMITTEE ACCOMPLISHMENTS  
2006 – 2010 TERM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Off Leash Area Working Committee, dated June 1, 2010:

**Recommendation**

The Off Leash Area Working Committee recommends:

- 1) That the following report be received for information.

**Contribution to Sustainability**

N/A

**Economic Impact**

There is no economic impact associated with this report.

**Communications Plan**

N/A

**Purpose**

The purpose of this report is to provide Council with the accomplishments of the Off Leash Area Working Committee for the 2006 – 2010 term.

**Background - Analysis and Options**

Council approved that all non-statutory committees submit to Committee of the Whole a summary of its accomplishments over the four (4) year term, prior to the expiry of the term.

The mandate of the City of Vaughan's Off Leash Area Working Committee may include, but not necessarily be limited to:

- liaison with City of Vaughan staff, local Ratepayer Associations and land owners to identify and assess potential sites,
- undertake feasibility studies,
- raise funding and in-kind donations from public and private entities.

This committee meets monthly.

**Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the goals and initiatives of Vaughan Vision 2020.

**Regional Implications**

N/A

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**Conclusion**

As directed by Council, the Off Leash Area Working Committee's accomplishments are attached for Council's information.

**Attachments**

1. Off Leash Area Working Committee's Accomplishments

**Report prepared by:**

A. Bellisario  
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 JUNE 8, 2010**

Item 9, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**9 INTERGOVERNMENTAL RELATIONS COMMITTEE ACCOMPLISHMENTS  
2006 – 2010 TERM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Intergovernmental Relations Committee, dated June 1, 2010:

**Recommendation**

The Intergovernmental Relations Committee recommends:

1. That the following report be received for information.

**Contribution to Sustainability**

N/A

**Economic Impact**

There is no economic impact associated with this report.

**Communications Plan**

N/A

**Purpose**

The purpose of this report is to provide Council with the accomplishments of the Intergovernmental Relations Committee for the 2006 – 2010 term.

**Background - Analysis and Options**

Council approved that all non-statutory committees submit to Committee of the Whole a summary of its accomplishments over the four (4) year term, prior to the expiry of the term.

The City of Vaughan's Intergovernmental Relations Committee:

1. to monitor issues of concern to federal and provincial legislatures;
2. to identify in respect of the above those issues of mutual concern to the City of Vaughan and the Province of Ontario, or the City of Vaughan and the Government of Canada, or the City of Vaughan and both the Province of Ontario and the Government of Canada;
3. to consider opportunities for joint action on the part of the City of Vaughan and such other levels of government in respect of said issues; and
4. to recommend to the Council of the City of Vaughan those opportunities identified by the members of the Intergovernmental Relations Committee for further consideration by the Council of the City of Vaughan as the latter may deem appropriate.

This committee was meeting monthly, but currently meets as required.

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**Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the goals and initiatives of Vaughan Vision 2020.

**Regional Implications**

N/A

**Conclusion**

As directed by Council, the Intergovernmental Relations Committee's accomplishments are attached for Council's information.

**Attachments**

1. Intergovernmental Relations Committee Accomplishments

**Report prepared by:**

A. Bellisario  
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 JUNE 8, 2010**

Item 10, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**10 MAPLE STREETSCAPE COMMUNITY ADVISORY COMMITTEE ACCOMPLISHMENTS  
2006-2010 TERM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Maple Streetscape Community Advisory Committee, dated June 1, 2010:

**Recommendation**

The Maple Streetscape Community Advisory Committee recommends:

That the following report be received.

**Contribution to Sustainability**

n/a

**Economic Impact**

There is no economic impact associated with this report.

**Communications Plan**

n/a

**Purpose**

The purpose of this report is to provide Council with the accomplishments of the Maple Streetscape Community Advisory Committee for the 2006-2010 Term.

**Background – Analysis and Options**

The Maple Streetscape Community Advisory Committee has held an average of eight meetings per year. The mandate of the Committee is as follows:

The Maple Streetscape Community Advisory Committee shall provide input to the Implementation Committee on matters relating to the public realm of the Maple Streetscape Area using the Maple Streetscape and Urban Design Guidelines, "December 9, 1996", as a reference and guiding document.

1. Foster community awareness and interest in streetscape improvements in Maple.
2. Promote co-operation and communication among organizations, agencies and individuals in advancing improvements to the public realm.
3. Pursue alternative sources of funding for streetscape improvement initiatives through public and private organizations.
4. Consult with and encourage, where feasible and appropriate, the participation and collaboration of the corporate sector and community service groups in streetscape improvement projects.

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5. Assist in prioritizing streetscape improvement projects to be recommended to Vaughan Council for inclusion in the City's budget and five-year capital projects.

Council approved that all non-statutory committees submit to Committee of the Whole a summary of its accomplishments over the four (4) year term, prior to the expiry of the term. The attached contains a summary of the Maple Streetscape Community Advisory Committee's accomplishments for the term.

**Relationship to Vaughan Vision 20/20**

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

**Regional Implications**

n/a

**Conclusion**

As directed by Council, the Maple Streetscape Community Advisory Committee's accomplishments are attached for Council's information.

**Attachments**

1. Maple Streetscape Community Advisory Committee's Accomplishments 2006 – 2010 Term

**Report prepared by:**

Gloria 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.)

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Item 11, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**11 VAUGHAN METROPOLITAN CENTRE ADVISORY COMMITTEE ACCOMPLISHMENTS  
2006-2010 TERM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Vaughan Metropolitan Centre Advisory Committee, dated June 1, 2010:

**Recommendation**

The Vaughan Metropolitan Centre Advisory Committee recommends:

That the following report be received.

**Contribution to Sustainability**

n/a

**Economic Impact**

There is no economic impact associated with this report.

**Communications Plan**

n/a

**Purpose**

The purpose of this report is to provide Council with the accomplishments of the Vaughan Metropolitan Centre Advisory Committee for the 2006-2010 Term.

**Background – Analysis and Options**

The Vaughan Metropolitan Centre Advisory Committee has held an average of seven meetings per year. The mandate of the Committee is as follows:

1. To promote the Vaughan Corporate Centre area with all sectors of the economy and society including business, institutional users, the public and the media;
2. To provide leadership to City Staff in the development and implementation of promotional activities in respect of the Vaughan Corporate Centre area;
3. To liaise, assist and cooperate with external parties in the undertaking programs that will support and promote the Vaughan Corporate Centre area, consistent with the City's goals and objectives;
4. To make recommendations to Council on the initiation of promotional and marketing plans, programs, campaigns or actions as necessary, including the retention of external services and budgets; and
5. To report to Council on the outcomes resulting from the work of the Committee.

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Council approved that all non-statutory committees submit to Committee of the Whole a summary of its accomplishments over the four (4) year term, prior to the expiry of the term. The attached contains a summary of the Vaughan Metropolitan Centre Advisory Committee's accomplishments for the term.

**Relationship to Vaughan Vision 20/20**

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

**Regional Implications**

n/a

**Conclusion**

As directed by Council, the Vaughan Metropolitan Centre Advisory Committee's accomplishments are attached for Council's information.

**Attachments**

1. Vaughan Metropolitan Centre Advisory Committee's Accomplishments 2006 – 2010 Term

**Report prepared by:**

Gloria 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.)



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Item 12, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**12** **SAFE CITY COMMITTEE ACCOMPLISHMENTS**  
**2006 – 2010 TERM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Safe City Committee, dated June 1, 2010:

**Recommendation**

The Safe City Committee recommends:

That the following report be received.

**Contribution to Sustainability**

N/A

**Economic Impact**

There is no economic impact.

**Communications Plan**

N/A

**Purpose**

The purpose of this report is to provide Council with the accomplishments of the Safe City Committee for the 2006 – 2010 term.

**Background - Analysis and Options**

The City of Vaughan Safe City Committee promotes an understanding and awareness on community vandalism in the City. It functions as a forum to enhance the responsiveness of the City to the diverse needs of all its residents.

Council approved that all non-statutory committees submit a summary of its accomplishments prior to the expiry of the term. The attached contains a summary of the Safe City Committee's accomplishments for the 2006-2010 term.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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 Safe City Committee's accomplishments for the 2006-2010 term are attached for Council's information.

**CITY OF VAUGHAN**

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**Attachments**

- 1) Safe City Committee Accomplishments – 2006-2010 Term

(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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**Relationship to Vaughan Vision 2020/Strategic Plan**

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 Concord West Streetscape Community Advisory Committee accomplishments for the 2006-2010 term have been outlined for Council's information.

**Attachments**

None

**Report prepared by:**

R. Magnifico  
Assistant City Clerk

CITY OF VAUGHAN

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Item 14, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

14

**PROCLAMATION REQUEST  
UJA FEDERATION OF GREATER TORONTO WEEK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 1, 2010:

**Recommendation**

The City Clerk recommends:

- 1) That the week of August 22, 2010 be proclaimed as “UJA Federation of Greater Toronto Week”; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

**Contribution to Sustainability**

N/A

**Economic Impact**

N/A

**Communications Plan**

The Corporate Communications Department posts proclamations issued by the City on the City’s website under “Events – Proclamations” and on the City Page Online.

**Purpose**

To respond to the request from the Chair, Committee on Public Affairs, UJA Federation of Greater Toronto.

**Background - Analysis and Options**

The correspondence received the Chair, Committee on Public Affairs, UJA Federation of Greater Toronto, dated April 23, 2010, 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:

- (i) which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act”. The UJA Federation of Greater Toronto is a registered charity.

UJA has requested the City to publicize this proclamation to launch their annual campaign and raise fundraising support of the dozens of non-profit agencies. The UJA Federation and its affiliated agencies assist many Canadians of all backgrounds and faiths, combating anti-Semitism and racism in all its forms, revitalizing Jewish community structures and services, fortifying Jewish identity and fostering strong ties with Israel.

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**Relationship to Vaughan Vision 2020/Strategic Plan**

This report supports the strategic priorities established by Vaughan Vision 2020, in particular “Preserve Our Heritage & Support Diversity, Arts & Culture”

**Regional Implications**

N/A

**Conclusion**

Staff is recommending that the week of August 22, 2010 be proclaimed as “UJA Federation of Greater Toronto Week”; and that the proclamation be posted on the City’s website and published on the City Page Online.

**Attachments**

Attachment 1 Correspondence from the UJA Federation of Greater Toronto, dated April 23, 2010

**Report prepared by:**

Connie Bonsignore, Administrative 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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Item 15, Report No. 26, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 8, 2010, as follows:

**By approving the following:**

***“That minor changes be allowed with respect to the location of the so-called permit zone, based on supplementary information to be supplied by the Ward Councillor, and as approved by Enforcement Services.”***

---

**15                    NAPA VALLEY OVERNIGHT PARKING PILOT PROJECT – WARD 2**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 1, 2010:**

**Recommendation**

The Director of Enforcement Services recommends:

That the Napa Valley Overnight Parking Pilot Project be reduced in size from 36 spaces to 24 spaces and made a permanent program;

**Contribution to Sustainability**

The availability of on street parking will reduce the amount of distance travelled to find suitable, legal parking.

**Economic Impact**

The ongoing costs related to this overnight parking project consist of Enforcement Services staff time to administer the program. This primarily consists of preparing, selling, and patrolling for inspect for violations. Public Works staff will be required from time to time to inspect and repair any signage issues.

**Communications Plan**

Public meetings were held at the outset of the project in June 2009, and mailings circulated by the Ward 2 Councillor advising are residents of the project. A notice could be included on the City Page to advise residents of the continuation of the program.

**Purpose**

This report is to provide information relating to the overnight pilot parking permit project initiated in June 2009 on Napa Valley.

**Background - Analysis and Options**

Council, at its meeting of December 8, 2008 adopted the following recommendations:

- 1. That a one year paid permit parking pilot project be commenced by June 1, 2009 on Napa Valley Drive (from numbers 323 to 357 and from 604 to 662); and*
- 2. That staff report back on the project one year after it commences.*

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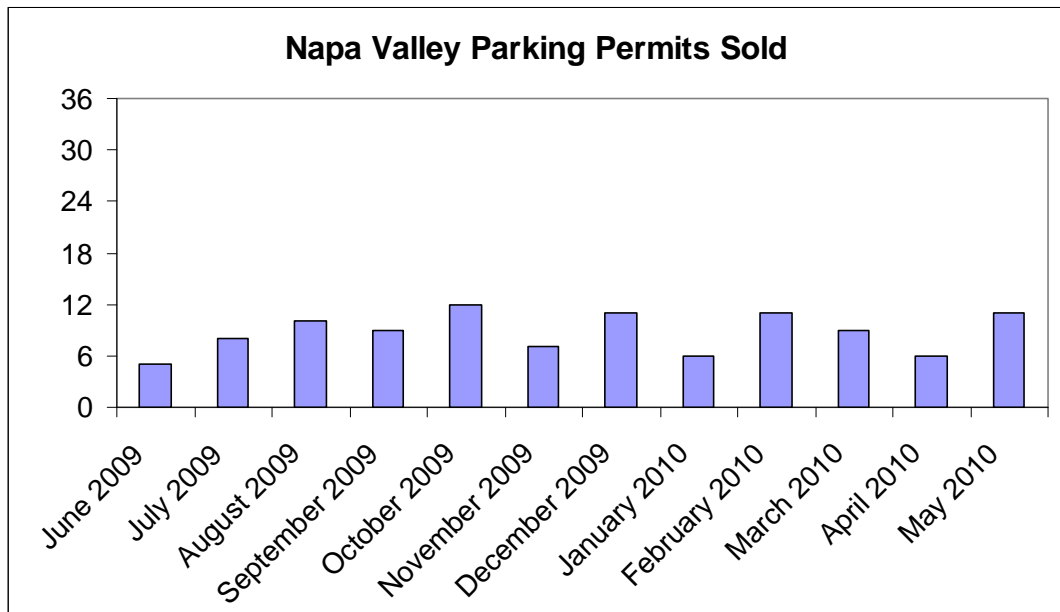
After public meetings were held with area residents, and mailings circulated by the Ward 2 Councillor, a pilot project was initiated on June 1, 2009 on two adjacent areas of Napa Valley with a total of 36 parking spaces being available by monthly permit to park overnight. There were 15 spaces allotted between 323 and 357 Napa Valley, and 21 spaces allotted between 604 and 662 Napa Valley.

As demonstrated in Chart #1, the sales of the overnight permits did not evolve into the number as suggested by area residents. In fact, the numbers were quite low. On average only 10 permits were sold each month.

Information gathered at the time of the permit sales indicates that there is a small degree of infiltration from other streets in the area as not all permits were sold to residents of Napa Valley. The two pilot areas appear to be used equally.

While the demand for these permits did not meet the initial expectation, there still appears to be an interest for some permits to be made available. Therefore, staff are recommending that the parking pilot project be reduced in scope and made into a permanent program. Staff are suggesting that the number of permits be reduced to 20 available monthly permits, within the existing pilot areas. Engineering Services staff will determine the best location for those 20 spaces and adjust the signage accordingly.

CHART #1



It should be noted that this project, along with similar projects on Sharer Dr, Whitmore Dr., Woodstream Blvd., and Cidermill Ave., have a negative impact on the service delivery model currently in place for parking enforcement. Currently, parking staff patrol the city by vehicle and deal with parking infractions proactively and reactively. A Parking Officer could patrol a street in seconds, as violations are obvious as they drive along. With permit parking, the officer must now patrol on foot and inspect each and every vehicle in the permit zone to verify compliance. This slows the staff down and diminishes the number of complaints that can be attended to during that shift, and the overall number of streets patrolled.

No additional permit parking projects should be undertaken without a comprehensive review of the service delivery standards (and expectations) in the parking enforcement unit.



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**Relationship to Vaughan Vision 2007**

This report is in keeping with the Vaughan Vision in that it speaks to service excellence.

**Regional Implications**

N/A

**Conclusion**

The overnight parking permit project for Napa Valley did not evolve as expected, although a diminished demand for overnight parking permits does exist. The project can be reduced in size and made a permanent program at this location only.

**Attachments**

N/A

**Report prepared by:**

Tony Thompson  
Director, Enforcement Services

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Item 16, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**16                      PARKING CONTROL BY-LAW AMENDMENT – ALL WARDS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 1, 2010:**

**Recommendation**

The Director of Enforcement Services recommends:

1. That Section 13 the Parking By-law, 1-96, be amended to include authority for Enforcement Services staff to tow vehicles found in contravention of the By-law from roadways.

**Contribution to Sustainability**

This amendment will potentially reduce the impact on the environment by removing derelict vehicles from the roadway, and eliminate the need for snow plows to re-attend those areas previously blocked by vehicles.

**Economic Impact**

There is no economic impact with this amendment. Enforcement Services has an existing contract with a towing provider. The cost of towing is passed on to the vehicle owner.

**Communications Plan**

N/A

**Purpose**

This report is to introduce an amendment to the Parking Control By-law.

**Background - Analysis and Options**

The Parking By-law, 1-96, provides the restrictions and requirements for parking throughout the City of Vaughan, both on municipal and private property. The By-law also provides the authority to deal with those that contravene those restrictions and requirements.

Recently, it was discovered that the authority to tow vehicles found in contravention of the By-law on the roadways was deficient. In order for staff to be authorized to arrange for the removal by towing offending vehicles from the road, the Parking Control By-law requires an amendment.

Authority to tow vehicles from the roadway is required for several reasons:

- Abandoned vehicles
- Safety purposes (emergency access blocked, interfere with snow removal)
- Chronic offenders

Therefore, staff are recommending that Section 13 of By-law 1-96 be amended to provide for the authority to tow vehicles from the roadways in Vaughan.

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**Relationship to Vaughan Vision 2020**

This report is in keeping with the Vaughan Vision/Strategic Plan initiatives related to service excellence and community safety.

The necessary resources have been approved and allocated.

**Regional Implications**

N/A

**Conclusion**

The addition of the authority to tow certain vehicles found in contravention of the Parking By-law is necessary to address abandoned vehicles, safety issues, and chronic offenders.

**Attachments**

None

**Report prepared by:**

Tony Thompson

CITY OF VAUGHAN

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Item 17, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

17

**REVISED BLOCK 40 SOUTH PLAN  
FILE: BL40-2004  
WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Commissioner of Engineering and Public Works, dated June 1, 2010:**

**Recommendation**

The Commissioner of Planning, and the Commissioner of Engineering and Public Works recommend:

1. That the Revised Block Plan for Block 40 South dated June 12, 2009, and shown on Attachment 4, BE APPROVED subject to the following:
  - A) Conditions to be cleared prior to Draft Plan of Subdivision/Site Development Application Approval of the remainder of the Block 40 South Plan lands.
    1. That in accordance with the provisions of OPA 600, the City shall confirm the availability of servicing capacity.
    2. That an Edge Management Plan be completed for the portions of the Block Plan where development interfaces with valleylands and environmental features prior to draft plan of subdivision approval based on a "Terms of Reference" prepared in co-ordination with and to the satisfaction of the Toronto and Region Conservation Authority (TRCA). The Edge Management Plan must be approved to the satisfaction of the City and the TRCA prior to draft plan of subdivision approval of Files 19T-08V01 (Millwood Valley Dev. Inc.) and 19T-06V10 (Maplewest Estates Inc.).
    3. Further studies are required for the Millwood Valley lands (as shown on Attachment 6), and must be approved by the City and the TRCA prior to draft plan of subdivision approval of Files 19T-08V01(Millwood Valley Dev. Inc.) to determine:
      - (i) a) the extent of fill and/or native soil in the southern part of the lands; and,  
b) the extent of the woodlands adjacent to the valley system to be retained as open space (natural heritage).
      - (ii) Since the additional studies required will have an impact on the development limits, there may be amendments necessary to the land use table for the Block Plan once these limits have been finalized.
      - (iii) Subject to (ii) above, the landscape Master Plan for Block 40 South shall be amended to reflect the final lotting fabric and development limits of the Draft Plan of Subdivision Application File 19T-08V01 (Millwood Valley Dev. Inc.).
  - B) Condition to be cleared prior to approval of Phase 3 of Draft Plan development for Greenbrooke Developments Inc. (File 19T-06V04), as shown on Attachment 6.

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1. As a condition of approval of Phase 3 of the Greenbrooke Developments Inc. Draft Plan of Subdivision (File 19T-06V04), the landowner shall provide confirmation that a lot has been reserved for the building located at 3930 Major Mackenzie Drive within the Greenbrooke Developments Draft Plan of Subdivision.
2. That the Block 40 South Transportation Management / Sidewalk Master Plan prepared by Sernas Transtech, and shown on Attachment 5, BE APPROVED subject to detailed design.

#### **Contribution to Sustainability**

Important objectives to be addressed through the Block Plan process are environmental protection, city-wide transportation and public transit networks, housing mix, servicing infrastructure, and phasing of development, to ensure development proceeds in the most environmentally, and efficient feasible manner.

#### **Economic Impact**

The revised Block 40 South Plan approval will permit an increase in the City's tax base, by facilitating the development of the remainder of additional residential lands contemplated within the Plan.

#### **Communications Plan**

The Public Hearing for the Block 40 South Plan was held on May 9, 2005. Concerns raised at the hearing were addressed through a subsequent Block Plan dated March 21, 2006, which was later approved by Council on April 24, 2006 as shown on Attachment 7. Among the issues addressed were the elimination of the Millwood Parkway Extension, which was eliminated in the approved Block 40 South Plan; and, the confirmation of the Estate Residential and Low Density Residential boundaries to the satisfaction of the Greenbrooke Homeowners' Association.

#### **Purpose**

This report describes and analyzes the proposed changes to the approved Block 40 South Plan (Attachment 7), and recommends approval of the revised Block Plan (Attachment 4), subject to the conditions provided in the recommendation of this report.

#### **Location**

The subject lands which have an area of approximately 195 ha, are bounded by Major Mackenzie Drive to the south, Cold Creek Valley lands to the north, Pine Valley Drive to the west and Weston Road to the east (see Attachment 2).

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

##### Approved Block 40 South Plan (2006)

The Block 40 South Plan originally proposed by the participating Landowner Group was submitted to the City on December 29, 2003. On May 9, 2005, the Public Hearing for the Block Plan was held and comments were received from the community. Subsequently, on March 28, 2006, a revised Block Plan was submitted to the City addressing the community concerns. The Block Plan was later approved by Vaughan Council on April 24, 2006, subject to a number of conditions (see Attachment 7).

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#### Block 40 South Draft Plans of Subdivision

Since the approval of the Block 40 South Plan in April of 2006, a number of draft Plan of Subdivision applications have been approved (see Attachment 6), including:

- (i) Greenbrooke Developments Inc. (File 19T-06V04) – approved September 25, 2006
- (ii) Belmont Properties (File 19T-06V07) – approved June 25, 2006
- (iii) Cal-Wood Developments Inc. (File 19T-07V04) – approved April 7, 2009
- (iv) Majormack Investments Inc., 4074 MM Inc., M3DC Capital Corporation, and Rocco Busillo (File 19T-07V06) – approved April 7, 2009

The Maplewest Estates Inc. (File 19T-06V10), and Millwood Valley Dev. Inc. (File 19T-08V01) Draft Plans of Subdivision Applications have yet to be approved. The revised Block 40 South Plan reflects all the changes incorporated in the approved and currently proposed draft plans of subdivision applications. The statistics for the Millwood Valley Draft Plan are incomplete with respect to the area of the tableland woodlot. The City of Vaughan Woodlot Protection Strategy Report estimates the area of this woodlot (Woodlot #17), to be approximately 1.19 ha. However, the area is not confirmed at this point in time as further studies are necessary to establish the extent of the tableland portion of the woodland, and the edge treatment and buffer areas. These studies, and the approval of same by the TRCA, will be necessary prior to the approval of the Millwood Valley Draft Plan (File 19T-08V01).

The woodland is described in the City of Vaughan Woodlot Protection Strategy Report as:

“A diverse site with high terrain functions associated with erosion control, flood storage, water temperature-cold water fishery, and generally moderate functions for wildlife habitat. The overall rating of the woodland is defined as “potentially high and potentially an ESA candidate based upon a diverse and well vegetated valley corridor.”

A detailed examination of the valley corridor and adjacent tableland woodlot is required, to establish the extent of the woodlot and edge treatment, prior to the approval of the Millwood Valley Draft Plan (File 19T-08V01).

#### Revised Block Plan Submission

##### A. Main Changes to Land Use Designations

On November 3, 2009, the Block 40 South Landowners Group, submitted a revised Block Plan as shown on Attachment 4. The revised Block Plan reflects previously approved draft plans of subdivision, two proposed draft plans of subdivision, and the approved Vellore District Centre Plan. The changes to the approved Block 40 South Plan, as reflected on the revised Block Plan dated June 12, 2009, and corresponding Policy Planning Department comments are itemized as follows:

##### **(1) Removal of a Neighborhood Commercial Site Designation**

**Removal of the overlay Neighborhood Commercial designation at the intersection of Lawford Road and Major Mackenzie Drive. (Majormack Investments, approved Draft Plan of Subdivision 19T-07V06), to permit development according to the underlying designation of Medium Density Residential/Commercial.**

#### Policy Planning Department Comments

The landowners proposed to remove the commercial component of the designation at the time of Draft Plan of Subdivision approval, as they considered it an oversupply of  
.../4

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commercial because of the close proximity of the Vellore District Centre, and the existing commercial establishments immediately south of this site. The modification was considered appropriate, and subsequently approved by Council at the time of consideration of the Draft Plan of Subdivision for Majormack Investments (File 19T-07V06).

(2) **Reduction of Parkland**

**Reduction of the area of the District Park on Belmont lands, (approved Draft Plan of Subdivision 19T-06V07), and the elimination of the neighbourhood park on Draft Plans of Subdivision 19T-07V061 (Majormack Investments Inc. et al), and 19T-07V04 (Cal-Wood Developments Inc.). This neighbourhood park had been designated adjacent to the southerly elementary school site on the approved Block 40 South Plan.**

Policy Planning Department Comments

The total parkland dedication requirement as calculated on the combined residential and commercial components of the approved Block 40 South Plan is equal to 9.55 ha. The parkland dedication reflected in the approved Block Plan is 17.09 ha. As a result of the oversupply of parkland, a reduction in the District Park area, and the removal of the neighbourhood park site were proposed and approved through approval of Draft Plans of Subdivision Majormack Inv. Inc. et al. (File 19T-07V06) and Cal-wood Dev. Inc. (File 19T-07V04), in April of 2009. The total reduction to parkland of 3.88 ha, still leaves an oversupply of 3.66 ha of parkland within the Block Plan. The lands which were formerly shown as parkland are now reflected as Low Density Residential on the approved draft plans, and revised Block 40 South Plan, as per the surrounding residential designations.

(3) **Road Pattern Modifications**

**The most westerly north/south road which was originally to connect to Millwood Parkway, but terminated north of the Millwood Estates lands at the time of approval of the Block 40 South Plan, has been re-designed to avoid through traffic into the Maplewest lands. To the south of the Maplewest lands the local road pattern of the Belmont Properties Draft Plan (File 19T-06V07), has been revised to the west of the westerly north-south collector road, to better address the interface with the adjacent linear park.**

Policy Planning Department Comments

The revised road pattern provides a longer east-west road with residential lot frontages adjacent to the linear park, rather than several side yards. The revised road configuration is also more efficient from a servicing perspective. This change is reflected on the approved Belmont Properties Draft Plan of Subdivision (File 19T-06V07).

B. **Detailed Summary of Changes to Land Use Distribution**

The land use distribution changes resulting from the modifications to the approved Block 40 South Plan are summarized as follows:

- (1) The total land area devoted to residential uses reflected in the revised Plan has decreased from 92.17 ha to 88.26 ha as a result of excluding the Medium Density and High Density Residential which were previously included in the boundary of the Block 40 South Plan. These lands now form part of the OPA 650 Vellore District Centre lands.

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- (2) A 3.8 ha Neighbourhood Commercial site is now reflected as Medium Density Residential/Commercial in the Revised Block Plan.
- (3) The District Park was reduced in size from 7.9 ha to 5.48 ha.
- (4) The southerly neighbourhood park has been removed and replaced with Low Density Residential and part of an elementary school block.
- (5) The stormwater management ponds have increased in area from 9.17 ha to 12.01 ha.
- (6) As a result of a change in the area requirements from the School Boards for elementary school sites, the area of the elementary school blocks in the revised Block Plan has increased from 6.38 ha to 7.44 ha.
- (7) Similarly, the School Boards' requirements for larger Secondary School Sites, has resulted in an increase in the area of the secondary school site from 6.06 ha to 6.45 ha.
- (8) The road component of the Block Plan has increased from 37.66 ha to 39.61 ha.

C. Revised Block 40 South Plan Residential Land Use Comparison to Approved Block 40 South Plan and Official Plan Amendment 600- Appendix "B"

- (1) The Low Density land area is essentially unchanged from the approved Block 40 South Plan, totaling 74.24 ha in the revised Block Plan, as opposed to 74.17 ha in the approved Block Plan. Whereas the approved Block Plan estimated 1432 units, the revised unit estimate in the current Block Plan is 1495. The average net low density residential density calculation for the revised Block Plan is 16.11 upha. This is within the permitted average net density range of 16-18 upha provided by Official Plan Amendment 600.
- (2) The Medium Density Residential land has been reduced from 18 ha to 14.02 ha in the revised Block Plan. The difference in area is a result of excluding the Vellore District Centre lands in the revised Block Plan. The average net density for the Medium Density Residential lands in the revised Block Plan is 24.03 upha, which is slightly below the average net density range of 25-35 upha provided in OPA 600. This represents a slight increase from that which was provided in the approved Block Plan (see chart below).

	Revised Block 40 South Plan		Approved Block 40 South Plan		OPA 600 Projections
	Units	Ha	Units	Ha	Units
Low Density Residential Lands	1495	74.24	1432	74.17	1145
Medium Density Residential Lands	421	14.02	518	18.00	779
Net Low Residential Density	16.11 upha		15.43 upha		16-18 upha
Net Medium Residential Density	24.03 upha		23.02 upha		25-35 upha
Total Units	1916		1950*		1924*

\*Includes Vellore District Centre



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#### The Transportation Management Plan

The conditions of approval for the Block 40 South Plan (2006) included the following conditions of the Development/Transportation Engineering Department:

- (i) That a Transportation Management Plan be prepared to the satisfaction of the Engineering Department.
- (ii) That a detailed traffic calming and control analysis be completed for the primary roads abutting school sites. This analysis and study should examine the feasibility of lay-bys and other solutions to provide safe access to the school sites.

In response to the above approved conditions, the Block 40 South traffic consultant (Sernas Transtech) prepared a comprehensive Transportation Management and Sidewalk Master Plan (TMP), in consultation with the Development/Transportation Engineering and Engineering Services Departments. The Development/Transportation Engineering Department presented the Plan to Council for approval on May 5, 2009 (Item 13, Report No. 23 as shown on Attachment 9). Due to the fact that the TMP presented entailed changes to the approved Block 40 South Plan (March 21, 2006), that required Council approval, the Committee of the Whole recommended that the report be referred to staff for a further report. The TMP is now being brought forward together with the revised Block Plan for Council's consideration and approval.

The proposed road pattern changes as reflected in the revised Block Plan, were incorporated on the TMP as presented to Council on May 5, 2009. Following the Council meeting of May 5, 2009, the Development/Transportation Engineering Department in consultation with Sernas Transtech identified several changes to proposed textured crosswalk locations. There are two distinct categories of pedestrian crossings: a controlled crossing where vehicles must yield to pedestrians without approaching the roadway; and, an uncontrolled crossing where pedestrians must yield to vehicles prior to entering the roadway. As per the Ontario Highway Traffic Act (HTA), pedestrians do not have the right-of-way over the vehicles at locations where vehicles are not controlled by any of the following: traffic signals, mid-block pedestrian signals, intersection pedestrian signals, stop signs, pedestrian crossover, yield signs or crossing guard. The Plan was revised to include textured crosswalks only at controlled crossings.

Other proposed traffic calming measures, sidewalk locations, proposed neighbourhood signed bike routes, and potential transit routes are described in the May 5, 2009 Council Report (Attachment 9). The proposed Block 40 South Transportation Management / Sidewalk Master Plan (2010), is illustrated on Attachment 5 to this staff report.

#### Remaining Conditions of Approval for Revised Block 40 South

The Block 40 South Plan (2006), was approved, subject to a number of conditions (see attachment 9). Most of these conditions have now been met, with the exception of the outstanding conditions which are carried forward in the recommendation section of this report, as conditions of approval for the revised Block 40 South Plan.

#### Relationship to Vaughan Vision 2020/Strategic Plan

The revised Block 40 South Plan is consistent with the priorities set forth in the Vaughan Vision 2020, particularly "Plan and Manage Growth and Economic Vitality".

#### Regional Implications

The approval of the revised Block 40 South Plan will permit the remaining draft plans of subdivision for the Block to proceed towards final municipal approval. The Region of York will

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require that the servicing allocation be identified either prior to draft plan approval, or in accordance with the Region's protocol and conditions, respecting draft plans receiving approval prior to availability of servicing allocation.

#### **Conclusion**

The Policy Planning Department supports the approval of the revised Block 40 South Plan (Attachment 4), and corresponding Transportation Management/ Sidewalk Master Plan (Attachment 5), subject to the conditions contained in the recommendation section of this report. Many of the modifications to the approved Block 40 South (2006) Plan have already been incorporated within Council approved Draft Plans of Subdivision. The changes are in accordance with City of Vaughan OPA 600, and in many instances address concerns/issues of commenting agencies. Should Council concur, the "Recommendation" contained herein, can be adopted.

#### **Attachments**

1. Context Location Map
2. Location Map
3. OPA 600 Vellore Urban Village
4. Revised Block 40 South Plan
5. Block 40 South Transportation Management/Sidewalk Master Plan (Proposed)
6. Block 40 South Draft Plans and Ownership
7. Block 40 South Plan ( Approved 2006)
8. Extract from Council Meeting Minutes of April 24, 2006 - Block 40 South Report
9. Extract from Council Meeting Minutes of May 5, 2009 - Block 40 South Transportation Management/Sidewalk Master Plan

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

Anna Sicilia, Planner ext. 8063  
Selma Hubjer, Transportation Engineer ext. 8674

(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 18, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

18

**ASSUMPTION – PINE VALLEY ESTATES  
19T-86102 / 65M-2868  
WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 1, 2010:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-2868 subject to the Owner providing the City with a voluntary cash payment of \$45,000 in lieu of planting certain street trees and buffer planting within the Plan; and
2. That the Municipal Services Cash Deposit held by the City for Plan 65M-2868 be returned to the Owner.

**Contribution to Sustainability**

The municipal services recommended for assumption in this report have been designed and constructed in accordance with City standards which include consideration for sustainability.

**Economic Impact**

Upon assumption of this development, approximately 0.2 lane kilometers of roadway and associated municipal services including, street lighting and streetscaping, 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**

The pertinent City departments will be notified of the assumption of this subdivision.

**Purpose**

This report pertains to the assumption of the municipal services in Plan of Subdivision 65M-2868 by the City.

**Background - Analysis and Options**

The Pine Valley Estates, Plan of Subdivision 65M-2868 is a 10 lot rural residential development located on the east side of Pine Valley Drive, and north of Major Mackenzie Drive West in Block 40 as shown on Attachment No.1.

The Subdivision Agreement with Gulfgrove Holdings Inc. was executed on February 19, 1991, and the Plan of Subdivision was subsequently registered on September 25, 1991. The construction of the roads and municipal services in Plan 65M-2868 was completed up to base asphalt in 1992. Since this is an estate subdivision, the house building phase took longer to complete than a traditional subdivision. In 2001, the top surface course of asphalt was placed on the roads in the Plan. In May 2006, the Municipal Services Letter of Credit was converted into a cash deposit due to a non-renewal notice from the financial institution.

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It is important to note that the roads in the subdivision are showing signs of wear and tear, which is expected given the age of the infrastructure. The Developer has maintained the municipal services in the subdivision since being constructed and has rectified all noted deficiencies.

All documentation required by the Subdivision Agreement for assumption has been submitted to the City. Development 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 recognizing the age of the municipal services. 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.

The Parks Operations & Forestry and Development Planning Departments have noted that a component of the prescribed street tree and buffer planting in the Plan has not been installed due to conflicts with the existing road side ditches and extensive landscaping installed by homeowners in front of their properties. Accordingly, the Developer has agreed to provide the City with a voluntary cash payment of \$45,000 in lieu of installing this plant material. This money will be placed in the Subdividers Contribution Reserve and earmarked specifically for future landscaping in the Plan or in the surrounding open space areas. The Parks Operation & Forestry and Development Planning Departments are supportive of this cash-in-lieu arrangement.

Based on the above referenced cash-in-lieu payment, 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. This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

#### **Regional Implications**

There are no Regional implications 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 Pine Valley Estates Plan of Subdivision 65M-2898 has been completed generally in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in plan 65M-2898 be assumed subject to the Developer providing the City with a voluntary cash payment of \$45,000 in lieu of installing certain street trees and buffer planting in the Plan. Once this cash-in-lieu payment is made, the Municipal Services Cash Deposit held by the City for Plan 65M-2868 will be returned to the Owner.

#### **Attachments**

1. Location Map

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**Report prepared by:**

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461  
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

OM/vp

(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 JUNE 8, 2010**

Item 19, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

19

**SOLAR POWERED FLASHING BEACONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 1, 2010:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That solar powered flashing beacons be considered for use for future installations of new beacons where warranted and for replacement of existing beacons as necessary.

**Contribution to Sustainability**

The use of solar powered flashing beacons reduces the City's need for nuclear, coal-fired, or water generated electric power, and reduces the City's costs.

**Economic Impact**

There are no economic impacts as a result of approving the recommendations contained in this report.

**Communications Plan**

N/A

**Purpose**

To update Council on the installation of solar powered flashing beacons in the City.

**Background - Analysis and Options**

At its meeting of June 30, 2009, Council recommended that the next flashing traffic beacon that the City installed be a photovoltaic model, and that staff report back on this pilot project one year after installation.

The first solar powered flashing beacon was installed in August of 2009 on Colossus Drive.

This unit is powered by sunlight and does not require any "hard wired" electrical power supply. As a result, solar powered beacons can be installed faster, and without the construction and restoration costs that would be required if underground power supplies had to be run to the units.

In addition to saving money, these units continue to operate during a power failure, providing increased road safety in such situations.

To date, this unit has operated without any problems, and based on its performance, no troubles are anticipated for the remainder of the trial period. Staff will look at using solar powered flashing beacons whenever such new beacons are warranted. In addition, staff will also look at using this solar powered beacon whenever the existing "hard wired" units require replacement.

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**Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities previously set by Council and ties into the following Vaughan Vision 20/20 Goals and Objectives:

Goal: "Service Excellence"

Objective: "Enhance and Ensure Community Safety, Health & Wellness",  
"Lead and Promote Environmental Sustainability"

**Regional Implications**

N/A

**Conclusion**

The use of solar powered flashing beacons allows for a quicker installation time, incurs less associated costs, and will save the City money through reduced operating costs.

Based on the findings to date, staff will look at using solar powered flashing beacons wherever such new beacons are warranted, and whenever the older "hard-wired" units require replacement.

**Attachments**

None

**Report prepared by:**

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





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carried out that captured subsurface conditions of the road. It was determined that additional work would be required to adequately address the existing failures in the pavement and road surface, resulting in an increase to the overall cost of the project. Therefore, an additional \$94,000.00 will be required to complete this work.

The estimated cost for Cold Creek Road and King-Vaughan Road is \$707,000.00, which is to be funded from Capital Budget Project EN-1789-10.

The estimated cost for Kirby Road Resurfacing is \$18,000.00, which is included in the tender cost and is to be funded from Capital Budget Project No. EN-1698-07.

Long range financial implications will include operating and maintenance costs associated with this type of infrastructure which are not quantified at this time, including long term replacement.

**Communications Plan**

Once the project is awarded, staff will advise the Ward Sub-Committee and will send out an Engineering Services 'Notice of Construction' letter to the affected residents.

**Purpose**

Council approval to award Tender T10-194, Cold Creek Road and King-Vaughan Road Resurfacing/Rehabilitation.

**Background - Analysis and Options**

The work covered by this tender includes the resurfacing and/or rehabilitation of Cold Creek Road from Kirby Road to King-Vaughan Road, King-Vaughan Road from Cold Creek Road to Albion-Vaughan Road, (Capital Budget Project EN-1789-10) and resurfacing of Kirby Road, approximately 400 metres west of Huntington Road, (Capital Budget Project EN-1698-07). (See Attachment No. 1 for project location).

The City is anticipating receipt of TRCA approval prior to Council awarding this Tender at its meeting of June 8, 2010. A permit from the TRCA is required for work on the section of road within the flood plain of a tributary to the Humber River. All other necessary permits and approvals have been obtained.

This tender was advertised in the Daily Commercial News, on the Ontario Public Buyers Association (OPBA), on Bidding and on the City Webpage and closed on May 7, 2010. A total of 11 sets of bid documents were picked up from Purchasing Services, and the following 7 bids were received:

<u>Contractor</u>	<u>Total Bid Amount (excl. G.S.T.)</u>
Pave-All Limited	\$632,118.50
Coco Paving Inc.	\$647,594.94
Fermar Paving Limited	\$691,986.50
Graham Bros. Construction Limited	* \$743,758.65
Gazzola Paving Limited	\$744,995.50
Four Seasons Site Development Ltd.	\$770,475.00
D. Crupi & Sons Limited	\$802,955.50

\* Corrected for arithmetic error

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The estimated cost for this project, including provisional items, a contingency allowance and all applicable taxes is \$725,000.00 and is calculated as follows:

Pave-AI Limited Bid Price (excluding G.S.T.)	\$632,118.50
Contingency Amount (approx. 10%)	\$ 65,000.00
Geotechnical Inspections and Material Testing (estimated)	<u>\$ 6,500.00</u>
Sub-Total	\$703,618.50
G.S.T. (5% amount is 100% recoverable)	\$ 35,180.93
Treasury Administration (3%)	<u>\$ 21,108.56</u>
Total	\$759,907.99
Less G.S.T. Recoverable	<u>\$ (35,180.93)</u>
Net Total Cost	\$724,727.06

**ROUNDED      \$725,000.00**

Engineering Services staff have reviewed the submitted bids. Pave-AI Limited has successfully completed similar projects and is deemed qualified to undertake this work. Therefore, it is appropriate to award this contract to the low bidder, Pave-AI Limited.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

- Pursue Excellence in Service Delivery;
- Enhance and Ensure Community Safety, Health & Wellness; and
- Lead and Promote Environmental Sustainability

This report is consistent with the priorities previously set by Council

**Regional Implications**

Not Applicable.

**Conclusion**

Staff recommends that this contract be awarded to Pave-AI Limited, in the amount of \$632,118.50, plus G.S.T., subject to TRCA approval.

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 By-Law 394-2002.

**Attachments**

1. Location Map

**Report prepared by:**

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

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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.)

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Item 21, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**21                      DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance/City Treasurer and the Director of Reserves & Investments, dated June 1, 2010:**

**Recommendation**

The Commissioner of Finance/City Treasurer and the Director of Reserves & Investments recommends:

- 1) That in accordance with the appropriate semi-annual adjustments sections of each respective development charge by-law, the City Wide Development Charge rates and Special Service Area Development Charge rates be decreased by 0.35% effective July 1, 2010; and
- 2) That the following revised Development Charge Rates (Attachment 1 & 2) be approved.

**Contribution to Sustainability**

This is not applicable to this report.

**Economic Impact**

The semi-annual adjustment will provide a 0.35% decrease in City-Wide Development Charges and Special Area Development Charges.

**Communications Plan**

Public notice of the development charges semi-annual adjustment is through the agenda process.

**Purpose**

To obtain Council approval to index the City of Vaughan Development Charges pursuant to the semi-annual adjustment provision in the respective City of Vaughan Development Charge By-laws.

**Background - Analysis and Options**

The Development Charges Act authorizes municipalities to pass By-laws for the recovery of capital costs incurred to provide services to all new development and re-development. A clause in each of the City of Vaughan's Development Charge By-laws states the development charges may be adjusted semi-annually without amendments to the by-laws, as of the 1<sup>st</sup> day of January and the 1<sup>st</sup> day of July in each year in accordance with the most recent change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue No. 62-007 Table 327-0043).

In order to reflect economic conditions and based on a review of the Statistics Quarterly Construction Price Statistics (catalogue No. 62-007 Table 327-0043), the City Wide Development Charges and Special Service Area Development Charge Rates should be decreased by 0.35% which reflects the six (6) month decrease in the Statistics Quarterly Construction Price Statistics Index (catalogue No. 62-007 Table 327-0043) for the period October 1, 2009 to March 31, 2010.

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**Relationship to Vaughan Vision 2020**

This report is consistent with the priorities previously set by Council, specifically; Ensure Financial Sustainability and the necessary resources have been allocated and approved.

**Regional Implications**

Not applicable.

**Conclusion**

Staff recommend that the City of Vaughan Development Charges be decreased by 0.35%. The City Wide Development Charge and the Special Service Area Development Charges may be indexed without amending the existing by-law. The revised schedules reflecting the new rates are attached.

**Attachments**

Attachment 1 – Revised Development Charge Rates  
Attachment 2 – Summary of Special Area Charges

**Report Prepared by**

Ferruccio Castellarin, CGA  
Director of Reserves & Investments  
Ext. 8271

(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 JUNE 8, 2010**

Item 22, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**22**

**SOCIAL SERVICES STUDY  
NEW VAUGHAN OFFICIAL PLAN  
FILE NO. 25.1.3**

**The Committee of the Whole recommends that the recommendation contained in the following report of the Commissioner of Planning, dated June 1, 2010, be approved subject to adding clause 4, as follows:**

- 4. That the Social Services Study be forwarded to the Region of York's Community and Health Services Committee and the Human Services Planning Board.**

**Recommendation**

The Commissioner of Planning in consultation with the Commissioner of Engineering and Public Works, the Commissioner of Community Services and the Commissioner of Finance/City Treasurer recommend that:

1. The Social Services Study prepared by Urban Strategies Inc. BE RECEIVED, and circulated to the Engineering, Parks Development, and Recreation and Culture Departments for their consideration.
2. In order to provide a more tangible means of achieving the Provincial and Regional targets for affordable housing, an affordable housing study should be undertaken that incorporates and builds upon the recommendations from the Secondary Suites Study, and has regard for the findings of the Social Services Study.
3. Planning Staff prepare a Terms of Reference and a budget for an Affordable Housing Study, for consideration in the 2011 Budget.

**Contribution to Sustainability**

The Social Services Study is an important component of a sustainable approach to planning for the future needs of the Vaughan community. Sustainability incorporates the "triple bottom line" philosophy of addressing the community's economic, environmental and social needs.

The application of sustainable community design principles, and supportive community services is expected to result in a municipality whose residents will enjoy improved quality of life and health on an individual and collective basis.

**Economic Impact**

The budgetary requirements of Recommendation 2 will need to be determined following the preparation of a Terms of Reference for the 2011 budget. Other recommendations of this study could have financial implications for the City; however, the recommendations would need to be considered by the respective Departments affected, and prioritized as they determine appropriate.

**Communications Plan**

The communications process for the Social Services Study was addressed, in part, in association with the public engagement process for the new City Official Plan (new City OP). In addition to the consultation which was done at the new City OP Public Open Houses of May 28 and

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November 18, 2009, a public opinion survey, and a daylong workshop with social services providers for the City and Region on October 8, 2009, were also undertaken. The public opinion survey was conducted by telephone, and collected a random sample of opinions from 600 residents in Vaughan, 18 years of age and older. The themes which emerged through the public survey were then compared with other relevant research and data from a variety of social service providers in Vaughan, and then vetted through the workshop on October 8, 2009. The recommendations included in this report are the result of identifying and analyzing the important themes which emerged through this process.

#### **Purpose**

To present the Social Services Study (2009), and proposed next steps to the Committee of the Whole for their consideration.

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

Currently the social service needs of the City of Vaughan are primarily addressed through the Community Services Branch of the Region of York, and by non-profit organizations such as the United Way of York Region, Catholic Community Services, Family Services of York Region, Jewish Family and Child Services, and COSTI Immigration Services. These organizations address the needs of the population in areas such as health care, food banks, services for people with special needs, parenting programs, services for youth, and settlement support for new immigrants. With the expected growth in the City population of over 50% to the year 2031, the need for social services which cater to a diversifying Vaughan community, will also grow. The Social Services Study (Phase One), was to assess whether social service delivery in Vaughan is effectively meeting the needs of the community; and, if appropriate, to define an active role for the City in the provision of required services.

The Terms of Reference for the Social Services Study was approved by Vaughan Council on April 14, 2009. The Terms of Reference contemplated two Phases to this study; Phase One was to develop a community profile with respect to the delivery of social services at the City, and identify service gaps. The Phase One Study was also to determine whether a Phase Two Study would be required to further research the findings of Phase One, and to develop strategies to address identified social service gaps. The completed Study Report for Phase One was presented to the Official Plan Review Committee (OPRC), on September 15, 2009.

This Social Services Study (Phase One), entailed an examination of the range of social service needs of Vaughan citizens, now and in the future, and how best to meet those needs. The focus of the study was to identify the gaps in the services currently available from York Region and other providers, and to determine how such gaps can be addressed; including, defining a possible role for the City in addressing them directly in future.

The public opinion survey which was undertaken with the community asked residents their opinions regarding awareness, use, and importance of a set of 25 social services. The priority social services and areas of need which emerged as a result of the research, and community survey, focused on six key areas including:

- (i) Children and Families
- (ii) Youth
- (iii) Seniors
- (iv) New Immigrants
- (v) Affordability, Housing and Income
- (vi) Physical and Mental Health

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The data trends and needs identified within each of these six key areas are not isolated to the one area of focus, but rather there are common linkages and implications among them. The study provides a wide variety of recommendations, of which the most pertinent have been reviewed and modified to be effective as Official Plan policies or as recommendations for further initiatives. Other recommendations of the study should be reviewed and considered by the relevant Departments for possible future actions.

Select recommendations of the Social Services Study are discussed in the following section of this report.

#### Study Recommendations

##### 1. Physical and Mental Health Service Recommendations

The Vaughan Public Opinion Survey recorded high percentages of residents identifying the following health and specialized care services as under-served in Vaughan:

- General family physician 27%
- Specialized medical services 22%
- Services for children with special needs 22%

Additional research supports the findings of the community survey. It is documented in the Public Interest Strategy and Communications, 2009 Report, that there are only 59 general physicians per 100,000 people as opposed to an average of 72 in the Central Local Health Integration Network (CLHIN)\*. In terms of mental health services, there is a shortage of appropriate care. According to statistics from the CLHIN, southwest York Region (which encompasses most of Vaughan) has 42,880 people living with mental health issues and 1 in 9 people have serious mental health illness (Public Interest Strategy and Communication 2009 Report). Vaughan has a disproportionately low number of psychiatrists with only 4.5 available per 100,000 people, whereas the Central LHIN average is 9 per 100,000.

*\* Local Health Integration Networks (LHIN) are provincially created non-profit organizations for the planning of health services in 14 different geographic regions of the province. The Central LHIN covers the majority of the geographic area of Vaughan.*

Creating centralized areas of healthcare service increases awareness in the community that these services are available, and encourages providers of these services to locate at these sites. These centralized locations should be easily accessible by public transit. The following policy directives related to optimizing access to health services, have been included within the draft City Official Plan:

- (i) **Encourage the clustering of health care services at existing or planned health-care sites, such as the Vaughan Community Health Centre location (9401 Jane Street), and the new hospital site.**
- (ii) **Ensure the new hospital site in Vaughan develops as a comprehensive “campus of care”, planning for a broad range of health care and health promoting functions.**
- (iii) **Promote through Official Plan land use policies, the establishment of health services at nodes such as regional and local centres, and along regional and local corridors, easily accessible by public transit.**



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#### 2. Affordable Housing Recommendations

A number of policy recommendations of the Social Services Study respond to the need for availability of suitable affordable housing. As per direction in the Provincial Growth Plan, and the housing policy contained within the Regional Official Plan recently adopted by Regional Council on December 2, 2009, a minimum of 25% affordable housing units are required across the City by the 2031 time frame. The Regional Plan also directs that 35% of affordable housing units shall be situated in the Regional Centres, including the Vaughan Metropolitan Centre, and Regional corridors.

More than a quarter of Vaughan's residents (27.5%), are spending over 30% of their gross income on housing (The Regional Municipality of York, 2006). Currently, the percentage of rental housing in Vaughan is relatively low (7%), as noted in the Public Interest Strategy and Communications Report, 2009. Providing more affordable housing options, would help to address many economic challenges faced by Vaughan's lower income households. This would also serve the population who currently work in Vaughan, but commute from other municipalities due, in part, to a lack of affordable housing options in Vaughan. As part of the recommended study to provide a more practical means of achieving mandated targets for affordable housing, the idea of percentage minimums applicable to all new development could be explored. Care should also be taken to ensure that the required percentage of affordable housing be addressed via a variety of tenure types and dwelling sizes, in order to ensure adequate affordable housing options for families, singles, and seniors alike. The Social Services Study includes the following policy directives related to affordable housing:

- (i) **In order to provide a more tangible means of achieving the Provincial and Regional targets for affordable housing \*, an affordable housing study should be undertaken that incorporates and builds upon the recommendations from the Secondary Suites Study, and has regard for the findings of the Social Services Study.**
- (ii) **Establish more flexible land use policies within the Official Plan, which encourage a wider range of housing types and tenure, including rentals and affordable housing that is suitable for families of all incomes and compositions. (Policy included in draft City OP.)**
- (iii) **The Secondary Plan for the Vaughan Metropolitan Centre shall include policies and incentives to encourage developers to build affordable housing units. (Policy included in the draft Vaughan Metropolitan Centre Secondary Plan.)**

*\* Affordable housing is defined by the Province and the Region as both rental and ownership housing in which the cost of shelter does not exceed 30% of the annual household income, or is 10% below market values within the regional housing market.*

#### Next Steps

The Terms of Reference for the Social Services Study had contemplated the possibility of a Phase Two Study, if required, to develop strategies to improve social services delivery in Vaughan. However, the Phase One Study has provided a good basis from which to develop these policies. Based on the findings of Phase One, and the recommendations, it is Staff's view that a Phase Two Study is not necessary at this time.

The Social Services Study should be reviewed by the Engineering, Parks Development, and Recreation and Cultural Services Departments to determine future initiatives with respect to various recommendations, as they see appropriate.

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#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report addresses the Social Services Study, a background study to the new Official Plan now in preparation as part of the City's growth management initiative.

#### **Regional Implications**

The recommendations of this study should result in increased co-ordination and efficiency between the Region of York and the City, to achieve a higher level of social service provision in Vaughan.

#### **Conclusion**

The Social Services Study was conducted as part of the City's new Official Plan process to address the social needs of a growing population. It is recognized that a comprehensive planning process that addresses the implications of significant population growth cannot ignore the social health of the community. As part of the study, a community profile was developed, and a range of social service needs from physical and mental health needs, to affordability issues were examined. The study resulted in a number of recommendations aimed at improving community health and social well being, by addressing identified service gaps. Many of the social service issues identified are addressed through policies included in the new City OP, while other recommendations of this study would require further City initiatives.

#### **Attachments**

1. Social Services Study (November 2009) (Mayor and Members of Council Only)

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

Anna Sicilia, Planner, x. 8063

(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. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**23**

**OFFICIAL PLAN AMENDMENT FILE OP.06.003  
ZONING BY-LAW AMENDMENT FILE Z.06.006  
SITE DEVELOPMENT FILE DA.06.007  
AQUATELLA FALLS HOMES LTD.  
WARD 1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 1, 2010, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.003 (Aquatella Falls Homes Ltd.) BE APPROVED, to redesignate the eastern half of the subject lands from “Low Density Residential” to “Open Space Area”, in the manner shown on Attachment #3, and to amend the “Low Density Residential” and “Open Space Area” policies in OPA #350 (Maple Community Plan), in accordance with Table 1 in this staff report.
2. THAT Zoning By-law Amendment File Z.06.006 (Aquatella Falls Homes Ltd.) BE APPROVED, to rezone the subject lands from R1 Residential Zone and A Agricultural Zone to RA2 Apartment Residential Zone (0.211 ha tableland) and OS1 Open Space Conservation Zone in the manner shown on Attachment #4. The proposed rezoning of the tableland will facilitate the development of a 22-unit residential apartment building with the site-specific exceptions identified in Table 2 of this staff report.
3. THAT Site Development File DA.06.007 (Aquatella Falls Homes Ltd.) BE APPROVED, to facilitate the development of a 22-unit residential apartment building subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevation plan, landscape plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
    - ii) the final building materials package with brick and colour samples be approved to the satisfaction of the Vaughan Development Planning Department and the Vaughan Cultural Services Division;
    - iii) the final stormwater management report, functional servicing report, site servicing and grading plan, and retaining wall details shall be approved by the Vaughan Engineering Department;
    - iv) the final development plans shall be in accordance with the City of Vaughan Waste Collection Design Standards Policy and approved to the satisfaction of the Vaughan Public Works Department;

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- v) the final tree inventory and preservation plan shall be reviewed and approved by the Vaughan Development Planning Department in consultation with the Toronto and Region Conservation Authority; and,
  - vi) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and,
  - b) that the Site Plan Letter of Undertaking include the following provision:
    - i) “For residential high-density development, the Owner shall pay to Vaughan by way of a certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act and the City’s Cash-in-lieu Policy.”
4. THAT Vaughan Council pass the following resolution with respect to the allocation of sewer and water servicing capacity to Site Development Application DA.06.007:

"IT IS HEREBY RESOLVED THAT Site Development Application DA.06.007 is allocated sewage capacity from the York Sewage Servicing System and water capacity from the York Water Supply System for a total of 22 residential units subject to confirmation from the Region of York that the required upgrades to the Duffin Creek Water Pollution Control Plant are on schedule and servicing capacity is available, and that a Site Plan Letter of Undertaking has been executed."

**Contribution to Sustainability**

The Owner advised that the following sustainable features, but not limited to, will be provided within the site and building design:

- i) The property is situated in close proximity to two local GO Transit stations (1.7 km from the Rutherford GO Station and 2.2 km from the Maple GO Station), which promotes public transit and alternatives to cars.
- ii) The proposed development is not designed to encourage automobile use; each unit is equipped with 1 parking space, which is intended to facilitate shared vehicle use. Also, 5 bicycle parking spaces are proposed in the underground garage.
- iii) Tree protection measures will be implemented, in conjunction with the Toronto and Region Conservation Authority, prior to construction to ensure the trees of the riparian vegetation community are not impacted by the proposed development.
- iv) Proposed restoration of the retained natural areas proposes to increase the forest canopy and overall biodiversity therefore improving the ecological features and functions of the subject lands.
- v) The use of low VOC (volatile organic compounds) will be built into components and finishing materials (flooring, wall coverings and water based varnishes), which produce fewer off-gasses and are less hazardous to inhabitants.
- vi) Permeable pavers are proposed throughout the development as shown on Attachment #5.

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The Owner advises that there will be a potential for additional sustainable features to be incorporated into the development proposal.

#### **Economic Impact**

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

#### **Communications Plan**

On October 19, 2009, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. No comments were received. The Public Hearing was held on November 10, 2009. At the Public Hearing, the Owner indicated that they received support from the adjacent property owners, including the property owner to the north of the subject lands (9593 Keele Street). This homeowner originally expressed a concern for privacy, as his entrance is angled and faces the proposed development. The Owner noted he had discussions with this homeowner and they have agreed to square off the entrance to the neighbours home. In order to provide additional visual and noise privacy, the Owner further agreed at the Public Hearing to incorporate additional landscaping in the front of the neighbours property. The Owner is currently preparing to undertake the changes to the northerly neighbours home and property.

The recommendation of the Committee of the Whole on November 10, 2009, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on November 24, 2009.

#### **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit a 2 and 3-storey residential apartment building, comprised of 22-units, as shown on Attachments #4 to #9:

1. An Official Plan Amendment Application (File OP.06.003) to redesignate part of the subject lands (east portion) from "Low Density Residential" to "Open Space Area", in the manner shown on Attachment #3, and amend the "Low Density Residential" and "Open Space Area" policies in OPA #350 (Maple Community Plan), as noted in Table 1 of this report;
2. A Zoning By-law Amendment Application (File Z.06.006) to rezone the property from R1 Residential Zone and A Agricultural Zone to RA2 Apartment Residential Zone (0.211 ha tableland) and OS1 Open Space Conservation Zone as shown on Attachment #4. The proposed rezoning of the tableland will facilitate the development of a 22-unit residential apartment building with site-specific exceptions listed in Table 2 of this report; and,
3. A Site Development Application (File DA.06.007) to facilitate the development of the property for a 2,137m<sup>2</sup>, 2 and 3-storey residential apartment building comprised of 22 units, as shown on Attachment #4.

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

Applications for Official Plan and Zoning By-law Amendment and Site Development were submitted by the previous owners of the property on January 23, 2006. The original development proposal was for a 50-unit residential apartment building with a net residential density of 102 units per hectare on a 0.44 ha lot. On October 18, 2006, the Development Planning Department, along with the Toronto and Region Conservation Authority (TRCA) conducted a site walk of the property. The drip line, identified by the TRCA, had direct impact on the development proposal as the majority of the proposed building was located within the drip line. The developable land

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(tableland) was identified as 0.211 ha of the overall 0.44 ha property. The property was subsequently sold to the subject owner.

On September 22, 2009, the current Owner of the property reinitialized the development applications and proposed the current development proposal. The Owner consulted with the local residents and the Development Planning Department and the Cultural Services Division, prior to resubmitting the current development applications, consisting of a 22-unit residential apartment building with a net residential density of 105 units per hectare on 0.211 ha of tableland.

#### Location

The 0.44 ha property, shown on Attachments #1 and #2, is located on the east side of Keele Street, between Rutherford Road and Major Mackenzie Drive (municipally known as 9589 Keele Street, in Part of Lot 18, Concession 3, City of Vaughan. The property has 37 m frontage along Keele Street and backs onto a tributary of the Don River.

#### Provincial Policy Statement (PPS)

The PPS provides broad based policy direction on matters of Provincial interest related to land use planning and development. The PPS also promotes cost-effective development standards to minimize land consumption and servicing costs, supports and encourages residential intensification to accommodate an appropriate range and mix of housing and densities that make more efficient use of land and public infrastructure, and public transit supportive developments. The development of the property will provide additional accommodation choices while utilizing the existing municipal infrastructure efficiently through compact form and densities, and will ensure the surrounding environmental features are protected and enhanced. As a result, the proposed development conforms to the goals and objectives and policies of the PPS.

#### Places to Grow

Places to Grow (“the Province’s Growth Plan”) sets out policies applicable to the Greater Golden Horseshoe. The policies of the Growth Plan encourage compact built forms, transit supportive communities, diverse land uses, a range and mix of housing types, and directs growth to settlement areas that offer municipal water and wastewater systems.

The proposed development, which is supported by municipal water and wastewater systems, would provide an alternative housing form that maximizes the use of land with the development of a 2 and 3-storey, 22-unit residential apartment building. As a result, the proposed development achieves the goals of the Growth Plan.

#### City of Vaughan Official Plan

The subject lands are designated “Low Density Residential” in OPA #350 (Maple Community Plan). The proposal for a residential apartment building does not conform to the Official Plan, which currently permits single detached dwellings.

The Owner submitted an Official Plan Amendment Application (File OP.06.003) to redesignate the easterly portion of the property from “Low Density Residential” to “Open Space Area”, in the manner shown on Attachment #3, and to amend the “Low Density Residential” and “Open Space Area” policies in OPA #350 (Maple Community Plan), in accordance with “Table 1: Official Plan Amendment”, as follows:

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<b>Table 1: Proposed Official Plan Amendment</b>		
	<b>Official Plan #350 Policy</b>	<b>Proposed Amendment to OPA #350</b>
a.	The maximum permitted density in a Low Density Residential Area shall be 22 units per net residential hectare.	<ul style="list-style-type: none"> <li>▪ The maximum permitted density on the lands municipally known as 9589 Keele Street shall be 105 units per net residential hectare.</li> </ul>
b.	All new housing units which directly abut residential units existing at the date adoption of this Plan (the Maple Community Plan) by Council shall be compatible single detached dwelling units on individual lots (Section 1.5bi).	<ul style="list-style-type: none"> <li>▪ Notwithstanding the policies of Section 1.5 b) i), a 22-unit residential apartment building shall be permitted on the lands municipally known as 9589 Keele Street.</li> </ul>
c.	“The Open Space Area designation permits only valley lands, woodlots and other environmental protection areas, together with appropriate hazard control and low intensity recreational uses...” (Section 4.2 b).	<ul style="list-style-type: none"> <li>▪ Notwithstanding the policies of Section 4.2 b):                             <ul style="list-style-type: none"> <li>- A portion of the lands identified as Buffer Area within the “Open Space Area” designation, as shown on Attachment #3 shall prohibit any building or structure with the exception of patios, steps, landscaping, an underground storage/infiltration bed, and a flow separator.</li> </ul> </li> </ul>

The Owner proposes a 2 and 3-storey, 22-unit, 2,137m<sup>2</sup> residential apartment building on the property with an open space area at the east side of the property. In light of the Provincial and Regional policies encouraging intensification and providing a mix of housing types in the community, the official plan amendment can be supported.

Zoning

The subject lands are zoned R1 Residential Zone and A Agricultural Zone by By-law 1-88. The current residential and agricultural zone categories do not permit the residential apartment development proposal. The Owner submitted a Zoning By-law Amendment Application (File Z.06.006) to rezone the subject lands from R1 Residential Zone and A Agricultural Zone to RA2 Apartment Residential Zone (tableland) and OS1 Open Space Conservation Zone in the manner shown on Attachment #4. The lands identified as Buffer Area within the OS1 Zone shall prohibit any building or structures with the exception of patios, steps, landscaping, and underground storage/infiltration bed and a flow separator. The remainder of the OS1 Zone shall not permit any building or structures.

The rezoning will permit the 2 and 3-storey, 22-unit, 2,137m<sup>2</sup> residential apartment building on the tableland with the following exceptions:

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<b>Table 2:</b>			
	<b>By-law Standard</b>	<b>By-law 1-88 RA2 and OS1 Zone Requirements</b>	<b>Proposed Site-Specific Exceptions to RA2 and OS1 Zones</b>
a.	Minimum Front Yard (Keele Street)	7.5 m	0.0 m (ie. road widening measured 21.5m from the centreline of Keele Street)
b.	Minimum Interior Side Yard	4.5 m	1.8 m from south property line
c.	Minimum Parking Spaces	39	28 (plus an additional 6 tandem spaces)
d.	Minimum Handicap Parking Space Size	3.9 m by 6.0 m	3.5 m by 6.1 m
e.	Minimum Landscape Buffer Around Parking Area	3 m	0.0 m along north property line
f.	Landscape Strip Width along a Street Line (Keele Street)	6.0 m	0.0 m (ie. road measured 21.5m widening from the centerline of Keele Street)
g.	Maximum Height of Retaining Wall on a Property Line Between Two Residential Lots	A Retaining Wall Exceeding 1.0 m in Height Must Be Setback Equal Distance to its Height	0.0 m Setback to Retaining Walls along North and South Property Lines
h.	Minimum Amenity Space per 2 bedroom units	1,210.0 m <sup>2</sup> (22, 2-bedroom units x 55m <sup>2</sup> per unit)	580 m <sup>2</sup> (22 bedroom units x 26.3m <sup>2</sup> per unit)
i.	Minimum Setback from the Front Lot Line to the Nearest Part of a Building Below Finished Grade	1.8 m	0.0 m



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j.	Uses permitted in the OS1 Open Space Conservation Zone	No building or structure other than for conservation or flood control projects	Area identified as “Buffer Area” within the OS1 Zone shall prohibit any building or structure with the exception of patios, steps, landscaping, an underground storage/infiltration bed and a flow separator
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The Owner is showing a reduction of the front yard setback along Keele Street from 7.5 m to 0.0m. The Region of York is currently protecting for a 43.0 m future road widening along Keele Street (21.5 m setback from the centreline of construction of Keele Street), but will require an immediate road widening of 36.0 m along Keele Street (18.0 m setback from the centreline of construction of Keele Street), thereby allowing at this time a 3.5 m front yard setback to occur until the future road widening is taken. By-law 1-88 also requires a minimum 6.0 m wide landscape strip along a street line, whereas 0.0 m is provided to the Region of York’s protected future road widening. The implementing zoning by-law will indicate a minimum 0 m front yard setback and landscaping requirement along Keele Street to the future road widening. The location of the residential apartment building close to Keele Street creates an urban relationship and a pedestrian-friendly interface between the building and the street.

The property contains a protected open space area at the rear of the property, and a 37.0 m wide frontage on Keele Street. To achieve the proposed building design on the property, the Owner is requesting a reduction of the interior side yard along the south property line from 4.5 m to 1.8 m. Furthermore, to provide the proposed underground parking on the property as shown on Attachment #9, the Owner is requesting a 0.0 m setback to the front property line to portions of building below grade. These reductions are reasonable and appropriate as the proposed building height along the south property line would be consistent with the residential setback of a typical single family dwelling, and the 0.0 m setback to the front lot line for buildings below grade would facilitate sufficient parking for the development proposal.

The Owner is seeking relief from By-law 1-88 which currently requires a retaining wall that exceeds 1.0 m in height to be set back from the nearest property line a distance equal to its height. The Development Planning Department acknowledges that the proposed retaining wall along the north and south property lines are important features to this development proposal given the property’s slope and site constraints. The retaining wall will facilitate the proposed below grade open parking area that serves this development.

By-law 1-88 requires 38 parking spaces for the development proposal based on a parking ratio of 1.5 spaces per unit and 0.25 spaces per unit for visitor parking. The Owner proposes a total of 28 parking spaces, of which 6 spaces are for visitor parking, based on a parking ratio of 1.0 space per unit with a visitor parking ratio of 0.27 spaces per unit, which was supported by a parking study, dated November 2009, by Sernas Transtech. The Vaughan Engineering Department has reviewed the parking study and concurs with the findings of the report.

The proposed development includes amenity spaces such as patio gardens, balconies, and a garden in the rear yard. The Owner is requesting a reduction of the minimum amenity space requirement from 1,210 m<sup>2</sup> to 580 m<sup>2</sup>. Though the proposed amenity space represents a 52% reduction, the location of the property within the Maple Heritage Conservation District and the views of the Don River tributary at the rear of the property would be an added local amenity for the development proposal. The Development Planning Department can support the reduction of the amenity area from 1,210 m<sup>2</sup> to 580 m<sup>2</sup>, as the provided amenities are appropriate for the location of the development proposal.

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The Development Planning Department can support the above zoning by-law exceptions due to the constraint posed by the developable (tableland) lot size, the creation of a better building-street interface, and the preservation of the open space at the rear for amenity, within the context of the Village of Maple Heritage Conservation District.

#### Site Plan and Access

The proposed site plan and landscape plan are shown on Attachments #4 and #5. The proposed residential apartment building is situated on the 0.211 ha tableland portion of the property, and backs onto a tributary of the Don River at the rear. Vehicular access to the site will be served by a 7.5m wide driveway at the north end of the site, and leads to the open parking area located below grade by a heated concrete ramp. The parking area will accommodate 28 parking spaces, of which 6 spaces are tandem, as shown on Attachment #9. The garbage and recycling storage area is proposed to be located in the parking area and shall comply with Vaughan's Waste Collection Design Standards Policy, to the satisfaction of the Vaughan Public Works Department. A condition to this effect has been included in the recommendation of this report.

Pedestrian access to the building will be from Keele Street through a central corridor. The central corridor will be gated with security access privileges granted to the occupants of the building. Access to the individual units and the landscaped amenity area will be by way of this central corridor. The final site plan must be approved to the satisfaction of the Development Planning Department.

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

The Toronto and Region Conservation Authority has reviewed the applications and has no objection in principle with the Official Plan and Zoning By-law Amendment Files OP.06.003 and Z.06.006, subject to the recommendations of this report. Respecting Site Development File DA.06.007, the Owner endeavours to work with the TRCA on matters such as, but not limited to, the follow:

- a) the preservation of an existing silver maple tree resulting from either the relocation or redesign of the proposed flow spreader;
- b) the resubmission of a new Tree Inventory and Preservation Plan noting the following, "Tree removals should occur outside of the breeding bird season of April to the end of August. Interference with the nesting migratory species is a contravention of the "Migratory Birds Convention Act.";
- c) the removal of the anthropogenic debris located within the channel and valley lands with minimal impacts to the watercourse and to the existing vegetation and restoration of the disturbed areas; and,
- d) the eastern portion of the landscape area directly adjoining the natural vegetation shall be planted with native and non-invasive species.

The Owner is required to submit a revised tree inventory and preservation plan and fulfill all the requirements of the TRCA, as identified in the recommendation of this report.

#### Landscape Plan

The landscape plan, shown on Attachment #4, consists of a mix of coniferous and deciduous trees, ground plantings, and hard landscaping throughout the property. The landscaped courtyard overlooking the valleylands, the permeable paver walkways, along with the individual garden patios are amenity features that are proposed for the benefit of the residents of the proposed development.

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The final landscape plan, landscape cost estimate, and the tree inventory and preservation plan must be approved to the satisfaction of the Vaughan Development Planning Department.

Maple Streetscape Community Advisory Committee

The Maple Community Plan requires that development applications have regard for specific sections of the Maple Streetscape and Urban Design Guidelines (MSUDGs) to assess development proposals in the Major Mackenzie Drive and Keele Street corridors in Maple. The vision of the Maple Core Area from a physical built form perspective is implemented through the Maple Streetscape and Urban Design Guidelines (MSUDGs). In this context, Vaughan Council has established the Maple Streetscape Community Advisory Committee (MSCAC) to implement the MSUDGs. The Committee considered the development proposal at the January 27, 2010 MSCAC meeting. The Minutes of the said meeting, which were ratified at the February 24, 2010, MSCAC meeting resolved the following:

“a) Site Plan Review Aquatella Falls Homes Ltd., 9589 Keele Street

Mr. Ferdinand Wagner, Architect, gave an overhead presentation to the Committee on the site plan review of the Aquatella Falls Homes development located at 9589 Keele Street. It was reported that the project is made up of 22 two-storey condominium units. It was explained that the design of the buildings is in accordance with the Heritage Vaughan recommendations as well as the Maple Streetscape Architectural and Landscape Guidelines.

MOVED by Regional Councillor Joyce Frustaglio  
Seconded by Sandra Colica

That the presentation of Mr. Ferdinand Wagner regarding the Aquatella Falls Homes, be received for information purposes.

CARRIED”

The Development Planning Department has confirmed that the Owner proposes two “Acorn” light standards along Keele Street, as shown on Attachment #4, in accordance with the Maple Streetscape Urban Design Guidelines (MSUDGs). The final landscape plan shall be reviewed in the context of the MSUDG’s, to the satisfaction of the Development Planning Department.

Heritage Vaughan

The subject property is designated under Part V of the Ontario Heritage Act as a part of the Maple Heritage Conservation District. There are many 19<sup>th</sup> and early 20<sup>th</sup> century buildings throughout the settlement, and the character of a village remains evident in the Maple community. The proposed development references Victorian Vernacular design, common to the Maple Community in the 19<sup>th</sup> century. The design of this development ensures that the existing heritage resources are preserved and ultimately enhances the overall character of the Maple village.

The Owner has submitted a Heritage Permit application (HP.2009.019) as per this requirement. The development proposal was considered at the December 16, 2009, Heritage Vaughan Committee and the following recommendations were approved:

“Cultural Services recommends:

1. That Heritage Vaughan approve the proposed design received by Cultural Services Staff on December 4, 2009, for a 22 unit, 2 ½ to 3 storey residential development (HP.2009.019) subject to the following conditions:

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- The centre module/entranceway and side elevations in the upper dormers be a different material such as board and batten or another appropriate material.
- 2. That Heritage Vaughan request the applicant provide a full set of drawings reflecting any future minor design revisions (including site plan, landscape plan and all elevations) for final approval by Cultural Services staff.
- 3. That Heritage Vaughan requests the applicant provide samples of all exterior cladding materials, building materials and paint samples for consideration and approval by Cultural Services staff.”

The Cultural Services Division has reviewed the building elevations, shown on Attachments #5 and #6, and have confirmed in a memorandum dated April 12, 2010, to the Development Planning Department that building elevations have been amended to reflect the recommendations of the Heritage Vaughan Committee. The Cultural Services Division has no outstanding issues with the development proposal.

#### Building Elevations

The proposed building elevations are shown on Attachments #6, #7 and #8. The building elevations include brick veneer walls, asphalt shingles and board and batten dormers, consistent with the Village of Maple Heritage Conservation Design Guidelines. The proposed building is 2-storeys high towards the front and, due to the grading, becomes 3-storeys at the rear. The front façade of the development proposal will give an appearance of two distinct buildings, but will be joined by a gated, recessed central corridor. The Development Planning Department and the Cultural Services Division are satisfied with the proposed building elevations. The Owner will be required to provide a brick and colour sample to the satisfaction of the Development Planning Department and the Cultural Services Division as noted in the recommendation of this report.

#### Vaughan Engineering

The Owner has submitted servicing, grading and stormwater management plans, which must be approved to the satisfaction of the Vaughan Engineering Department. The Engineering Department notes that the proposed retaining walls along the north and south property lines must be designed and certified by a professional engineer specialized in structural engineering. The design must be accompanied by calculations clearly demonstrating that it is structurally satisfactory and suitable for the locations. A condition on this matter has been included in the recommendation section of this report.

#### i) Environmental Site Assessment (ESA)

The Phase 1 Environmental Site Assessment (ESA) Report has been approved to the satisfaction of the Vaughan Engineering Department. The Record of Site Condition, under Registration Number 72927, has been filed with the Ontario Ministry of the Environment.

#### ii) Servicing

In the City's allocation report to Vaughan Council, dated June 1, 2010, the Engineering Department has reserved from the York Sewage Servicing System and water capacity from the York Water Supply System for a total of 22 residential units (Site Development File DA.06.007), subject to the execution of a Site Plan Letter of Undertaking, to the satisfaction of the City. The resolution with respect to the allocation of sewer and water servicing capacity has been included in the recommendation section of this report.

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A functional servicing report/brief must be to the satisfaction of the Vaughan Engineering Department. The final site servicing and grading plans must be approved to the satisfaction of the Vaughan Engineering Department.

Garbage/recycling and snow removal will be by private pick-up.

iii) Stormwater Management Report

The stormwater management report must be to the satisfaction of the Vaughan Engineering Department. A condition on this matter has been included in the recommendation of this report.

#### Relationship to Vaughan Vision 2020/Strategic Plan

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 designated “Urban Area” in the Region of York Official Plan. The Plan encourages within urban areas a broad range of housing types within efficient and mixed use compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region’s residents. The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different kinds of households. The Plan further encourages pedestrian scales, safety, comfort and mobility, the enrichment of the existing area with an attractive building, landscaping and public streetscapes. The proposed development and the associated amenity areas enhance the streetscape, and the proposed buffer area in the rear yard provides protection to the open space system. The proposed development is consistent with the Regional Official Plan policies.

The subject lands are located on the east side of Keele Street, which is a Regional Road. The Region of York Transportation Services Department has been circulated the development proposal and has no objections in principle. The Region of York is presently protecting for a 43 m right-of-way for this section of Keele Street. As such, the municipal setback must be referenced from a point 21.5 m from the centreline of construction of Keele Street. The Owner has indicated a setback of 21.6 m from the centreline of Keele Street, as shown on Attachment #3. The Owner will be required to fulfill all requirements of the Region of York Transportation Services Department, including the execution of a Regional Site Plan Agreement.

#### Conclusion

The Official Plan Amendment, Zoning By-law Amendment and Site Development Applications have been reviewed in accordance with the Provincial Policy Statement, Places to Grow, the York Region Official Plan, OPA #350 (Maple Community Plan), By-law 1-88, Heritage Vaughan Committee, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a 2 and 3-storey, 2,137 m<sup>2</sup> gross floor area residential apartment building consisting of 22 units, is appropriate and compatible with the existing and permitted uses in the surrounding area, within the Maple Heritage Conservation District. Accordingly, the Development Planning Department can support the approval of Official Plan Amendment File OP.06003, Zoning By-law Amendment File Z.06.006, and Site Development File DA.06.007, subject to the conditions and recommendations of this report.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

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**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Official Plan Amendment
4. Site Plan - Proposed Zone Boundaries
5. Landscape Plan
6. West and East Building Elevations
7. South and North Building Elevations
8. Keele Street Perspective
9. Underground Parking Level

**Report prepared by:**

Stephen Lue, Planner, ext. 8210

Christina Napoli, Acting Senior Planner, ext. 8483

Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/LG

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 24, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

24

**SITE DEVELOPMENT FILE DA.10.031  
TATONE PROPERTIES INC.  
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 1, 2010, 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.10.031 (Tatone Properties Inc.) BE APPROVED, to permit revisions to the westerly (front) elevation of an existing employment building, subject to the following condition:
  - a) that prior to issuance of a building permit, the final building elevation shall be approved by the Vaughan Development Planning Department.

**Contribution to Sustainability**

The Applicant will implement a construction waste management plan for the proposed development to divert construction and demolition debris from landfill sites.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

To permit revisions to the westerly (front) elevation of an existing employment building, as shown on Attachments #3, #4 and #5.

**Background - Analysis and Options**

**Location**

The subject lands shown on Attachments #1 and #2 are located south of Rutherford Road, on the east side of Jane Street (290 Caldari Road), in Part of Lot 14, Concession 4, City of Vaughan. The surrounding land uses are shown on Attachment #2.

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### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

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#### Official Plan and Zoning

The subject lands are designated “Prestige Area” by OPA #450 (Employment Area Plan). As Prestige Areas are intended to have a high visual profile with attractive streetscapes, the proposed revisions to the westerly (front) elevation of the existing employment building conforms to the policies of the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The proposal complies with By-law 1-88.

#### Site Plan Review

The existing two-storey red brick employment building was built in 1989, and is occupied by Village Building Supplies. The proposed westerly building elevation, which faces Jane Street, includes elements of the existing red brick face with new beige and tan EIFS cladding and sand coloured masonry veneer. The proposed façade also includes new variations in building height, larger windows, and additional glazing.

The Development Planning Department is recommending that the applicant provide a more durable material at the base of the building, rather than the stucco finish currently proposed for the entire building, which the applicant’s architect has agreed to undertake. The Development Planning Department is generally satisfied with the proposed revisions to the westerly (front) building elevation shown on Attachments #4 and #5, and will continue to work with the Applicant to finalize the details. Prior to the issuance of a building permit, the final elevation plan must be approved to the satisfaction of the Development Planning Department.

#### Relationship to Vaughan Vision 2020/Strategic Plan

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

#### Regional Implications

N/A

#### Conclusion

The Site Development Application has been reviewed in accordance with OPA #450, By-law 1-88, comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed revisions to the westerly (front) elevation of the existing employment building are appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the condition contained in this report.

#### Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan
4. Existing and Proposed West (Front) Elevation
5. Rendered West Elevation (Proposed)



CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 24, CW Report No. 26 – Page 3

**Report prepared by:**

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/CM

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 25, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

25

**SITE DEVELOPMENT FILE DA.07.045  
2012002 ONTARIO LIMITED/MICHAEL TOTERA  
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 1, 2010, 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.07.045 (2012002 Ontario Limited/Michael Totera) BE APPROVED, to permit the maintenance of the existing building elevations, landscaping, building signage and an 86 m<sup>2</sup> building addition, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations, and landscape plan shall be approved by the Vaughan Development Planning Department;
    - ii) the owner shall implement all requirements of the Maple Streetscape Committee to the satisfaction of the Vaughan Development Planning Department; and,
    - iii) the required minor variances to implement the development shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.

**Contribution to Sustainability**

The applicant has advised that the renovation of the existing commercial building that has taken place without City approvals over the last few years does not include any sustainable features.

**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.07.045) to permit the maintenance of the existing building elevations, landscaping, building signage and an 86m<sup>2</sup> building addition, all of the works which have taken place without City approvals over the last few years, as shown on Attachments #3 to #7, on the subject lands shown on Attachments #1 and #2.

.../2

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#### Background - Analysis and Options

##### Location

The subject lands shown on Attachments #1 and #2 are municipally known as 2414 Major Mackenzie Drive, located on the north side of Major Mackenzie Drive, west of Keele Street, in Part of Lot 21, Concession 4, City of Vaughan. The surrounding land uses are shown on Attachment #2.

This application was originally submitted on April 18, 2007. The changes to the site, including the 86 m<sup>2</sup> building addition and revisions to the elevations were completed without Site Plan Approval or a Building Permit. The applicant has since been addressing the various outstanding issues with the various City Departments related to the building and the site and Major Mackenzie streetscape in the context of addressing the requirements of the Maple Heritage District and Maple Streetscape Design Guidelines, prior to a report proceeding to the Committee of the Whole for consideration.

##### Official Plan and Zoning

The subject lands are designated “Maple Commercial Core Area” by OPA #350 (Maple Community Plan). The building elevations, landscaping and building addition conform to the Official Plan. The lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(633). Minor variances must be obtained from the Vaughan Committee of Adjustment to implement the site plan, if approved, as further discussed in the Minor Variance section of this report.

##### Maple Streetscape Community Advisory Committee

The Maple Community Plan (OPA #350) requires that development proposals along the Major Mackenzie Drive and Keele Street corridors have regard for the Maple Streetscape and Urban Design Guidelines (MSUDGs). Vaughan Council has established the Maple Streetscape Community Advisory Committee (MSCAC) to implement the MSUDGs. The Committee considered the development proposal on October 27, 2007, and resolved the following:

“Comments from the Committee were as follows:

- Lighting will be added to the front of the property”

“The Maple Streetscape Community Advisory Committee expressed its support for the application and requested signage on the property to assist with the traffic pattern as well as a walkway on the east side of the building.”

The Owner has confirmed that an additional Maple Acorn light standard will be placed within the landscape strip along Major Mackenzie Drive, as shown on Attachment #3, in accordance with the resolution of MSCAC. The Owner has also provided a pylon sign as shown on Attachments #3, #7 and #8. A walkway cannot be placed along the east side of the building because of the need to provide a clear minimum 6m driveway aisle for 2-way traffic movement.

##### Maple Heritage Conservation District

On December 7, 2007, the Maple Heritage Conservation District came into effect. According to the provisions of Part V of the Ontario Heritage Act, all Planning Applications or Building Permit Applications within a heritage conservation district area must obtain an approved Heritage Permit. Any proposed changes or new construction proposals are to be designed in a manner that is in keeping with the Maple Heritage Conservation District Plan and Design Guidelines.

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### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

#### Item 25, CW Report No. 26 – Page 3

The Vaughan Cultural Services Division reviewed the site plan and elevations for the existing commercial building with respect to Heritage Clearance Approval and Heritage Permit Application HP-2008.003 on January 16, 2008, March 19, 2008, and granted final approval on April 16, 2008, and resolved the following:

“Cultural Services has conducted a preliminary review of the proposed development and made the following comments:

- Cultural Services has no objection to the changes already made to the landscaping plan provided the design receive approval from the Urban Design Department and Maple Streetscape Committee; and,
- Internally lit awning signage is not supported by the Maple Heritage Conservation District Design Guidelines (MHCDDG); this particular sign was installed and altered prior to the Maple MHCDDG being in place.”

Cultural Services adopted the following recommendation:

“That, Heritage Vaughan approve Heritage Permit HP 2008.003 which gives retroactive approval of changes made to the subject property 2414 Major Mackenzie Drive (prior to the Maple Heritage Conservation District coming into effect on December 7, 2007), subject to the owner providing an alternative lighting solution for the wall awning signage that conforms with the MHCDDG’s Design Guidelines, and adds planting/greenery at the base of the pylon sign, in an effort to soften the impact of the concrete base of the sign along the streetscape, and;

That the Owner be advised that any future changes to the site will require approval of a Heritage Permit application prior to any changes being made to the property and must adhere to design guidelines as outlined in the Maple Heritage Conservation District Plan.”

The owner has confirmed that the lighting for the wall awning signage will remain unlit and landscaping has been provided at the base of the pylon sign in accordance with the resolution of Cultural Services.

#### Building Design

The subject lands are developed with a commercial building, built in the late 1960’s. The elevation plan on Attachment #4 shows the existing commercial building facades. The building has been refaced with dryvit ivory stucco, new burgundy-coloured signage awnings over the store fronts, and a new concrete block parapet, as shown on Attachments #4 and #5.

The applicant has constructed a 86 m<sup>2</sup> building addition at the rear of the property, being the north elevation as shown on Attachment #6. The addition is a refrigerated garbage room used for the storage of refuse associated with the butcher shop use (Totera Meats and Fine Foods). The addition was been constructed without a Building Permit and is located outside the permitted building envelope in site-specific By-law 143-94. The applicant shall obtain approval from the Vaughan Committee of Adjustment, as discussed in the Minor Variance section of this report.

#### Landscaping

The Development Planning Department requires the submission of a landscape cost estimate for review and approval. The Development Planning Department has reviewed the landscape plan shown on Attachment #3, and recommends the proposed bicycle rack be moved from the right-of-way to within the property boundary, and closer to the building entrances.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 25, CW Report No. 26 – Page 4

The existing landscape strip abutting Major Mackenzie Drive does not comply with the minimum 6m landscape strip width requirement along a street line. The landscape strip width is 6 m on the west side of the property and narrows to 3.4 m at the east end. The applicant is required to seek relief from By-law 1-88 for the reduced landscape strip width along Major Mackenzie Drive, as well as, an overall reduction of landscaping along the perimeter of the property, particularly along the west side where a paved driveway has been created. These variances are discussed in the Minor Variance section of this report.

The applicant has proposed additional landscaping abutting the residential homes along the west side of the subject lands. The additional landscaping will screen the abutting residential homes from the commercial building.

The Development Planning Department is generally satisfied with the proposed landscape plan and will continue to work with the Owner to finalize the details.

Minor Variances

Through the technical review of the site development application, it was determined that the following minor variances will be required to implement the development:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements as amended by Exception 9(633) (C1 Restricted Commercial Zone)</b>	<b>Proposed Exceptions to C1 Zone of By-law 1-88, 9(633)</b>
a.	Building Envelopes	Existing building may be maintained or replaced within the area shown as "Building Envelope" on Schedule "E-708"	Include rear addition to building located outside of permitted building envelope.
b.	Minimum Landscape Requirements:		
	i) Landscape Strip along a streetline	6 m	3.4 m
	ii) Landscape Strip abutting a Residential Zone	2.4 m	1.8 m
	iii) Landscape areas	As depicted on Schedule "E-708" as shown on Attachment #9	Amend landscape areas as shown on Attachment #3

As previously indicated, the Owner has built a refrigerated garbage room at the rear of the building, which is used for storing refuse associated with the butcher shop use (Totera Meats and Fine Foods). The building addition was constructed without permission and is located outside the permitted building envelope in site-specific By-law 143-94. It can be noted that the addition is

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

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consistent with the building design and materials and maintains the required rear and side yard setbacks. Accordingly, the amendment to the approved building envelope to include the addition, can be supported by the Development Planning Department.

The reduced minimum landscape strips noted above are considered acceptable, as the applicant has proposed an additional landscape strip to the west side of the property and has proposed to enhance the south landscape strip located along Major Mackenzie Drive, as shown on Attachment #3.

The Development Planning Department considers the proposed variances to be minor in nature and are consistent and compatible with the surrounding development. The Owner will be required to obtain approval for the variances from the Vaughan Committee of Adjustment, which shall be final and binding, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

#### Vaughan Engineering Department

The Vaughan Engineering Department has reviewed the site development application and has no objection to the development proposal.

#### Relationship to Vaughan Vision 2020/Strategic Plan

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

#### Regional Implications

The application was circulated to the Region of York Transportation Services Department for review and comment. On February 8, 2008, York Region indicated that they had no objections to the development proposal.

#### Conclusion

The Site Development Application has been reviewed in accordance with OPA #350, By-law 1-88, the comments from City Departments, Maple Streetscape Committee, Heritage Vaughan, and the area context. The Vaughan Development Planning Department is satisfied with the proposal to permit the maintenance of the existing building elevations, landscaping, building signage and an 86m<sup>2</sup> building addition, which addresses the requirements of the Maple Streetscape Guidelines and Maple Heritage District Plan and Guidelines. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in this report.

#### Attachments

1. Context Location Map
2. Location Map
3. Site/Landscape Plan
4. Existing Building Elevations
5. Existing Building - South Elevations – Photographs
6. Existing Building – North Elevations – Photograph
7. Existing Illuminated Pylon Sign Details
8. Existing Pylon Sign (Photographs)
9. Schedule “E-708” to By-law 1-88 (current zoning)

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 25, CW Report No. 26 – Page 6

**Report prepared by:**

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Carmela Marelli, Acting Manager of Development Planning, ext. 8791

/CM

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 26, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**26**

**ZONING BY-LAW AMENDMENT FILE Z.09.042  
SUNCOR ENERGY INC.  
WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 1, 2010:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.042 (Suncor Energy Inc.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachments #1 and #2, to permit convenience retail uses within an existing 214.7m<sup>2</sup> customer service building, accessory to a permitted truck refueling station as shown on Attachment #3.
2. THAT the implementing zoning by-law include the following site-specific definition for "convenience retail uses":

"CONVENIENCE RETAIL USES shall mean:

- i) the sale and display of packaged and prepared foods, limited truck related products, and tobacco products up to a maximum area of 130m<sup>2</sup>. For the purposes of this by-law, limited truck related products include oils, lubricants, washer fluids, wiper blades, cleaning products, sundry items and movies."

**Contribution to Sustainability**

The applicant is proposing to permit an additional use in an existing building. No changes are being proposed to the site or building.

**Economic Impact**

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

**Communications Plan**

On February 26, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands and to the Concord West Ratepayers Association. To date, no written comments have been received by the Development Planning Department.

The recommendation of the Committee of the Whole to receive the Public Hearing report of March 23, 2010, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on April 13, 2010.

**Purpose**

The Owner has submitted an application to amend the City's Zoning By-law 1-88, to permit convenience retail uses including packaged and prepared foods, limited truck related products (e.g. washer fluid) and tobacco products within an existing 214.7 m<sup>2</sup> customer service building, accessory to a permitted truck refueling station.



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### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

Item 26, CW Report No. 26 – Page 2

#### Background - Analysis and Options

##### Location

The subject lands shown on Attachments #1 and #2 are located at 120 MacIntosh Boulevard, on the northwest corner of Creditstone Road and MacIntosh Boulevard, being Part of Block 19 on Registered Plan M-2696, in Part of Lot 8, Concession 4, City of Vaughan. The surrounding land uses are shown on Attachment #2.

##### Official Plan

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which accommodates uses that do not require high visual exposure, provides locational opportunities for industrial developments which may require outside storage or be undertaken outdoors, and facilitates a broad range of lot sizes and a diversity of building forms in order to meet the needs of any business or industry. Permitted uses include a full range of processing, warehousing and outside storage and transportation and distribution facilities. The proposed convenience retail uses to be provided within the existing customer service building will serve the needs of the clientele utilizing the existing truck refueling station, and is compatible with the existing operations on the property, and conforms to the policies of the Official Plan.

##### Zoning

The subject lands are zoned EM2 General Employment Area Zone by Zoning By-law 1-88 and subject to Exception 9(995). The site-specific zoning exception currently permits a truck refueling station with a customer service building, which includes change rooms, showers, restroom facilities and vending machines. Convenience retail uses (i.e. packaged and prepared food and drink, tobacco products and limited truck related products such as windshield wiper blades and washer fluid, etc.) are not permitted, and therefore, an amendment to the Zoning By-law is requested.

##### Planning Considerations

The proposal to include convenience retail uses including the sale of packaged and prepared foods, limited truck related products (e.g. washer fluid), and tobacco products within an existing 214.7 m<sup>2</sup> customer service building, is compatible with the existing operation of the truck refueling station. The site operates on a user pass basis and therefore is not utilized by the general public, but rather by the occupants of the transport trucks which serve the surrounding businesses. Additionally, as some of the building is occupied for restroom facilities, showers and change rooms, the applicant is proposing to limit the area for the proposed convenience retail uses to 130m<sup>2</sup> within the existing building. The sale of truck related products, packaged foods and tobacco will not adversely impact the surrounding uses and is complimentary to the existing operation of the truck refueling station. On this basis, the Development Planning Department has reviewed the proposed changes to the Zoning By-law and has no objections.

As there is no specific definition in By-law 1-88 for Convenience Retail Uses that would permit the uses proposed by the applicant, the Development Planning Department recommends that the following site-specific definition be included in the implementing by-law:

"CONVENIENCE RETAIL USES shall mean:

- i) the sale and display of packaged and prepared foods, limited truck related products, and tobacco products up to a maximum area of 130m<sup>2</sup>. For the purposes of this by-law, limited truck related products includes oils, lubricants, washer fluids, wiper blades, cleaning products, sundry items and movies."

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 26, CW Report No. 26 – Page 3

This will add further clarity to the convenience retail uses proposed within the existing customer service building on the subject lands. A recommendation has been included in this respect.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

**Regional Implications**

The property is located internal to an employment area subdivision, and does not affect lands owned by the Region of York.

**Conclusion**

The Zoning By-law Amendment Application has been reviewed in accordance with the policies of OPA #450, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Development Planning Department is satisfied that the proposal to permit the addition of convenience retail uses including packaged and prepared foods, limited truck related products (e.g. washer fluid) and tobacco products within an existing 214.7 m<sup>2</sup> customer service building, is appropriate and compatible with the uses on the site and the surrounding employment uses. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application, subject to the recommendations in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan - Existing Truck Refueling Station

**Report prepared by:**

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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.)

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 27, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

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27 **ZONING BY-LAW AMENDMENT FILE Z.09.014**  
**1620144 ONTARIO LTD. (THE MAPLE GROUP)**  
**WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 1, 2010, be approved;
- 2) That the coloured elevation drawings submitted by the applicant, be received; and
- 3) That the deputation of Mr. Brock Hansler, 23 Naylon Street, Maple, L6A 1E8, and petition submitted, be received and referred to staff for a further report to include a traffic infiltration study and brought forward to a future Committee of the Whole meeting.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.014 (1620144 Ontario Ltd.) BE APPROVED, to amend the building envelopes shown on Attachment #4, in the manner shown on Attachment #5, and to permit the site-specific exceptions to the RM2(H) Multiple Residential Zone of By-law 1-88 as identified in Table 1, to facilitate the development of 21 block townhouse units, 16 live/work stacked townhouse units, and the preservation of 2 heritage homes, for a total of 39 residential and live/work units, and to permit the following ground floor uses in building envelopes "A", "B", "C", "H" and "I" as shown on Attachment #5:
  - a) Business or Professional Office;
  - b) Retail Store;
  - c) Convenience Retail Store;
  - d) Personal Service Shop;
  - e) Photography Studio;
  - f) Service or Repair Shop;
  - g) Health Centre;
  - h) Eating Establishment - Convenience with an accessory Outdoor Patio; and,
  - i) Eating Establishment - Take-Out with an accessory Outdoor Patio.

**Contribution to Sustainability**

The contribution to sustainability will be determined through the site plan process.

**Economic Impact**

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

**Communications Plan**

On September 4, 2009, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. In accordance with the City of Vaughan "Notice Signs Procedures and Protocols", effective April 6, 2009, the Owner installed four (4) notice signs on the property along Major Mackenzie Drive, Keele Street, Church Street, and Jackson Street.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

#### Item 27, CW Report No. 26 – Page 2

The Public Hearing was held on September 29, 2009 and considered amendments to the site-specific RM2(H) Multiple Residential Zone provisions of Exception 9(1118) of By-law 1-88, to permit 38 (including 16 live-work units) townhouse units, and the preservation of 2 heritage homes, for a total of 40 residential units.

Comments were received from the area residents and people in attendance at the September 29, 2009 Public Hearing. In particular, the following deputations were received:

- i) Mr. Brock Hansler, 23 Naylor Street;
- ii) Mr. Guy Rizzo, 22 Jackson Street;
- iii) Mr. Walter Zanutel, 8 Welton Street;
- iv) Mrs. Mary Cavicchia, 18 Jackson Street;
- v) Ms. Gabrielle Mair, 20 Church Street;
- vi) Mr. Isabelle Crisante, 20 Church Street; and,
- vii) Mr. Tony Nardone and Ms. Antonette Nardone.

The following concerns were identified at the Public Hearing:

#### Building Setbacks

- i) The proposed reduced building setbacks would change the character of the existing neighbourhood.

#### Parking and Traffic

- i) The parking on the subject lands would not be enough to facilitate the proposed commercial uses, which would result in unwanted on-street parking along Church Street and Jackson Street; and,
- ii) Church Street, between Keele Street and Jackson Street, is currently a one-way (eastbound) street, however, this stretch of Church Street has a propensity of two-way traffic given its proximity to Keele Street, which would be further exacerbated with the development proposal.

#### Architecture and Heritage Homes

- i) the architecture of the development proposal should be of a high calibre; and,
- ii) the two existing heritage homes on the subject lands should be relocated to allow for a proper comprehensive plan as the homes would not be maintained to the standards of the new development.

The recommendation of the Committee of the Whole on September 29, 2009, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on October 13, 2009. In addition, Council resolved that a separate meeting be held with the local residents to address their concerns. The meeting was arranged by the Local Ward 1 Councillor and was held on November 12, 2009. At the meeting, the updated conceptual building elevations, shown on Attachment #6 were presented to the residents, in particular, Mr. Walter Zanutel, 8 Welton Street, Maple, ON. Additional commercial uses were contemplated for the subject lands, recognizing its significance in the Village of Maple core area. The applicant agreed to work with the Development Planning Department to determine the appropriate additional commercial uses for the subject lands. In a memorandum dated November 26, 2009, the Owner of 8 Welton Street stated he had no issues or concerns with the design concepts.

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**Purpose**

The Owner has submitted a Zoning By-law Amendment Application, File Z.09.014 [1620144 Ontario Ltd. (The Maple Group)] for the subject lands shown on Attachments #1 and #2, to amend the current approved building envelopes shown on Attachment #4, in the manner shown on Attachment #5, which would facilitate the development of 21 block townhouse units, 16 live/work stacked townhouse units, and the preservation of 2 heritage homes, for a total of 39 residential and live/work units, and to permit the following ground floor uses:

- a) Business or Professional Offices;
- b) Retail Store;
- c) Convenience Retail Store;
- d) Personal Service Shop;
- e) Photography Studio;
- f) Service or Repair Shop;
- g) Health Centre; and,
- h) Eating Establishment - Convenience with an accessory Outdoor Patio;
- i) Eating Establishment - Take-Out with an accessory Outdoor Patio; and,

to permit the following zoning exceptions to the RM2(H) Multiple Residential Zone of By-law 1-88:

<b>Table 1:</b>			
	<b>By-law Standard</b>	<b>By-law 1-88 Requirement RM2 Zone - Exception 9(1118)</b>	<b>Proposed Exception to RM2 Zone – Exception 9(1118)</b>
a)	Building Setbacks	Approved Building Envelopes, as shown on Attachment #4	New Building Envelopes, as shown on Attachment #5
b)	Commercial Uses	1,670 m <sup>2</sup> of ground floor commercial uses along Major Mackenzie Drive and Keele Street, including bank, business or professional office, personal service shop, photography studio, retail store, and service or repair shop uses, with residential units above	16 live-work units with a total of 657.4m <sup>2</sup> of ground floor commercial area along Major Mackenzie Drive and Keele Street for: a) Business or Professional Offices; b) Retail Store; c) Convenience Retail Store; d) Personal Service Shop; e) Photography Studio; f) Service or Repair Shop; g) Health Centre; h) Eating Establishment - Convenience with an Outdoor Patio; i) Eating Establishment - Take-Out with an Outdoor Patio.

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c)	Parking	Commercial Uses: 4.5 spaces/100m <sup>2</sup> GFA; Residential Uses: 1.75 spaces/unit for Building Envelopes “A” and “B” and 2 spaces/unit for Building Envelopes “C” and “D”, shown on Attachment #4	Provide a Minimum of 76 parking spaces
d)	Building Heights	9.0m and 3 storeys (Building Envelopes “A” and “B”) and 7.0m and 2 storeys (Building Envelopes “C” and “D”) as shown on Attachment #4	Maximum 11.8m (Building Envelopes “A”, “B”, and “C”) and Maximum 10.5m (Building Envelopes “D”, “E”, “F”, and “G”) as shown on Attachment #5

**Background - Analysis and Options**

The 0.85 ha property, shown on Attachments #1 and #2, is bound by Major Mackenzie Drive to the north, Keele Street to the east, Church Street to the south, and Jackson Street to the west (municipally known as 9964 and 9980 Keele Street; 2269, 2273, 2279, and 2285 Major Mackenzie Drive; 8, 10, and 12 Church Street; and 1 Jackson Street), in Part of Lot 20, Concession 4, City of Vaughan.

Proposed Conceptual Site Plan

The proposed conceptual site plan, shown on Attachment #3, is situated within the core of the Village of Maple Heritage Conservation District. The primary access to the property will be at Jackson Street with a secondary access from Church Street. Church Street is a one-way eastbound street that exits to Keele Street.

The Owner proposes live-work units (Building Envelopes “A”, “B”, “C”, “H” and “I” on Attachment #5) along Keele Street and Major Mackenzie Drive with ground floor commercial uses including business or professional office, retail store, convenience retail store, personal service shop, photography studio, service or repair shop, health centre, and eating establishment – take-out and eating establishment-convenience, both with outdoor patios, as shown on Attachment #3. The uses will be served by outdoor patios and lay-by parking spaces along Keele Street and Major Mackenzie Drive. The buildings will be a maximum of 11.8m (three-storeys in height with a fourth storey within the roof line for amenity spaces only, i.e. access to roof top terraces). The heritage buildings within Building Envelopes “H” and “I” on Attachment #5 will be preserved for residential uses with the option of ground floor business or professional office uses, and eating establishment- convenience use in Building Envelope “H” only.

The units located in Building Envelopes “D”, “E” and “F” will be strictly for residential uses with a maximum building height of 10.5m (3-storeys) at a height and scale that will be compatible with the existing surrounding residences. Vehicle access to these units will be from the interior of the property.

Building Envelope “G” is proposed at the centre of the site, with 6 residential units fronting onto an internal parkette, which also forms part of a linear pedestrian connection from Church Street to Major Mackenzie Drive. Twenty-two additional parking spaces are located internal to the property.

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The Owner will be required to submit a future Site Development Application for Council's approval to ensure appropriate built form, building elevations, materials, urban design features, lay-by parking spaces, and access. The Owner's site plan must comply with the Maple Heritage Conservation District Plan and the Maple Streetscape Urban Design Guidelines.

#### Official Plan and Zoning

The property is designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by OPA #556, which permits the development proposal.

The property is zoned RM2(H) Multiple Residential Zone with the Holding Symbol "H" by By-law 1-88, subject to Exception 9(1118). The proposal shown on Attachment #3 does not comply with the approved building envelopes in Exception 9(1118) as shown on Attachment #4, and the proposed additional commercial uses are not permitted, therefore a Zoning By-law Amendment is required. The merits of the proposal are discussed in the Planning Justification section of this report.

#### Planning Justification

Below is the planning justification for the development proposal in accordance with Table 1: Proposed Zoning Exceptions, of this report.

##### a) Building Setbacks

The Owner proposes to revise the approved building envelopes shown on Attachment #4 in the manner shown on Attachment #5. The proposed smaller building envelopes will provide permeability into the subject lands, which will allow for safer pedestrian connectivity compared with the approved building envelopes. The overall development proposal will be less intense than the original approved conceptual plan, which pays homage to the existing surrounding established neighbourhood and respects the need by the City to create a vibrant core area in the Village of Maple with thriving businesses.

##### b) Commercial Uses

At the September 29, 2009 Committee of the Whole (Public Hearing), the Development Planning Department reported that the Owner proposed commercial uses of 485 m<sup>2</sup> along Major Mackenzie Drive and Keele Street for business or professional office uses only. As this development proposal is situated in the core of the Maple Village area, the Owner intends to increase the potential for ground floor commercial uses from 485 m<sup>2</sup> to 657.4 m<sup>2</sup>. The following additional commercial uses are contemplated in this development proposal and would encourage the pedestrianization of the core area:

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<b>Table 2: Proposed Uses Per Building Envelope</b>				
<b>Building Envelope</b>	<b>Floor</b>	<b>Proposed Commercial Area or Residential Area</b>	<b>Uses Proposed at Public Hearing</b>	<b>Additional Uses Proposed after Public Hearing</b>
<b>A, B, C</b>	<b>Ground</b>	485.3 m <sup>2</sup>	<ul style="list-style-type: none"> <li>▪ Business or Professional Office</li> </ul>	<ul style="list-style-type: none"> <li>▪ Retail Store</li> <li>▪ Convenience Retail Store</li> <li>▪ Personal Service Shop</li> <li>▪ Photography Studio</li> <li>▪ Service or Repair Shop</li> <li>▪ Health Centre</li> <li>▪ Eating Establishment-Convenience and Take-Out with an accessory Outdoor Patio</li> </ul>
	<b>Second Third</b>	2,689.7 m <sup>2</sup> (16 units)	<ul style="list-style-type: none"> <li>▪ Residential</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential</li> </ul>
<b>D, E, F, G</b>	<b>Ground Second Third</b>	4,113.5 m <sup>2</sup> (21 units)	<ul style="list-style-type: none"> <li>▪ Residential</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential</li> </ul>
<b>H</b>	<b>Ground</b>	85.2m <sup>2</sup>	<ul style="list-style-type: none"> <li>▪ Residential</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Business or Professional Office</li> <li>▪ Eating Establishment-Convenience with an accessory Outdoor Patio</li> </ul>
	<b>Second</b>	85.2m <sup>2</sup> (1 unit)	<ul style="list-style-type: none"> <li>▪ Residential</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential</li> </ul>
<b>I</b>	<b>Ground</b>	86.9m <sup>2</sup>	<ul style="list-style-type: none"> <li>▪ Residential</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Business or Professional Office</li> </ul>
	<b>Second</b>	86.9m <sup>2</sup> (1 Unit)	<ul style="list-style-type: none"> <li>▪ Residential</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential</li> </ul>
<b>Total Ground Floor Commercial Area</b>			<b>485 m<sup>2</sup></b>	<b>657.4 m<sup>2</sup></b>

In consultation with the Owner, the Development Planning Department can support the proposed uses identified in Table 2 for the proposed building envelopes shown on Attachment #5 with the following provisions for the purposes of the implementing zoning by-law:

- i) the “Eating Establishment – Take-Out” definition as it pertains to Building Envelopes “A”, “B” and “C”, will not require any seating;
- ii) “Outdoor patios” will be permitted as accessory uses to the Eating Establishment – Take-Out and Eating Establishment - Convenience uses. Furthermore, exceptions will be provided to permit outdoor patios in a yard between the building containing the main eating establishment and a residential zone. This would allow for outdoor patio uses within the interior of the property, as shown at Building Envelope “H” on Attachment #5;



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- i) Drive-through facilities accessory to an Eating Establishment are not considered appropriate and shall be prohibited;
- ii) Eating Establishment uses shall be limited to 20% of the total GFA of the ground floor commercial area, as concurred in writing by the applicant on May 12, 2010;
- iii) the “Service or Repair Shop” definition will include only the servicing or repairing of small household appliances and home computers; and,
- iv) the office of a Regulated Health Professional and Veterinarian will be excluded from the definition of “Business or Professional Office.”

Given the small sizes of the ground floor commercial units in Building Envelopes “A”, “B”, and “C”, it is reasonable to exclude the maximum 24 seating requirement from the Eating Establishment – Take-Out definition from a business operational stand point. This is further argued as outdoor patio uses will be permitted as accessory uses to an eating establishment use and will be exempt from Vaughan’s By-law 1-88 parking standards. This would encourage the use of outdoor patios, which are used partially during the year, and contribute to the pedestrianization of the Major Mackenzie Drive and Keele Street. The outdoor patio use and walkability of the development proposal will enhance the human-scale that is consistent to the intent of the Maple Village core area.

With respect to compatibility of the proposed commercial and residential uses and the surrounding area, the Owner concurs with the Development Planning Department that the definition of “Service or Repair Shop” will only include the servicing or repairing of small household appliances and home computers. Furthermore, an office of a Regulated Health Professional and Veterinarian will be excluded from the definition of “Business or Professional Office” due to the incompatibility of veterinary services with residential uses and the potential for high parking generation for a Regulated Health Professional use resulting from waiting times by patients.

c) Parking

The Owner, in a meeting with the Development Planning Department, on November 26, 2009 proposed the additional commercial uses identified in Table 2 subject to a revised parking study. The development proposal will require the following parking spaces based on Vaughan’s By-law 1-88 parking standards:

<b>Table 3: Parking Standards</b>		
	<b>Residential Use</b>	<b>Commercial Uses</b>
By-law 1-88 Parking Standards	1.5 spaces per unit + 0.25 spaces per unit (visitor)	6 spaces per 100 m <sup>2</sup> Gross Floor Area
Required Parking Spaces	69 (including 10 visitors)	40
<b>Total Required Parking Spaces</b>	<b>109</b>	
<b>Total Provided Parking Spaces</b>	<b>76</b>	

The development proposal is deficient 33 parking spaces. The Region of York has no objection to lay-by parking spaces along Major Mackenzie Drive and Keele Street. Though such spaces cannot be considered part of the provided parking, the Owner proposes 10 lay-by spaces as shown on Attachment #3. The Owner has provided a parking study by Mark Engineering, dated May 12, 2010, supporting the reduction in parking from 109 spaces to 76. The Vaughan Engineering Department concurs with the findings of the Parking Study.

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d) Building Heights

The Owner proposes to increase the building heights from the previously approved conceptual plans from 9.0m and 3 storeys to 11.8m (3-storeys plus 4<sup>th</sup>-storey in the roof) along Keele Street and Major Mackenzie Drive, and 7.0m and 2 storeys to 10.5m (3-storeys) along Church Street and Jackson Street. The overall increases to the building heights can be supported by the Development Planning Department for the following reasons:

- i) the overall development proposal is less dense than the previously approved proposal;
- ii) the proposed heights are in keeping with the 11.8m maximum building heights of the Village of Maple Heritage Conservation District Plan;
- iii) the increase in building heights are generally compatible with the existing residential uses in the surrounding area, while recognizing the importance of creating a higher calibre and denser village core area; and,
- iv) the smaller building envelopes, compared to the previously approved building envelopes, will provide visual permeability through the subject lands from the surrounding area, which will offset the taller building heights.

The Development Planning Department can support the revisions to the previously approved development proposal as the current proposal is within the core area of the Maple Village and is central to public transit. The Owner also proposes to maintain 2 existing heritage homes, which have been incorporated into the design of the site. The proposed commercial uses have the potential of being neighbourhood amenities. The overall development proposal is conducive to creating a pedestrian oriented streetscape environment that contributes to the Maple Village core.

Heritage Vaughan

The subject lands are located within the Village of Maple Heritage Conservation District and have been designated under Part V of the Ontario Heritage Act since December 2007. Any proposed changes to the properties, including exterior alterations, additions or demolition will require at the site plan stage the approval of a Heritage Permit application, in accordance with the Village of Maple Heritage Conservation District Plan.

At the June 16, 2009 Heritage Vaughan Committee, the Cultural Services Division recommended the following:

- “1. That, Heritage Vaughan receive and support Cultural Services staff comments to be provided to the Development Planning Department regarding the applicant’s proposal to amend the City of Vaughan Zoning By-law for the subject lands.
2. That, Heritage Vaughan direct Cultural Services to continue to work with the applicant in order to obtain all information required to understand the full effect of the proposed development upon the Village of Maple Heritage Conservation District, its Statement of Heritage Value and its Statement of Heritage Attributes, as per the Background and Analysis sections of this staff report.
3. That Heritage Vaughan direct Cultural Services staff to request from the property owner access to the existing buildings on the subject lands in order to determine a clearer assessment of the current physical condition and cultural heritage value or interest of the properties identified in the Village of Maple Heritage Conservation District Plan and in Zoning By-law Amendment 282-2001 [By-law Exception Number 9(1118)] as “heritage buildings”. Specifically, these properties are: 1 Jackson Street; 8 and 10 Church Street; 9980 Keele Street; 2279, 2285 and 2291 Major Mackenzie Drive.

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4. *That, Cultural Services continue to work with the applicant on the design of the proposed new construction of the proposal in order to bring the design proposal into compliance with the Village of Maple Heritage Conservation District Plan, its Policies and Design Guidelines.”*

The Development Planning Department and the Cultural Services Division will continue to work with the Owner on matters including, but not limited to the site plan, building elevations, and materials at the future site plan application stage, which will also require consideration by the Maple Streetscape Committee at that time.

#### Vaughan Engineering

The Vaughan Engineering Department has reviewed the Zoning By-law Amendment Application and has commented that the following, but not limited, will be required to be submitted by the Owner: stormwater management plans, sanitary/water servicing plan, grading plans, noise study, functional servicing report, and external lighting plans, which will be reviewed at the site plan stage, to the satisfaction of the Engineering Department.

#### Relationship to Vaughan Vision 2020/Strategic Plan

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 on the west side of Keele Street and on the south side of Major Mackenzie Drive, which are Regional Roads. The Region of York Transportation Services Department has been circulated the development proposal and has no objections in principle. The Region of York is protecting for a 30 m right-of-way for this section of Keele Street and Major Mackenzie Drive, measured 15m from the centreline of construction, a 6m by 6m day light triangle at the north west corner of Church Street and Keele Street, and a 1.5m protection from the existing property line in front of the heritage building, municipally known as 9980 Keele Street, as shown on Attachment #3. The Owner will be required to fulfill all requirements of the Region of York Transportation Services Department, including the execution of a future Regional Site Plan Agreement.

#### Conclusion

The Zoning By-law Amendment has been reviewed in accordance with OPA #350 (Maple Community Plan), as amended by OPA #556, By-law 1-88, comments from City Departments and external agencies, and the area context. The Development Planning Department is satisfied that the proposed development for 21 townhouse units, 16 live/work stacked townhouses, the preservation of 2 heritage homes, the amendments to building height and parking, and for the additional commercial uses is appropriate and compatible with the existing and permitted uses in the surrounding area within the Heritage Conservation District of the Village of Maple core. Accordingly, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.09.014, subject to the conditions and recommendations of this report.

#### Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Approved Building Envelopes
5. Proposed Building Envelopes
6. Conceptual Building Elevations

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**Report prepared by:**

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/CM

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

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Item 28, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**28**

**ZONING BY-LAW AMENDMENT FILE Z.07.041  
1693143 ONTARIO INC. AND 1693144 ONTARIO INC.  
WARD 2**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 1, 2010:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.07.041 (1693143 Ontario Inc. and 1693144 Ontario Inc.) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2, from C6 Highway Commercial Zone and A Agricultural Zone to EM2 General Employment Area Zone and EM3 Retail Warehouse Employment Area Zone, in the manner shown on Attachment #3.
2. THAT the implementing Zoning By-law permit the zoning exceptions identified in Table 1 of this report.

**Contribution to Sustainability**

Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the future Site Development Application.

**Economic Impact**

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

**Communications Plan**

On February 3, 2009, Council adopted a policy that requires a new public hearing for all development applications that have not been considered by the Committee of the Whole within two (2) years of the original public hearing date, and to increase the public notification area from 120m to 150m. This application was considered at two (2) Public Hearings; the first on November 5, 2007 and the second on March 23, 2010.

On February 26, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the West Woodbridge Homeowner's Association. There were no comments or objections raised by the public and Council at the March 23, 2010 Public Hearing. The recommendation to receive the Public Hearing report of March 23, 2010, was ratified by Council on April 13, 2010.

**Purpose**

The Owner has submitted an application to amend the City's Zoning By-law 1-88, to rezone the subject lands in the manner shown on Attachment #3 as follows:

.../2

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### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

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- a) rezone the west half of the property from C6 Highway Commercial Zone and A Agricultural Zone to EM3 Retail Warehouse Employment Area Zone with additional limited site specific uses (Bank and Financial Institution, Eating Establishment, Eating Establishment Convenience, Eating Establishment Take-out, Personal Service Shop, Convenience Retail Store, and Pharmacy); and,
- b) rezone the east half of the lands from A Agricultural Zone to EM2 General Employment Area Zone.

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

The subject lands shown on Attachments #1 and #2, are located on the east side of Regional Road #50, through to Huntington Road and north of Fogel Road, municipally known as 8151 Regional Road 50, in Part of Lot 8, Concession 1, City of Vaughan.

A public garage is currently in operation on the lands zoned C6 Highway Commercial on the western portion of the subject lands. This use will continue to exist until such time that the owner of the lands proposes to redevelop the property in accordance with the zoning amendments contemplated in this report. The surrounding land uses are shown on Attachment #2.

#### Official Plan

The subject lands are designated “Prestige Area” along Regional Road 50, and “Employment Area General” in the interior of the site by OPA #450 (Employment Area Plan), and are subject to the following policies:

#### a) Prestige Area/Retail Warehousing

The “Prestige Area” designation is located adjacent to arterial roads and highways (Regional Road 50), and encourages locational opportunities for uses that require high visual exposure, good accessibility and an attractive working environment. The “Prestige Area” designation permits a wide range of industrial, office, business and civic uses.

The applicant is requesting retail warehousing, which is not a specific land use designation within OPA #450, but is permitted on the basis of a site-specific amendment to the Zoning By-law, in accordance with the following retail warehouse policies and criteria in OPA #450: availability of access to the arterial road system; traffic impacts on adjacent land uses; the adequacy of proposed accesses and the impact of the proposed use on the operation of the regional and local road system; and compatibility with adjacent land uses.

The proposed EM3 Retail Warehouse Employment Area Zone will have direct access onto Regional Road 50 via a right-in-right-out entrance with further access through the eastern portion of the property to Huntington Road, and ultimately through the lands to the north and south, which will be served by full movement access points (i.e. signalized intersection) at Ebenezer Road and a future road to the south as shown on Attachment #4. The Region of Peel has indicated that cross easements will be required between the landowners in this area to enhance the traffic circulation and access to Regional Road 50. The proposal to rezone the west side of the property from C6 Highway Commercial Zone and A Agricultural Zone to EM3 Retail Warehouse Employment Area Zone is compatible with the existing and proposed land uses in the surrounding area and conforms to the Official Plan.

#### b) Employment Area General

The “Employment Area General” designation is located internally within employment areas and accommodates uses that do not require high visual exposure, provides locational opportunities for

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industrial uses which may require outside storage or be undertaken outdoors, and that facilitates a broad range of lot sizes and a diversity of building forms in order to meet the needs of any business or industry. Permitted uses include a full range of processing, warehousing, and transportation and distribution facilities with or without outside storage. The proposal to rezone the east side of the property from A Agricultural Zone to EM2 General Employment Area Zone is consistent with the approved Huntington Business Park Block Plan as shown on Attachment #4 and discussed later in this report, and conforms to the Official Plan.

c) Huntington Business Park Block Plan

The approved Huntington Business Park Block Plan as shown on Attachment #4 designates the subject lands “Prestige Area” (west) and “Employment Area General” (east). The Block Plan was approved by Vaughan Council on February 27, 2006.

The approved Block Plan differs slightly from land use Schedule “2A” in OPA #450. However, the following Policy in subsection 3.5.a) of OPA #450 implements the land use designations through an approved Block Plan, in this case the Huntington Business Park Block Plan, as shown on Attachment #4:

“The boundaries between the land use designations shown on Schedules “2”, “2a”, “2b”, and “2c” are approximate where they coincide with arterial roads, railway lines, valleylands, or other clearly defined physical features. It is intended that the extent of various land use designations be established through the Block Plan process. The detailed boundaries would be reflected in the approved subdivision plans and zoning by-law.”

The proposal to rezone the subject lands to EM2 General Employment Area Zone and EM3 Retail Warehouse Employment Area Zone in the manner shown on Attachment #3, will implement general employment, prestige employment and retail warehouse uses on the subject lands, which conforms with the policies of OPA #450 and is consistent with the approved land uses in the Huntington Business Park Block Plan.

Zoning

The subject lands are currently zoned C6 Highway Commercial Zone, subject to Exception 9(394) and A Agricultural Zone by By-law 1-88. The proposed general employment, prestige employment and retail warehouse uses are not currently permitted, and therefore, an amendment to the Zoning By-law is required. The following exceptions to the Zoning By-law are proposed:

Table 1: Proposed Zoning Exceptions

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements</b>	<b>Proposed Exceptions to By-law 1-88</b>
a.	Minimum Landscape Strip Width (along Regional Road 50 - EM3 Retail Warehouse Employment Area Zone)	9.0m	Permit a minimum 6.0m wide landscape strip, where a building with windows faces a street line.
b.	Minimum Landscape Strip Width (along Huntington Road – EM2 General Employment Area Zone)	9.0	6.0 m

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**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

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c.	Parking and Building Setbacks for the EM2 General Employment Area Zone and EM3 Retail Warehouse Zone	Parking and building setback requirements applied separately to each respective zone category.	For the purposes of this zoning exception, the lands zoned EM2 General Employment Area Zone and EM3 Retail Warehouse Employment Area Zone shall be deemed to be a single lot for the purposes of applying minimum parking and building setback requirements.
d.	Permitted Uses in the EM3 Retail Warehouse Employment Area Zone	EM3 Retail Warehouse Employment Area Zone uses only.	<p>To permit the following site-specific uses within the EM3 Retail Warehouse Employment Area Zone up to a combined maximum of 1800m<sup>2</sup> on the property:</p> <ul style="list-style-type: none"> <li>- Eating Establishment;</li> <li>- Eating Establishment with outdoor patio;</li> <li>- Eating Establishment, Convenience</li> <li>- Eating Establishment, Take Out, with Outdoor Patio;</li> <li>- Personal Service Shop;</li> <li>- Convenience Retail Store;</li> <li>- Bank and Financial Institution.</li> </ul>

The list of site-specific uses requested by the applicant within the EM3 Retail Warehouse Zone has been scaled down since the application was first submitted. Most of the uses listed in the table above are typically permitted in the EM1 Prestige Employment Area Zone. The EM1 Zone permits a Personal Service Shop use and an Eating Establishment use with each respective use limited to one per multi-unit building up to a maximum of 185m<sup>2</sup>. A Convenience Retail Store and Bank and Financial Institution are not permitted uses in the EM1 Zone. An EM3 Retail Warehouse Zone permits all EM1 Prestige Employment Area Zone uses as-of-right.

The subject lands are situated between two (2) "Service Node" sites as identified in the approved Block Plan. The additional site-specific uses including the Convenience Retail Store and Bank and Financial Institution uses are compatible and complimentary to the proposed uses on the site and the existing and proposed land uses in the surrounding area. The EM3 Retail Warehouse Employment Area Zone would permit most of the additional uses proposed as-of-right, including an Eating Establishment and Personal Service Shop. The proposed zoning would allow these



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additional site-specific uses to exist within a stand-alone building, or within a multi-unit building, and would permit a Convenience Retail Store and Bank and Financial Institution as complimentary uses on the site.

To ensure the proposed site-specific uses remain ancillary to the uses permitted in an EM3 Retail Warehouse Zone, Development Planning Staff recommend that the additional site-specific uses be limited to a maximum GFA of 1800m<sup>2</sup>, which represents approximately 25% of the total building GFA that the applicant has identified could potentially be constructed on the site based on zoning standards (e.g. coverage, setbacks, parking).

The applicant also requested a Pharmacy use within the EM3 Retail Warehouse Employment Area Zone. After further review, the Development Planning Department is of the opinion that a Pharmacy use in the context of this development is not appropriate, and is more suited towards a commercial area.

The Development Planning Department has reviewed the proposed amendments and exceptions to the Zoning By-law and have no objections, excluding the request for a Pharmacy use.

#### Access, Traffic and Parking

The applicant provided a Traffic Impact Study in support of the proposed development, and in support of the policies within OPA #450 to justify service commercial and retail warehousing uses on the subject lands. The Traffic Impact Study was reviewed and approved by the Region of Peel, the Region of York, and the Vaughan Engineering Department.

#### Archaeological Assessment

The City of Vaughan Cultural Services Division has identified that an archaeological assessment will be a condition of approval for any future site development or grading permit, prior to any soil disturbance in accordance with the requirements of the Province of Ontario.

#### Environmental Site Assessments

The Phase 1 and Phase 2 Environmental Site Assessments provided in support of the proposed development has been reviewed and approved by the Vaughan Engineering Department. The Engineering Department advises the applicant that certification will be required for any subsequent development on the subject lands, indicating that the underground storage tanks and wells have been removed and disposed of properly.

#### Future Site Development Application

A future Site Development Application will be required on the proposed EM3 lands for Council's approval to ensure appropriate site circulation and building design, site servicing and grading, and urban design and streetscaping are appropriately addressed. The proposed EM2 lands are internal employment lands and can proceed through the Building Permit process.

#### Relationship to Vaughan Vision 2020/Strategic Plan

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

#### Regional Implications

The subject application was circulated to the Region of York and the Region of Peel for review. Both public agencies have reviewed the proposed zoning amendment application and have no

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concerns with the proposed rezoning, as the technical review for the proposed EM3 lands will occur upon the submission of the required Site Development Application.

**Conclusion**

The Zoning By-law Amendment Application has been reviewed in accordance with the policies of OPA #450 (Employment Area Plan), the Council approved Huntington Business Park Block Plan, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Development Planning Department is satisfied that the proposal to rezone the subject lands from C6 Highway Commercial Zone and A Agricultural Zone to EM2 General Employment Area Zone and EM3 Retail Warehouse Employment Area Zone in the manner shown on Attachment #3, to permit general employment, prestige employment and retail warehouse uses, with site-specific exceptions on the property, is appropriate and compatible with the existing uses in the surrounding area and conforms with the Official Plan and Block Plan. In addition, a Traffic Impact Study and Environmental Site Assessment were prepared in support of the application, which were reviewed and approved by the Region's of York and Peel and the Vaughan Engineering Department. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning
4. Huntington Business Park – Block Plan

**Report prepared by:**

Ryan Mino, Planner, ext. 8213  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/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 29, Report No. 26, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 8, 2010, as follows:

***By receiving the written submission from Mr. Maurizio Rogato, Jane-Ruth Development Inc., Solmar Development Corporation, 122 Romina Drive, Concord, L4K 4Z7, dated June 1, 2010.***

**29                   SERVICING CAPACITY ALLOCATION STRATEGY – ANNUAL UPDATE  
CITY-WIDE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Commissioner of Planning, dated June 1, 2010, be approved; and
- 2) That the deputation of Mr. Max Sherman, Macroplan, 5145 Steeles Avenue West, Suite D-805, Toronto, M9L 1R5, on behalf of Bungaloft Inc., be received.

**Recommendation**

The Commissioner of Engineering and Public Works and the Commissioner of Planning, in consultation with the City Manager, recommend:

1. That Council pass the following resolution with respect to the ALLOCATION of servicing capacity to specific development applications in accordance with the Allocation Schedule included as Attachment No. 1:

“IT IS HEREBY RESOLVED THAT development applications comprising Phase 3 development units in Block 11 as described by 19T-95044, 19T-95066, 19T-03V01, 19T-04V05, and Phase 3 units in Block 12 as described by 19T-89124, 19T-99V08, 19T-00V02, 19T-03V12, 19T-03V16, 19T-03V17, 19T-03V23, and Phase 3 units in Block 18 as described by 19T-00V12, 19T-00V14, 19T-00V15, 19T-00V17, 19T-00V18, 19T-00V19, 19T-01V01, 19T-02V10, 19T-03V15/03V18, and Phase 3 units in Block 33 West as described by 19T-00V03, 19T-00V05, 19T-00V07, 19T-00V10, 19T-03V08, and Phase 2 units in Block 40 South as described by 19T-06V04, 19T-06V07, and Phase 1 units in Block 40 South as described by 19T-07V04, 19T-07V06, and consent applications B042/09 and B049-051/09 are allocated sewage capacity from the York Sewage Servicing / Water Supply Systems for a total of 7,987 persons equivalent (as detailed on the Allocation Schedule included as Attachment No. 1) subject to confirmation from the Region of York that the required upgrades to the Duffin Creek Water Pollution Control Plant are on schedule and servicing capacity is available.”

2. That Council pass the following resolution with respect to the RESERVATION of servicing capacity to specific development applications in accordance with the Reservation Schedule included as Attachment No. 2:

“IT IS HEREBY RESOLVED THAT the development applications 19T-84076, 19T-10V01, DA.06.007, DA.08.078, DA.09.071, DA.09.075, DA.09.089, DA.10.017, Z.08.045, Z.08.047, and Z.09.014 are reserved sewage capacity from the York Sewage Servicing System or the Kleinburg Sewage Servicing System (as applicable) and water supply capacity from the York Water Supply System for a total of 1,653 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 2). This reservation shall automatically be revoked after a period of

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12 months in the event that a Draft Plan of Subdivision has not proceeded to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) has not been executed.”

3. That servicing capacity for 1,020 persons equivalent be RESERVED from the York Sewage Servicing / Water Supply Systems for distribution to development applications at Council's discretion in accordance with the Reservation Schedule included as Attachment No. 2.
4. That servicing capacity be ASSIGNED as follows;
  - i) 2,338 persons equivalent (linked to the Duffin Creek WPCP expansion works) from the York Sewage Servicing / Water Supply Systems be held by the City for consideration and future distribution to active development applications in conjunction with the next City-wide annual update report, and in accordance with the City's Servicing Capacity Distribution Protocol; and
  - ii) 12,377 persons equivalent (linked to the Southeast Collector twinning works) from the York Sewage Servicing / Water Supply Systems be held by the City for consideration and future distribution to active development applications in conjunction with the next City-wide annual update report, and in accordance with the City's Servicing Capacity Distribution Protocol.
5. That in partnership with the Region of York, the City of Vaughan agrees to actively participate in the Inflow and Infiltration Reduction Task Force to:
  - i) continue to seek out sources of inflow and infiltration;
  - ii) adopt standards and guidelines intended to reduce inflow and infiltration in new developments and within existing systems; and
  - iii) develop funding and cost sharing principles to address future remediation projects.
6. That staff be directed to report back to a future Committee of the Whole meeting on the recommended strategy for the York Region and Local Municipal Inflow and Infiltration Reduction Program and associated detailed implementation plan;
7. That an annual review of the City's available servicing capacity, and related development process and distribution protocol, be undertaken by staff and brought forward to a future Committee of the Whole meeting; and
8. That a copy of this report be forwarded to the Region of York.

#### **Contribution to Sustainability**

The distribution of servicing capacity to active development applications on a yearly basis contributes to orderly and sustainable development.

Inflow and infiltration are unwanted sources of water within the City's sanitary sewer system. By taking steps to reduce and eliminate these sources of excess water, additional conveyance capacity in existing City and Regional sanitary sewer systems will become available, thereby contributing to an increase in overall operational efficiency.

The City's active participation in the joint Regional and Local Municipal Inflow and Infiltration Reduction Task Force is consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan). The policies, decision making framework and implementation strategies related to the reduction of inflow and infiltration will assist in the pursuit of:

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- Sustainable growth and development;
- The creation of a City with sustainable built form; and
- Sharing sustainable best practices and ideas between and among municipal staff and the community.

#### **Economic Impact**

There are no immediate budgetary impacts resulting from the adoption of this report. However, it is anticipated that additional resources and capital funding will be required in the future based on the recommendations of the joint Inflow and Infiltration Reduction Task Force. This will have an impact on future operating and capital budgets.

#### **Communications Plan**

This report will serve to inform and update the development industry with respect to the City's current position and priorities relating to development approvals and the distribution of servicing capacity.

#### **Purpose**

The purpose of this report is to provide Council with an update on the status of available servicing capacity and to endorse the City's participation in the joint Regional and Local Municipal Inflow and Infiltration Reduction Task Force.

#### **Background – Analysis and Options**

On November 14, 2005, Council adopted the City's Servicing Capacity Distribution Protocol as a means to distribute available servicing capacity to development applications in an effective and strategic manner.

The Protocol has provided staff and Council with an efficient tool for prioritizing the allocation of the City's existing and future servicing capacity. Implementation of the protocol has proven itself successful in ensuring:

- Efficient allocation of a limited Regional servicing capacity supply;
- The prioritization of development applications based on specific qualifying criteria;
- Fairness and equity amongst all development interests throughout the City;
- That adequate local and regional infrastructure has been constructed; and,
- Consistency and cooperation with regional initiatives.

#### **Reconciliation of Available Servicing Capacity**

The City's last annual update report on available servicing capacity was approved by Council on April 14, 2009. A detailed reconciliation of available servicing capacity has been conducted by staff that accounts for the development activity over the last year. The results of this review are outlined below.

#### **Automatically Revoked Capacity**

The following development applications were reserved or assigned capacity on April 14, 2009. As these applications have not proceeded to registration nor made any progress towards site plan approval over the last year, the committed capacity was automatically revoked in accordance with the City's current Protocol.

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**Capacity Reserved April 14, 2009 – Automatically Revoked on April 14, 2010:**

*Z.07.053 Woodstream Plaza Inc. (14 Townhouse Units & 377 Apartment Units)*

*Z.06.035 Rice Development – 1643750 Ontario Inc. (88 Apartment Units)*

*DA.05.007 Ferma Properties Ltd. (520 Apartment Units)*

**Capacity Assigned April 14, 2009 – Automatically Revoked on April 14, 2010:**

*Z.07.047 Jane Ruth Developments Inc. (250 Apartment Units)*

*Z.06.005 Royal Pine Homes – 1668872 Ontario Inc. (60 Apartment Units)*

*19T-00V21 Royal Empress – 653099 Ontario Inc. (625 Apartment Units)*

Accordingly, servicing capacity for a total of 3,888 persons equivalent has become available for redistribution.

Consent/Severance Applications

On April 14, 2009, Council assigned 20 units of servicing capacity for severance applications. Over the past year, five new residential building lots have been created by way of Consent/Severances. Accordingly, it is recommended that the applicable development applications associated with these five units be allocated servicing capacity from the capacity that was set aside by Council specifically to facilitate Consent/Severance applications. These development applications and associated unit counts are summarized in the Allocation Schedule included as Attachment No. 1 to this report and listed in Recommendation No 1. A further 15 units is still available for new severances that may take place over the next year as noted in Item 2 of Table 1 below.

Completion of Commitments to Bathurst/Langstaff Trunk Sewer Front-Enders

On April 14, 2009, Council endorsed the reservation of servicing capacity for development applications/owners party to the Bathurst and Langstaff Trunk Sewers Front-Ending Agreement. These trunk sewer projects have now been completed and commissioned by York Region. This capacity was reserved for all remaining low density phase 3 units within Blocks 11, 12, 18, 33 West and additional phases 1 and 2 units within Block 40 South. The capacity reserved for these development applications is linked to the completion of expansion works to the Duffin Creek Water Pollution Control Plant. The Region has recently confirmed that the completion of this project remains on schedule for an in-service date in the fourth quarter of 2010. Accordingly, in January of this year, York Region released the no pre-sale condition on all development applications subject to this capacity. It is expected that York Region will confirm in early July that the necessary servicing capacity is available to permit the registration of plans of subdivision. In order to facilitate the timely processing of these development applications, it is recommended that Council grant the allocation of servicing capacity to the subject developments at this time, subject to confirmation from the Region of York that the required upgrades to the Duffin Creek Water Pollution Control Plan are on schedule and servicing capacity is available.

The allocation of servicing capacity to the proposed phase 3 lots within Blocks 11, 12, 18 and 33 West will fulfill the City's obligations under the Bathurst/Langstaff Trunk Sewer Front-Ending Agreements. The unit counts associated with these developments is summarized in the Allocation Schedule included as Attachment No. 1 to this report.

Based on updated unit counts from the Trustees for Blocks 11, 12 and 18 (as included in the Allocation Schedule - Attachment No. 1), the City has regained capacity for 228 persons equivalent (67 units) for redistribution. This capacity has been included in Item 4 of Table 1 below and is available for distribution in conjunction with the next annual update report.

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#### 2013 Regional Assignment – Southeast Collector Trunk Sewer

On February 18, 2010, Regional Council endorsed a 2013 assignment of servicing capacity to the local municipalities. Vaughan's portion of the 2013 capacity assignment was established at 12,377 persons equivalent (3,651 residential units). This capacity is linked to the anticipated in-service date for the new sanitary trunk sewer which will serve as a twin to the existing Southeast Collector Regional Trunk Sewer. The Individual Environmental Assessment (IEA) for the Southeast Collector Sewer twinning was approved by the Ministry of the Environment on March 11, 2010.

The Southeast Collector Sewer Twinning project is a joint infrastructure initiative between York and Durham Regions. The recently approved IEA Study is the culmination of more than five years of study. Based on the conclusions of the IEA, the new trunk sewer is expected to be in-service by the second quarter of 2014 and cost approximately \$546 million.

The sewer is necessary to meet the projected growth in both York and Durham Regions for the next 25 years and will provide needed backup support for rehabilitation of the existing Southeast Collector Trunk sewer. The approved sewer route is approximately 15 kilometers in length spanning large sections of both Markham and Pickering in York and Durham Regions. The majority of the sewer will be constructed using four Earth Pressure Balance Tunnel Machines (EPBM) which are able to tunnel with minimal construction and groundwater related impacts.

Given the magnitude and potential environmental impacts associated with this infrastructure project, the Ministry of the Environment (MOE) imposed 74 conditions of approval on the project to assure all stakeholders that any environmental impacts resulting from the construction and long-term operation of this critical infrastructure will be mitigated appropriately.

The MOE conditions will serve to ensure proper public record is kept and readily available for all interested stakeholders. Other specific requirements associated with the IEA approval conditions include:

- Compliance Monitoring and Reporting;
- Establishment of a Southeast Collector Advisory Committee;
- Establishment of a Complaint Protocol;
- Water Efficiency Requirements and Monitoring;
- Inflow & Infiltration Reduction Requirements and Monitoring;
- Odour Management and Mitigation;
- Establishment of a Performance Management Plan;
- Ambient Air Quality Monitoring and Reporting; and
- Groundwater and Surface Water Monitoring.

These MOE conditions set the bar on environmental monitoring and reporting and ensures that the planning, design and on-going operation of this infrastructure in undertaken in conformance with the IEA commitments. It is anticipated that significant additional resources and capital funding will be required at both the Regional and local municipal levels to fulfill these comprehensive set of conditions.

The requirement to reduce inflow and infiltration in both the local and regional sanitary sewer systems is of particular interest to the MOE. Accordingly, the 2013 Regional assignment of servicing capacity to the local municipalities was conditional as outlined in the following Regional Council resolution:

*"Prior to assigning the 2013 servicing allocation to individual developments, the eight YDSS serviced Local Municipalities will confirm through Council resolutions to:*

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- a) *In partnership with the Region, agree to determine what constitutes adequate funding and resources to support the reduction of inflow and infiltration (I/I) into wastewater systems with the objective of generating I/I reduction within existing local and Regional systems by:
  - I. *Actively participating in a Regional I/I Task Force*
  - II. *Continuing to seek out the sources of I/I*
  - III. *Adopting standards and guidelines intended to reduce I/I in new developments and within existing systems, and*
  - IV. *Developing funding and cost sharing principles to address future remediation projects.**
- b) *Continue to support Regional water efficiency plans and policies.*
- c) *Endorse and promote participation in both the Sustainable Development Through LEED program for high-rise residential development and Sustainable Homes Incentive Program (SHIP) for ground related residential development.”*

#### Inflow and Infiltration Reduction

Inflow and infiltration (I/I) refers to water that enters the sanitary sewer system as rainwater, snowmelt or groundwater. This can occur as a result of direct connections such as faulty manhole covers or roof leaders / foundation drains connected directly to the sanitary sewer system. Infiltration refers to groundwater that enters the system through cracks or faulty joints in the sanitary sewer pipes. Significant extraneous water from inflow or infiltration within the sanitary sewer system becomes a problem because it uses up conveyance capacity. This can result in sewer overflows, increased conveyance and treatment costs, as well as a reduction in future serviceable population.

The Region of York has committed to the MOE a 10% reduction in peak flows over the next 20 years through water efficiency and inflow and infiltration reduction programs that must be achieved throughout the entire Regional and lower tier municipal sewage and water systems. The reduction of wet weather flows will increase wastewater collection and treatment capacity and improve system security and efficiency.

In close cooperation with Engineering and Public Works Department staff, sanitary sewer inspection work throughout Vaughan's local sewer system has been underway over the last several years as part of a York Region pilot project. This work to date has been funded by the Region. Approximately \$135,000 in smoke testing and camera inspection work was completed in Vaughan. The Region is now reviewing the data collected in order to determine the extent of I/I within Vaughan's local sewer system.

#### Inflow and Infiltration Task Force

In order to ensure the stringent MOE conditions associated with inflow and infiltration (I/I) reduction is successfully met, a joint Regional and Municipal I/I Task Force has been established. It is recognized that full participation by all local municipalities in I/I reduction and water conservation programs is essential to provide servicing capacity for continued growth and to comply with the MOE conditions of approval for the new Southeast Collector sewer.

On April 15, 2010, Regional and local municipal staff participated in the inaugural I/I Task Force workshop. The City's Director of Public Works and the Director of Development / Transportation Engineering are the designated members of the steering committee and will represent the City on this Task Force. This first meeting identified a number of key initiatives necessary to guide the



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reduction of inflow and infiltration Region wide. Subject specific working groups were established and tasked with developing clear terms of reference to guide the work plans and to develop short, medium and long term objectives.

A joint strategy and detailed implementation plan will be developed over the next 6 months. The program will include reduction priorities, targets, timelines, tactics, initiatives and associated implementation costs. It is expected that the program will rely upon a full suite of inflow and infiltration reduction measures that are currently being tested through the Region's pilot program. These measures will be available for all local municipalities to use for implementation.

The Task Force has been charged with establishing the terms of reference for six main working groups including:

- Strategy Development;
- Advocacy and Leadership;
- Communications;
- Funding;
- Standards; and
- Audit Measures and Continuous Improvement.

Details pertaining to implementation and funding will be identified over the next few months. An independent peer review report of York Region's I/I reduction strategy is due to the MOE by March of 2011. Staff will report back to a future Committee of the Whole meeting on the recommended strategy for the York Region and Local Municipal Inflow and Infiltration Reduction Program and associated detailed implementation plan.

#### Proposed Allocation, Reservation and Assignment Schedules

On a move forward basis, and in consideration of the 'Servicing Capacity Distribution Protocol', City Development Engineering and Planning staff has completed a detailed status assessment of all active development applications City-wide such that new Allocation, Reservation and Assignment Schedules may be established to effectively distribute the City's current servicing capacity.

From a planning approval status perspective, immediate consideration was given to those applications having Draft Plan of Subdivision or Site Development approvals in place. In sequential order of priority, consideration was also given to those applications that have the appropriate zoning in place for the intended use, followed by those that are Official Plan approved. Consideration was also given to those applications that represent infill development or completion of partially built communities.

Accordingly, it is recommended that applications identified on the Allocation and Reservation Schedules included as Attachment Nos. 1 and 2 respectively, be committed servicing capacity in accordance with the City's protocol. This will ensure previously committed development applications are re-affirmed servicing capacity commitment by Council, excluding the applications noted above that were automatically revoked capacity. A description of the recommended allocation strategy is provided below.

#### Council's Discretionary Reserve

For a number of years, staff has recommended that Council put aside a small amount of servicing capacity for allocation to priority development applications that are identified during the year. Typically, Council's Discretionary Reserve contains capacity for approximately 300 residential units. Over the last year, approximately 86 residential units have been allocated from this

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reserve. Accordingly, it is recommended that Council assign some of the available servicing capacity to replenish this reserve as outlined in Item 1 in Table 1 below (Council's Reserve to be 1,020 persons equivalent, which is about 300 residential units).

#### Remaining Capacity for LEEDs Buildings, TOD and Severances

On April 14, 2009, Council specifically reserved servicing capacity for development applications that qualify for York Region's Sustainable Development through LEEDs program, transit-oriented development (TOD) and consent/severance applications. The remaining capacity that is currently available for these types of developments amounts to 8,011 persons equivalent (3,995 units) as detailed in Item 2 of Table 1 below. This servicing capacity remains available for allocation by Council in conjunction with the approval of applicable development applications.

#### Reservation of Capacity

On April 14, 2009, Council reserved or assigned capacity to certain development applications that were expected to proceed within one year. A number of these applications did not proceed so the committed capacity was automatically revoked in accordance with the City's current Protocol. The net unused capacity amounts to 3,596 persons equivalent (3,888 - 292 Council top up) and is now available to Council for redistribution. Currently, the City is processing approximately 50 active development applications. The Vaughan Planning Department expects that 10 of these developments are sufficiently along in the planning process to be approved before the next annual allocation update report in Q2-2011. Accordingly, it is recommended that these specific development applications be reserved servicing capacity as identified on Attachment No.2 and listed below in Item 3 of Table 1. This reserved capacity will be automatically revoked if the applications do not proceed to approval within the next 12 months. A total of 1,486 persons of equivalent servicing capacity will need to be reserved for these 10 development applications to allow them to proceed. After accounting for the recommended assignment of capacity to replenish Council's discretionary reserve (292 persons or 86 units) and the reservation of capacity for the 10 development applications noted above (1,486 persons equivalent or 611 units), there is a net balance of servicing capacity equal to 2,110 persons equivalent still available for distribution. In addition, 228 persons equivalent has become available from Blocks 11, 12 and 18, therefore the total servicing capacity available for distribution is 2,338 persons equivalent (2,110 +228).

#### Un-Assigned Servicing Capacity

As noted above, there is capacity for 2,338 persons available to Council for assignment or allocation to development applications as highlighted in Item 4 of Table 1 below. This capacity was freed up when the certain development applications which were reserved capacity last year did not proceed as anticipated and the reservation of capacity was automatically revoked.

Given the uncertainty surrounding the timing for future capacity linked to the Southeast Collector Sewer twinning project, it is recommended this capacity be held to bridge the gap for the next 12 to 18 months until such time that York Region is in a position to allow pre-sale of units linked to the Southeast Collector construction schedule. The distribution of this un-assigned capacity can be addressed in conjunction with the next City-Wide annual allocation update report in Q2-2011.

#### 2013 Servicing Capacity Assignment

In February 2010, Regional Council endorsed a 2013 assignment of servicing capacity to the local municipalities. Vaughan's portion of the 2013 capacity assignment was established at 12,377 persons equivalent (3,651 residential units) which is reflected in Item 5 of Table 1 below. This capacity is linked to the anticipated in-service date of the twinning of the existing Southeast Collector Regional Trunk Sewer, which is currently estimated to be Q2-2014 as illustrated in the

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Allocation Capacity Timeline included as Attachment No. 3. Since the availability of this capacity is over a year away, it is recommended that this capacity be held for future distribution to active development applications through the next annual allocation update report when the City-Wide Official Plan Review will be completed and the City’s growth management objectives are clearer.

The following table summarizes the distribution of available servicing capacity as recommended in this report.

**TABLE 1 - SERVICING CAPACITY SUMMARY (Excluding Kleinburg-Nashville)**

<b>Item / Description</b>	<b>Servicing Capacity (Persons Equivalent)</b>
<b>1. Council Reserve Capacity</b>	
214 Units (Bathurst/Langstaff Trunk Sewers) – 2009 Remaining Reserve	728
86 Units (Duffin Creek WPCP Expansion) – 2010 Top-Up	292
Sub-Total 1:	1,020
<b>2. Committed / Unused Capacity – 2009 Update</b>	
1,180 Units – LEED Applications (Bathurst/Langstaff Trunk Sewers)	2,360
2,800 Units – Transit Oriented Development Applications (Duffin Creek WPCP Expansion)	5,600
15 units – Consent/Severance (Duffin Creek WPCP Expansion)	51
Sub-Total 2	8,011
<b>Servicing Capacity – 2010 Update</b>	
<b>3. Reserved Capacity</b> – Various Applications (Attachment No. 2) (Duffin Creek WPCP Expansion)	1,486
<b>4. Available Capacity</b> – For Distribution through Next Annual Update (Duffin Creek WPCP Expansion)	2,338
<b>5. Future 2013 Capacity</b> – For Distribution through Next Annual Update (Southeast Collector)	12,377
<b>Total</b>	<b>25,232 people</b>

Kleinburg-Nashville Servicing Capacity

York Region has advised that the anticipated in-service date for expansion works currently underway at the Kleinburg-Nashville Water Pollution Control Plant (KWPCP) will be delayed by approximately six months. The new estimated completion date for these works is the second quarter of 2011. Construction of the new regional trunk watermain along Huntington Road from Rutherford Road to Nashville Road will also be completed by this time. Accordingly, pre-sale of units associated with servicing allocation capacity in Kleinburg-Nashville may occur no sooner than the second quarter of 2010 with registration starting in the fourth quarter of 2010. It is expected that the City will be notified in writing by York Region once these trigger dates have been achieved.

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Servicing capacity for 2,460 persons equivalent (665 residential units @ 3.7 persons per unit) remains available for distribution to active development applications within the Kleinburg-Nashville service area. The distribution of this capacity will be reviewed upon completion of the on-going secondary plan study for Kleinburg-Nashville and the City-Wide Official Plan review process in accordance with the Council resolution of April 14, 2009 as noted below:

*“That servicing capacity be ASSIGNED as follows...665 residential units from the Kleinburg Sewage Servicing System, for future distribution to development applications subject to completion of the City’s on-going Kleinburg-Nashville Focus Area Study”*

Based on analysis completed to date as part of the City’s on-going Kleinburg-Nashville Servicing Strategy Master Plan Class Environmental Assessment Study, servicing capacity previously committed to certain development applications within Kleinburg may no longer be required as these lands are now anticipated to be serviced by the York-Durham Sewage System. Accordingly, this capacity will be reconciled in the City’s next annual allocation update report.

Council on April 14, 2009 reserved servicing capacity for the Kerrowood Developments Inc. Plan of Subdivision 19T-84076 as the development had been draft approved by the Ontario Municipal Board. It is recommended that servicing capacity again be reserved for this development for a period of one year as outlined on Attachment No. 2.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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.

Specific Strategic Plan Initiatives applicable to the recommendations made in this report include Vaughan’s corporate priorities to:

- Establish city-wide master phasing and servicing allocation plans;
- Provide annual update reports to Council; and
- Support and plan high capacity transit at strategic locations throughout the City.

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

#### **Regional Implications**

The City’s ‘Servicing Capacity Distribution Protocol’ is in line with current Regional practices.

Identification of the City’s servicing capacity priority schedules as included in Attachment Nos. 1 and 2 will ensure the timely release of Regional draft plan approval conditions. Accordingly, it is recommended that a copy of this report be forwarded to the Region of York.

#### **Conclusion**

Given the ongoing Regional limitations imposed on servicing capacity to all area municipalities, the allocation, reservation and assignment of available capacity to development applications throughout the City must be carried out in an effective and strategic manner. The recommendations of this report will serve to implement the City’s ‘Servicing Capacity Distribution Protocol’ and to allow the orderly progression of development within established urban boundaries.

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Staff will continue to work closely with the Region of York to ensure the City's future servicing capacity requirements will be met in a timely manner. It is anticipated that a yearly update report will be brought forward to the Committee of the Whole to reconcile the City's available and anticipated future servicing capacity.

The City's future allocation capacity for 2013 as recently assigned by York Region (12,377 persons equivalent), is dependent upon the anticipated in-service date for the Southeast Collector Sewer twinning project (currently estimated to be the second quarter of 2014). Stringent conditions of approval were imposed on this sewer project by the Ministry of the Environment. One of these conditions requires a significant reduction in inflow and infiltration within Regional and local sanitary sewer systems. Staff will continue to participate on the joint Inflow and Infiltration Reduction Task Force and report back to a future Committee of the Whole meeting on the recommended strategy for the York Region and Local Municipal Inflow and Infiltration Reduction Program and associated detailed implementation plan.

**Attachments**

1. Allocation Schedule
2. Reservation Schedule
3. Allocation Capacity Timeline

**Report prepared by:**

Tony Artuso, Senior Engineering Assistant, Ext. 8396  
Michael Frieri, Manager of 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 30, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

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**PROCLAMATION REQUEST  
SPINA BIFIDA AND HYDROCEPHALUS AWARENESS MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 1, 2010:

**Recommendation**

The City Clerk recommends:

- 1) That June 2010 be proclaimed as “Spina Bifida and Hydrocephalus Awareness Month”; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

**Contribution to Sustainability**

N/A

**Economic Impact**

N/A

**Communications Plan**

The Corporate Communications Department posts proclamations issued by the City on the City’s website under “Events – Proclamations” and on the City Page Online.

**Purpose**

To respond to the request received from the Executive Director of the Spina Bifida & Hydrocephalus Association of Ontario.

**Background - Analysis and Options**

The correspondence received from the Executive Director of the Spina Bifida & Hydrocephalus Association of Ontario, dated May 12, 2010, 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:

- (i) which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act”. The Canadian Cancer Society is a registered charity”.

The Spina Bifida and Hydrocephalus Association of Ontario has been delivering programs and services for 37 years which improve the quality of life of children, youth and adults with spina bifida and/or hydrocephalus through research, awareness, care and advocacy. This proclamation will assist the Spina Bifida and Hydrocephalus Association of Ontario to raise awareness of these life long complex conditions through their education campaigns.

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**Relationship to Vaughan Vision 2020/Strategic Plan**

This report supports the strategic priorities established by Vaughan Vision 2020, in particular “Enhance and Ensure Community Safety, Health and Wellness”.

**Regional Implications**

N/A

**Conclusion**

Staff is recommending that June 2010 be proclaimed as “Spina Bifida and Hydrocephalus Awareness Month” and that the proclamation be posted on the City’s website and published on the City Page Online.

**Attachments**

Attachment 1: Correspondence from the Spina Bifida & Hydrocephalus Association of Ontario, dated May 12, 2010

**Report prepared by:**

Connie Bonsignore, Administrative 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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Item 31, Report No. 26, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 8, 2010, as follows:

***By approving that the following additional wording be added to the Policy in accordance with the memorandum from the Commissioner of Legal and Administrative Services/City Solicitor, dated June 4, 2010:***

***“Elected representatives are also governed by the Council Code of Ethical Conduct and any complaints about an elected representative are addressed under this Policy, but through a process defined by Rule 14 of the Council Code of Ethical Conduct.”***

31 **UPDATES TO THE RESPECTFUL WORKPLACE AND  
WORKPLACE VIOLENCE POLICIES**

The Committee of the Whole recommends that the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor, and the Director of Human Resources, dated June 1, 2010, be approved subject to a report being brought back to the June 8, 2010 Council meeting clarifying the statement on page 31.3, *“Elected representatives are governed by the Council Code of Conduct and any complaints about an elected representative must be raised with the Integrity Commissioner”*.

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor, and the Director of Human Resources, in conjunction with the Senior Management Team, recommend:

1. That the revised Respectful Workplace Policy (Workplace Discrimination and Harassment) and Workplace Violence Policy be adopted.

**Sustainability**

Regular reviews and where necessary, updates of the City's policies ensure that the City is in a position to be able to achieve its goals and objectives leading to a sustainable forward thinking organization.

**Economic Impact**

There is no cost associated with implementing the recommendations.

**Communications Plan**

The revised policies will be made available on the VIBE, in the Employee Handbook and will be provided in hard copy as appropriate to update policy manuals. In addition, in accordance with the *Occupational Health and Safety Act*, the policies will be posted on all bulletin boards.

In addition, during the training for the Code of Conduct the Human Resources Department will advise employees of the changes to the policies and provide refresher training as needed.

**Purpose**

This report provides Council with proposed revisions to the Respectful Workplace and Workplace Violence policies required as a result of changes to the *Occupational Health and Safety Act*.



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#### **Background and Analysis**

Ontario Bill 168, "An Act to amend the Occupational Health and Safety Act (OHSA) with respect to violence and harassment in the workplace and other matters", received third and final reading in the Ontario Legislature on December 9, 2009, receiving Royal Assent on December 15, 2009 and takes effect on June 15, 2010.

Bill 168 represents a significant change in how, and to what extent, both workplace violence and harassment is regulated in Ontario. It broadens the definitions of workplace violence and places new requirements on Ontario employers.

The City has in place comprehensive policies and procedures on Respectful Workplace (Workplace Discrimination and Harassment) and Workplace Violence, which were last revised in 2007. Some minor amendments are required to comply with the amended legislation.

In addition, staff have continued to review the policies in accordance with the policy requirement and are proposing one minor modification which provides clarification given the recently implemented Council Code of Conduct.

#### **Respectful Workplace Policy:**

The policy is amended to include language related the *Occupational Health and Safety Act*, defining Workplace Harassment, and to clarify that complaints regarding elected officials are to be made to the Office of the Integrity Commissioner.

#### **Workplace Violence Policy:**

The policy is amended to include language related to the definition of Domestic Violence, Critical Injury, Joint Health and Safety Committees references to the Occupational Health and Safety Act, and to include the introduction of a Workplace Violence Assessment.

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

The updating of policies relates to the Vaughan Vision 2020 goal of Staff Excellence and Management Excellence and provides clarity to employees and the organization with regard to acceptable behaviours in the workplace.

#### **Regional Implications**

There are no regional implications to the implementation of the revisions.

#### **Conclusion**

The updating of policies demonstrates to employees that we value them and therefore we provide a supportive and informed work environment.

#### **Attachments**

1. Respectful Workplace Policy
2. Workplace Violence Policy

#### **Report Prepared By**

Janet Ashfield, Director of Human Resources

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

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Item 32, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**32 NATURAL HERITAGE REVIEW BACKGROUND STUDY -  
NATURAL HERITAGE IN THE CITY  
FILE NO. 25.5.4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 1, 2010, be approved; and
- 2) That the written submission from Mr. Luch Ognibene, VP of Land Development, The Remington Group, 7501 Keele Street, Suite 100, Vaughan, L4K 1Y2, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. That the information and recommendations contained in the report, "Natural Heritage in the City", April 2010, prepared by AECOM and Urban Strategies Inc., BE RECEIVED; and that the new Official Plan contain appropriate policies having regard for the findings of the study.

**Contribution to Sustainability**

The Province and the Region of York have embarked on an ambitious vision and policy framework for managing growth and to achieve more efficient land use. The findings of the natural heritage review will be reflected in the City's draft new Official Plan that will direct growth to 2031 while balancing the needs of a growing population base, developing a healthy economy and protecting vital natural environment for future generations.

Green Directions Vaughan (2009) provides the following objective with respect to Natural Heritage in the City:

*2.2.4. Develop a comprehensive Natural Heritage Strategy that examines the City's natural capital and diversity and how best to enhance and connect it. As part of this action:*

- *Develop an inventory of Vaughan's natural heritage, and identify opportunities for habitat restoration;*
- *Ensure that policies in the City's new Official Plan protect all ecological features and functions as per current provincial and regional policies, and also include consideration for locally significant natural features and functions;*
- *Develop policies to create opportunities for near urban agriculture within Vaughan's rural areas, through policies described in the City's new Official Plan.*

The identification of a Natural Heritage Network is a key component in support of the strategy.

**Economic Impact**

A comprehensive assessment of economic impacts was not a part of the terms of reference of the background study. Some urban development in proximity to the Natural Heritage Network may be affected in order to maintain the integrity of natural areas and conform to the natural heritage policies. The positive economic contributions of ecosystem functions in cleaning air, filtering water, conserving energy and regulating stormwater flows, among other human health benefits, are evident.

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#### Communications Plan

The results of the analysis have been communicated to the public through two major open houses for the Official Plan process held on May 28, 2009 and November 18, 2009, as well as a statutory Public Meeting on May 3, 2010.

The consultation process to-date included regular meetings with City departments, the Toronto and Region Conservation Authority, the Region of York, members of the Official Plan Consulting lead team, Urban Strategies Inc., and a status and update presentation of the draft report to the Official Plan Review Committee on September 15, 2009 and April 1, 2010.

#### Purpose

The purpose of this report is to inform Council of the work completed to date on the development of a Natural Heritage Network in the City of Vaughan. The background study, "Natural Heritage in the City", will accompany and support the City's draft new Official Plan and the future vision for growth balanced with environmental protection.

#### Background - Analysis and Options

In 2007 the City began the process of preparing a new Official Plan as part of the City's Consolidated Growth Management Strategy. A major element of the City's future vision is to accommodate much of its future residential growth through intensification opportunities which will be reflected in the City's new Official Plan. This will bring the City into conformity with new Provincial and Regional policies that seek to achieve higher densities in a more compact urban form.

As part of the ongoing Official Plan review, AECOM was retained under subcontract to Urban Strategies Inc. to undertake additional background research and analysis in preparation of the new growth management plans. The report, "Natural Heritage in the City", addresses environmental protection so as to direct future growth in population and housing to appropriate lands.

#### The Policy and Planning Context

##### i) Provincial Policies

The Province of Ontario released a Growth Plan for the Greater Golden Horseshoe (GGH) - Places to Grow in 2006. The Growth Plan sets out a vision for growth in the GGH to the year 2031. This includes a set of long-range growth forecasts and directions on how growth should be accommodated and managed effectively. As the City prepares the new Official Plan, the land use policies must reflect and support this new planning policy environment.

The Growth Plan supports the role of municipal policy in providing leadership and innovation in developing a culture of conservation. The Growth Plan encourages planning authorities to identify natural heritage features and areas that complement, link, or enhance natural systems. Municipalities are encouraged to develop a system of publicly accessible parkland, open space and trails embedded in a natural heritage system as well as establish an urban open space system within built-up areas, which include rooftop gardens, communal courtyards, and public parks.

The Provincial Policy Statement (PPS) has a strong focus on the long-term prosperity and environmental health of Ontario. It states that Natural features and areas shall be protected for the long-term (2.1.1). The PPS defines Natural Features and Areas as:

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*“features and areas, including significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valley lands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area”.*

The PPS also defines Natural Heritage System as:

*“A system made up of natural heritage features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state”.*

The Greenbelt Plan contains policies for providing permanent agricultural and environmental protection as well as providing for a wide range of recreation, tourism and cultural opportunities in the area. The Protected Countryside comprises of an Agricultural System and a Natural System, together with a number of settlement areas and is intended to improve linkages between these areas and surrounding systems. The Natural System identifies lands that support both natural heritage and hydrologic features and functions. The Greenbelt Plan recognizes that the Natural System extends beyond the boundaries of the Greenbelt and encourages connections between the Greenbelt’s Natural System and broader scale natural heritage systems of southern Ontario. Criteria have been identified to permit potential municipal requests to expand the Greenbelt.

The Oak Ridges Moraine Conservation Plan (ORMCP) is a fundamental component of the Greenbelt Plan. The Oak Ridges Moraine is an environmentally sensitive, geological landform in south central Ontario, covering 190,000 ha. It has a unique concentration of environmental, geological and hydrological features that make its ecosystem vital to south-central Ontario. The ORMCP identifies four categories of land use: Settlement; Countryside; Natural Linkage; and Natural Core. The latter two designations are the most restrictive, and provide the most aggressive goals for the protection of natural heritage.

The new Endangered Species Act (2007) is the first in Canada to combine mandatory habitat protection with a science-based approach to listing species for protection. Species thought to be at risk are assessed by The Committee on the Status of Species at Risk in Ontario (COSSARO). COSSARO is an independent body that reviews species based on the best available science, including community knowledge, and Aboriginal Traditional Knowledge. Once species are classified "at risk", they are added to the Species at Risk in Ontario (SARO) list in one of four categories. Endangered, threatened and extirpated species on this list automatically receive legal protection under the ESA 2007. Providing legal protection to threatened species is a change from the original Act which only applied to endangered species.

#### ii) York Region Official Plan (YROP)

The York Regional Official Plan is the upper tier planning document that provides the framework for achieving the Region’s urban structure. Any amendments to the City’s Official Plan must conform to the Region’s Official Plan. The Regional Official Plan must also adhere to the Provincial policies articulated in the Growth Plan. A new Regional Official Plan was adopted by Regional Council in December 2009 as part of a conformity exercise to update its planning policies. The City’s new Official Plan is required to reflect the vision of both plans.

The YROP recognizes the importance of integrating the objectives of the natural environment with those for healthy communities and economic vitality as outlined in its Sustainability Strategy (2007). The importance of maintaining and enhancing a healthy Regional Greenlands System is emphasized in the OP. The policies that form the basis for this system are:

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*“... designed to identify, protect, and enhance a linked Regional Greenlands System as a permanent legacy for York Region.”*

The policy framework has been greatly expanded to bring the plan into conformity with the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, the York Region Significant Woodlands Study (2005) among other important instruments that will affect the outcomes for the Greenlands System. The primary function of the Regional Greenlands System is:

*“... the protection of natural heritage features in a system of cores connected by corridors and linkages. The Regional Greenlands System also provides opportunities for passive recreation in a future Regional Trails System such as hiking and nature appreciation. Urban uses and infrastructure projects should contribute ecological gains to the Regional Greenlands System through enhancement and restoration, and the strategic creation of natural habitat.*

It is the intent that the Vaughan Natural Heritage Network (NHN) and supporting policies be consistent with the objectives identified in the York Region OP (2009).

#### iii) Toronto and Region Conservation Authority Policy and Regulation

The Toronto and Region Conservation Authority (TRCA) have a regulatory role that focuses on watercourse management to protect public and private property from flood damage which is achieved through a commenting role on development applications submitted to the municipality under the Planning Act. They rely on three key instruments to guide their comments and permitting: the Terrestrial Natural Heritage System; watershed plans; and Regulation 166/06 under the Conservation Authorities Act.

The objective of the TRCA Terrestrial Natural Heritage System (TNHS) is to identify and evaluate natural heritage features and functions within the landscape, for inclusion in a Natural Heritage System. The Humber River Watershed Plan and draft Don River Watershed Plan describe TNHS for the respective watersheds and include implementation recommendations regarding land use, outreach and stewardship. The target for natural cover in the Vaughan portion of the two watersheds combined is 22% (TRCA, Sept. 2009).

Watershed Plans are mandated under the Oak Ridges Moraine Conservation Plan and Greenbelt Plan. The Humber River Watershed Plan: Pathways to a Healthy Humber and the Implementation Guide (2008) and the Don River Watershed Plan: Beyond 40 Steps and Implementation Guide (2009) provide guiding principles and objectives that support strategies and targets that include protecting and expanding the terrestrial natural heritage system, building sustainable communities and creating an enhanced regional open space system.

Ontario Regulation 166/06, Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, is the regulation under Section 28 of the Conservation Authorities Act that is specific to the TRCA. The main objectives of O.R. 166/06 are to ensure public safety and protect property with respect to natural hazards and to safeguard watershed health by preventing pollution and destruction of sensitive environmental areas such as wetlands, shorelines and watercourses. In evaluating projects, TRCA relies on the policies contained within the Valley and Stream Corridor Management Program (1994) currently under review.

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##### Analytical Approach

The terms of reference for the natural heritage review is articulated in Section 3.6.5 of the overall Terms of Reference for the Official Plan Review process. It describes a research approach dependent largely on the synthesis of existing information, with particular attention to the TRCA Terrestrial Natural Heritage System and studies undertaken by the Region of York in support of the Regional Greenlands System.

Consultation with the TRCA and Region of York determined that the NHN should consist of core features that receive the highest form of protection together with supporting areas. Identifying core features conforms to the Key Natural Heritage Features and Key Hydrologic Features articulated in the Region of York Official Plan (2009). Supporting lands are described below as Enhancement Areas, Built-up Valleylands and supporting areas.

##### Main Findings

Several key results of documenting the ecological and biological diversity characteristics of Vaughan are worth noting.

- i) Areas of hydrogeological sensitivity, including areas of higher infiltration and recharge rates of groundwater, are concentrated in the Oak Ridges Moraine and Kleinburg community areas.
- ii) There are two fish species listed as species at risk. Redside dace (*Clinostomus elongates*) is classified as endangered nationally and threatened provincially, and is now listed under the Ontario Endangered Species Act, 2007. A draft recovery plan has been prepared and efforts are underway to restore the habitat. This is an insectivorous fish characteristic of cold and cool-water streams. Northern brook lamprey (*Ichthyomyzon fossor*) is a Species of Concern, nationally and provincially. It is characteristic of clear streams, and spawning occurs in fast flowing areas with coarse gravel or rocky substrates. It is a non-parasitic filter feeder, and it feeds on organic detritus, algae and protozoans.
- iii) Of the 35 species of fish in the Don River watershed, 33 have been found in Vaughan as sampled at 95 sites. Four of the species are non-native. Of the 48 fish species in the Humber River watershed, 46 have been found in Vaughan as sampled at 56 sites. Three of the species are non-native. Based on species richness data and other criteria, six Sensitive Fish Areas are identified in Vaughan.
- iv) Of the 29 rare plant species observed in Vaughan through past studies, only the Butternut tree (*Juglans cinera*) is nationally and provincially ranked while the remaining are mostly locally rare and regionally rare. Most rare plant species have been observed in Areas of Natural and Scientific Interest and Environmentally Significant Areas (ESAs).
- v) A total of 147 breeding bird species have been reported in Vaughan. Forty area-sensitive bird species have been detected. Area-sensitive bird species either prefer to breed in larger patches of suitable habitat or are found at higher breeding densities in larger habitat patches. Warbler species accounted for 31% (10 species) of the forest area sensitive species, raptors and owls represented an additional 22% (7 species), and woodpecker species comprised 9% (3 species) of the forest area sensitive bird species observed. The highest concentrations of area sensitive bird species are in the ESAs. Apart from the ESA protected lands, the natural communities bordering the Humber River and north of Nashville Road are the only other areas that provide large enough habitat patches for area-sensitive species such as the Black-throated Blue Warbler (*Dendroica caerulescens*) and Scarlet Tanager (*Piranga olivacea*).

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- vi) Twelve amphibian and five reptile species have been reported in the city. Of the 17 species reported in the area, one is a Species at Risk and one is a provincially rare species. The Milk Snake (*Lampropeltis triangulum*) is designated as a species of Special Concern by the federal Committee on the Status of Endangered Wildlife in Canada (COSEWIC) and the Ontario Ministry of Natural Resources (OMNR). It was detected in one location in 1999 by TRCA. A Jefferson x Blue Spotted Salamander hybrid (*Ambystoma* hybrid) was detected by TRCA in 2005, and reported to NHIC in the 1970s. This hybrid is provincially imperilled according to the OMNRs Natural Heritage Information Centre (NHIC).
- vii) Of the 22 mammal species reported in Vaughan, those that are not urban-tolerant species worthy of note include Mink (*Mustela frenata*), River Otter (*Lontra canadensis*) and Southern Flying Squirrel (*Glaucomys volans*).
- viii) Existing natural cover in the City of Vaughan comprises approximately 5,775 ha, or 21% of the total area of the city (TRCA 2004). This is just slightly above the average of 17% natural cover in the Toronto and Region Conservation Authority (TRCA) jurisdiction. Natural cover comprises woodlands (16% cover), wetlands (2% cover) and meadow (3% cover).
- ix) Forest cover represents 80% of all natural cover in Vaughan. Of this, 52% of forest cover is below the top of bank and associated with valleyland systems. Hence, tableland forests are under-represented in the remaining natural cover as a result of past forest clearing for agriculture followed by urban expansion.
- x) Woodlands cover 16% of Vaughan, which is below the 25% forest cover target set by York Region.
- xi) Approximately 2% wetland cover remains in the City of Vaughan comprising 65 individual wetlands, most of which are classified as marsh communities. Wetlands likely only covered 5% of Vaughan in pre-settlement times (e.g. 1800).
- xii) Meadow communities cover 3% of Vaughan and, while created by natural and human disturbance, provide important habitat to support species diversity.
- xiii) Two sand barren communities are identified in the Oak Ridges Moraine. Generally, sand barrens are classified as Provincially rare community types according to the Natural Heritage Information Centre.
- xiv) An overlay analysis of landforms, flora and fauna illustrate three main areas of ecological and biological diversity in Vaughan. These are the most critical areas to consider expanding and/or improving the ecological integrity of the Natural Heritage Network.
  - One of the biodiversity concentration areas is located along the upper reaches of the Main Humber River, north of Nashville Road. The area in the northwest corner of the City near the terminus of Kirby Road and Huntington Road is largely undeveloped and is predominantly natural cover. The wildlife in this area benefit from the absence of roads crossing this large contiguous block of habitat. If Kirby Road or Huntington Road were to be extended in the future, many of the ecosystem functions would be lost in this natural centre of enhanced function.

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- The second biodiversity concentration area also occurs in the Humber River watershed. This centre is associated with the East Humber River valley and extends north from Langstaff Road. The area north of the terminus of Pine Valley Drive is a focus for bird and amphibian breeding. If Pine Valley Drive were to be extended there would be disruption to this habitat block.
- The third centre is found in the Don River watershed, in the headwaters of the East Don in the area north of Major Mackenzie. These coldwater tributaries are important for the Don River as a whole, by providing year round flow, even in dry periods. The area of biodiversity concentration is located mostly although not exclusively in the Oak Ridges Moraine. The features on the Oak Ridges Moraine are unique in the City and require special consideration.

#### Components of the Natural Heritage Network (NHN)

A delineated Natural Heritage Network (NHN) for the City of Vaughan is a result of the examination of the distribution of biodiversity together with an evaluation of land use. In total the NHN comprises almost 9,600 ha, representing 34.8% of the land base in the City of Vaughan, and made up of four parts:

- Core Features make up the largest component of the NHN at 6,487 hectares and cover 23.6% of Vaughan;
- Enhancement Areas cover 513 hectares (1.9%) of the City;
- Built-up Valleylands (existing residential, commercial and industrial development that occurs below the physical top of slope) cover 169 hectares (0.6%) of the City; and
- Other supporting lands, such as agricultural lands, within the Greenbelt comprise 2,412 hectares or 8.8% of the City.

Core Features have the greatest level of protection in policy, such as natural heritage features as defined in Section 2 of the Provincial Policy Statement (PPS). Development and/or site alteration is not permitted in Core Features, and significant alteration or expansion of existing development in such areas will not be permitted. Core Features include: valley and stream corridors; wetlands as identified by the City in consultation with TRCA; woodlands; significant wildlife habitat and significant habitat of threatened or endangered species, and species of concern, including concentrations of biodiversity; fish habitat (including all watercourses); Environmentally Significant Areas and Areas of Natural and Scientific Interest (regional and provincial; life science and earth science); Key Natural Heritage Features and Key Hydrological Features on lands to which the Greenbelt Plan policies and/or regulations apply; and, hazard lands (floodplains, meander belts and stable top of bank).

Enhancement Areas include those supporting lands that are important to the network, and important to incorporate into land use planning such as:

- Stormwater management ponds that are contiguous with a valley corridor or other identified natural heritage feature;
- Exceptional floodlines where in a few locations historical development has occurred that has created a floodplain that, with redevelopment, will result in a refinement of the floodplain (identified by TRCA as part of O.R. 166/06)
- Grasslands, including (and supportive of) agricultural uses connected to the Network;
- Landscape linkages, where there may be more than one alternative to create the linkage; and,
- Habitat enhancement areas identified through modelling and consultation.



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If development is proposed in or adjacent to Enhancement Areas, an assessment of the ecosystem functions in the context of the NHN provided by those lands must be undertaken. The goal of the assessment of ecosystem functions is to ensure, at a minimum, no net loss of functions and demonstrate consistency with the sustainable development objectives identified in Green Directions Vaughan, the City of Vaughan Community Sustainability and Environmental Master Plan. The detailed studies of Enhancement Areas may result in minor modifications to their precise boundaries provided that the intended ecosystem functions are maintained.

The Built-up Valleylands are those residential, commercial and industrial lands that currently occur below the physical top of slope in areas such as Woodbridge and Kleinburg. As part of a connected network, the valleys clearly provide distinct corridors on the landscape, and as such, even developed areas within the valley contribute to the connected network. Urban streetscaping and backyard biodiversity (wildlife habitat and/or use of native species in landscaping) contribute to the maintenance of connectivity and any redevelopment proposal should recognize those ecosystem functions, not only in the valley but across the City.

Other Supporting Lands identify those lands within the Greenbelt natural heritage system within the City that are currently subject to agricultural and/or rural uses and associated rural buildings. These supporting lands contribute important features to the NHN that are associated with open space: species that require open areas to complete their life cycles such as Eastern Meadowlark, Bobolink and Horned Lark; and rare vegetation communities. As a result, these lands are expected to remain providing agricultural services, but, in the event that this use is abandoned, those lands should remain natural, with no potential to convert to more urban uses. The intent is to permit agricultural activities, but to restrict expansion of agricultural activities into adjacent woodlots, wetlands, ravines and watercourses, or other features as identified as Core Features.

The Natural Heritage Network in Vaughan represents an interconnected system of natural features and their respective functions. It is the core features that are the anchors for this network; and it is the interaction of these core features within the network that will keep the integrated system as a whole, healthy and resilient. By establishing these core features in concert with enhancing and linking designated areas, this defines the minimum amount of area that the City of Vaughan needs to protect and manage into the future.

#### Next Steps

A delineated Natural Heritage Network marks a significant milestone for the City of Vaughan. For the most part, the Core Features of the NHN include remaining natural areas with some attention to restoration areas in the category known as Enhancement Areas. Habitat and wildlife targets for the NHN have not been determined through this study. In the report, *How Much is Enough* (Environment Canada 2004), a target of 30% natural cover in a watershed is recommended to maintain ecosystem health. York Region has set a 25% forest cover target for the Region. Hence, one area of further analysis is to identify more specific habitat and wildlife targets appropriate for a growing and largely urban municipality.

The natural heritage review relied on existing information rather than conducting new field studies and habitat assessments. Two critical methodological gaps were not articulated in the terms of reference for the background study. First, there has not been an examination of the habitat condition of the component parts of the NHN, particularly the Core Features. The quality of a natural area is important in determining the ability of the area to support biodiversity. Related to this, there has not been an analysis of the population viability of select species, that is, the probability that select indicator species will persist for the long term. This is critical to understanding whether the NHN is providing the intended ecosystem functions such as biodiversity maintenance and environmental stream flows.

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As a result, completing the NHN requires two additional areas of research to define targets for the NHN:

- A significant wildlife habitat study will identify indicator species or functional groups of species that characterize healthy ecosystems within a largely urban setting;
- A headwaters streams study will verify effectiveness of the NHN and/or recommend further protection along select stream reaches. Headwater streams are particularly important in maintaining water quality and natural environmental flows in a watershed, as well as providing critical wildlife habitat.

The City should consider these research areas as part of a later study to augment existing work and further refine the Natural Heritage Network.

Ongoing refinements to the NHN may also result from new information, including:

- Evaluation by the Ministry of Natural Resources of a new Provincially Significant Wetland Complex centred on the East Humber that will be released in the near future;
- Studies being undertaken to address flooding issues in the Black Creek watershed, a tributary to the Humber River; and
- Environmental Assessments for the extension of the subway into Vaughan, which proposes to realign the drainage to facilitate a new station, and the fly-over planned for north of Hwy 400 and Hwy 7 (Blocks 29 and 30) will have consequences to the final NHN on these lands.

Revisions to the current Environmental Management Guide (EMG) are required to incorporate the findings of the Natural Heritage in the City background study and support the environmental policies in Chapter 3 of Volume 1 of the City of Vaughan Official Plan. This is particularly important to ensure that the ecological integrity of the NHN is improved over time. A draft of the revised EMG has been written and is being circulated to appropriate City staff and external agencies for review. It is intended that the EMG may be included as an appendix to the City of Vaughan Official Plan as a supplementary guiding document.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The Natural Heritage in the City report is consistent with the Vaughan Vision 2020 Strategic plan, through the following initiatives, specifically:

Service Excellence:

- Lead & Promote Environmental Sustainability

Management Excellence:

- Plan and Manage Growth & Economic Vitality
- Demonstrate Leadership & Promote Effective Governance

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

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**Regional Implications**

Amendments to the Regional Official Plan as it pertains to delineation of the Regional Greenlands System are not required to recognize the City of Vaughan Natural Heritage Network. Policies in the Region of York OP support the effort of local municipalities to identify local greenlands systems.

**Conclusion**

The report, Natural Heritage in the City, provides the analysis and support to delineate the City of Vaughan's first Natural Heritage Network. Environmental policies in Chapter 2 of the City of Vaughan Official Plan address the support and enhancement of the Natural Heritage Network. Additional studies are identified and recommended to complete the Natural Heritage Network by recognizing biodiversity targets within an urban municipality.

**Attachments**

1. City of Vaughan Natural Heritage Network Map.
2. City of Vaughan, Natural Heritage in the City report, April 2010 (Mayor and Members of Council ONLY)

**Report prepared by:**

Tony Iacobelli, Senior Environmental Planner ext. 8630

(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. 26, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 8, 2010, as follows:

***By approving the recommendation of the Commissioner of Engineering and Public Works, dated May 11, 2010.***

**33 ALL-WAY STOP CONTROL – VIA CAMPANILE AND GRAND VELLORE CRESCENT  
(SOUTH INTERSECTION)  
WARD 3  
(Deferred Item)**

**The Committee of the Whole recommends that consideration of this matter be deferred to the June 8, 2010 Council Meeting.**

Council, at its meeting of May 18, 2010, adopted the following (Item 10, Report No. 21):

That this matter be deferred to the June 1, 2010, Committee of the Whole meeting.

Report of the Commissioner of Engineering and Public Works, dated May 11, 2010

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control not be installed at the south intersection of Via Campanile and Grand Vellore Crescent as the Provincial All-way Stop Warrant is not met.

**Contribution to Sustainability**

Not applicable.

**Economic Impact**

None.

**Communications Plan**

The Ward Councillor will inform the residents of the decision by Council on this matter.

**Purpose**

To review the feasibility of implementing an all-way stop control at the south intersection of Via Campanile and Grand Vellore Crescent, in response to a request from the area residents.

**Background - Analysis and Options**

*At its meeting on January 26, 2010 Council directed:*

- “1. That Traffic Engineering staff review the warrant for installation of an all-way stop at the south intersection of Via Campanile and Grand Vellore Crescent; and***
- 2. That staff report to a future Committee of the Whole meeting with respect to their findings as soon as possible.”***

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Via Campanile is a feeder roadway with a 23.0 metre right-of-way. Grand Vellore Crescent is a local crescent roadway with a 17.5 metre right of way. The existing speed limit on Via Campanile is a statutory 50 km/h. There is an existing stop control located on Grand Vellore Crescent (at Via Campanile). The area is shown in Attachment No.1.

ALL-WAY STOP STUDY

Staff conducted a turning movement count on Tuesday, March 30, 2010 at the south intersection of Via Campanile and Grand Vellore Crescent during the morning and afternoon peak time periods of 7:00 am to 9:00 am, and 4:00 pm to 6:00 pm. The weather on this day was sunny and clear. The data collected was compared to the Provincial All-way Stop Warrant with the following results:

Warrant 1 – Minimum Vehicular Volumes	Warranted	49%
Warrant 2 – Accident Hazard	Warranted	0%
Warrant 3 – Sight Restriction	Warranted	0%

All-way stop controls are recommended when one of the above warrants are satisfied to 100% or more. There have been no reported collisions from June 2007 through to June 2008 at this intersection susceptible to prevention by implementing all-way stop control. There are no sight line restrictions at this intersection. According to the results above, this intersection does not meet the minimum requirements of the warrant.

There are 91 residential homes on Grand Vellore Crescent. Typically, for crescent type roadways, the vehicle split between intersections is 50/50. The recorded traffic volume from the side street is low, with 52 and 15 vehicles exiting during the AM and PM peak hours, respectively. The minimum required vehicles on the warrant is 120.

AUTOMATIC TRAFFIC RECORDER STUDY

*Utilizing Automated Traffic Recorders (ATR's) staff conducted speed and volume studies on Via Campanile from March 29, 2010 to April 2, 2010 north of Frassino Drive. The results have been summarized below.*

Direction	Average Speed	85 <sup>th</sup> Percentile Speed	Highest Speed	Average Daily Traffic
Northbound	44 km/h	54 km/h	97	1645
Southbound	45 km/h	55 km/h	86	1579

The recorded average speeds on Via Campanile range between 44 km/h – 45 km/h. The recorded 85<sup>th</sup> percentile speed (the speed at which 85 percent of the vehicles are travelling at or below) on Via Campanile range between 54 km/h – 55 km/h. The highest speed recorded on this section of Via Campanile is 86 km/h for the southbound traffic and 97 km/h for the northbound traffic, these highest speeds have occurred during the same time periods each day from 12:00 pm. to 2 pm. and from 5:00 pm. to 7:00 pm. Engineering Services staff has sent a request to York Regional Police to increase speed enforcement on this section of Via Campanile of the time periods mentioned above based on the highest recorded speeds.

Typically, a feeder roadway accommodates up to 8,000 vehicles per day (source; Transportation Association of Canada, Geometric Design Guide for Canadian Roads). Our study indicates that Via Campanile has 3,224 vehicles per day which is within a feeder roadway capacity.

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**Relationship to Vaughan Vision 2020/Strategic Plan**

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

- Pursue Excellence in Service Delivery;
- Enhance and Ensure Community Safety, Health and Wellness; and
- Lead and Promote to Environmental Sustainability.

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

**Regional Implications**

Not Applicable.

**Conclusion**

Based on Engineering Services staff's review, it is recommended that an all-way stop control not be installed at the south intersection of Via Campanile and Grand Vellore Crescent.

**Attachments**

1. Location Map

**Report prepared by:**

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

PT:mc

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

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Item 34, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**34**

**ZONING BY-LAW AMENDMENT FILE Z.10.001  
SITE DEVELOPMENT FILE DA.10.002  
PAUL FALLONE & CINZIA RECINE  
WARD 1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 1, 2010, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.001 (Paul Fallone & Cinzia Recine) BE APPROVED, to amend By-law 1-88, specifically the C11 Mainstreet Commercial Zone and site-specific Zoning Exception 9(609), to amend the building envelope to permit a two-storey 17m<sup>2</sup> building addition to 4 Kellam Street, an additional gravel parking lot at 2 Kellam Street as shown on Attachment #3, and the additional zoning exceptions to the C11 Zone to facilitate the severance of the property into 2 parcels as identified in Table 1 of this report.
2. THAT Site Development File DA.10.002 (Paul Fallone & Cinzia Recine) BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
    - ii) the Owner shall submit a site servicing and grading plan and a stormwater management report, which shall be approved by the Vaughan Engineering Department;
    - iii) the Consent Application required to sever the subject lands shall be approved by the Vaughan Committee of Adjustment, and shall be in full force and effect; and,
    - iv) the Owner shall satisfy the requirements of Heritage Vaughan in accordance with Heritage Permit HP.2010.003 to the satisfaction of the Vaughan Cultural Services Division and the resolution of Heritage Vaughan at its meeting on March 10, 2010 as identified in this report:

**Contribution to Sustainability**

The Owner has advised that the addition of the new parking lot on 2 Kellam Street will consist of gravel, which is more porous than asphalt.

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#### Economic Impact

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

#### Communications Plan

On February 26, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Kleinburg and Area Ratepayers' Association. The Public Hearing was held on March 23, 2010, and the recommendation to receive the Public Hearing report, was ratified by Vaughan Council on April 13, 2010. As of March 22, 2010, three written comments have been received as follows:

- a) KARA has provided the following comments:
  - i) the proposed building addition to 4 Kellam Street should be in keeping with the existing building, and that Heritage Vaughan be satisfied with the proposed addition prior to proceeding to a Committee of the Whole meeting;
  - ii) the existing trees on the property should not be removed if it is not necessary;
  - iii) concerned with the addition of a parking lot and the added pavement. KARA would like to see hedging along Kellam Street to screen the parking lot as well as a reduction in parking spaces and the use of grasscrete; and,
  - iv) concerned with the severance - precedence respecting small lot sizes and reduced setbacks.
- b) The Owner's of the McNeil House (10499 Islington Avenue), shown as Part 1 on Attachment #4, had the following comments:
  - i) they acknowledge that their property will be impacted by the applications and parking requirements for the entire site (as discussed later in this report); and,
  - ii) they support the proposed severance, parking expansion of 7 new parking spaces on 2 Kellam Street and the two-storey 17m<sup>2</sup> addition to 4 Kellam Street.
- c) The Village of Kleinburg Business Improvement Association offers the following comments:
  - i) they support the on-site parking expansion as well as the modest expansion to the log dwelling on 4 Kellam Street; and,
  - ii) the proposal would cause minimal impact on the character of the property and the village core and at the same time enhance the property for professional offices and retail space.

#### Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. A Zoning By-law Amendment Application (File Z.10.001) to amend By-law 1-88, specifically the C11 Mainstreet Commercial Zone and site-specific Zoning Exception 9(609), to amend the building envelope to permit a two-storey 17m<sup>2</sup> building addition to 4 Kellam Street, an additional 7 space gravel parking lot on 2 Kellam Street as shown on



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Attachment #3, and the additional zoning exceptions to the C11 Zone to facilitate the severance of the property into 2 parcels as identified in Table 1 of this report.

2. A Site Development Application (File DA.10.002) to permit a two-storey 17m<sup>2</sup> building addition to 4 Kellam Street, and a new 7 space gravel parking lot on 2 Kellam Street as shown on Attachment #3.

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

##### Location

The subject property shown on Attachments #1 and #2, is developed with 2 buildings (both vacant), municipally known as 2 and 4 Kellam Street, located east of Islington Avenue and south of Nashville Road, City of Vaughan.

##### Site History

On December 15, 2003, Vaughan Council approved a Zoning By-law Amendment Application (File Z.03.043 - Zena T. Reinhardt) on the lands shown on Attachment #4, which includes the subject lands (2 and 4 Kellam Street) and the property to the west (10499 Islington Avenue), to facilitate a severance of the lands into 2 parcels, comprising Part 1 (Islington property) and Part 2 (subject lands being 2 and 4 Kellam Street). Prior to this approval, the existing site-specific zoning exception permitted three buildings on a single parcel, and included exceptions for parking, driveway and aisle widths, setbacks, landscaping, permitted uses and yard requirements.

Zoning By-law 35-2004, which came into effect on February 9, 2004, amended the previous site-specific provisions in Zoning Exception 9(609) and recognized the approved severance of the property into 2 lots, and among other exceptions, permits the required parking for the Part 1 (Islington) lands to be provided off site on Part 2, being the subject lands (2 and 4 Kellam Street). If the subject zoning by-law amendment application is approved, the current exception requiring the parking (no set amount) for the Part 1 lands to be provided on the subject lands (ie. 15 spaces) comprising 2 and 4 Kellam Street on Attachment #3, will be maintained in the implementing by-law.

##### Official Plan

The subject lands are designated "Mainstreet Commercial" by OPA #601(Kleinburg-Nashville Community Plan), as amended by OPA #633, and are located within the Kleinburg-Nashville Heritage Conservation District, and designated under Part V of the Ontario Heritage Act.

The proposal to amend the site-specific Zoning Exception 9(609) to facilitate the severance of the property (2 and 4 Kellam Street) into 2 lots, and to amend the building envelope to permit a 17m<sup>2</sup> building addition to an existing dwelling at 4 Kellam Street, and an additional 7 space gravel parking lot on 2 Kellam Street, conforms to the Official Plan.

##### Zoning

The subject lands are zoned C11 Mainstreet Commercial Zone by By-law 1-88, subject to Exception 9(609). Schedule "E-677" to Exception 9(609) shown on Attachment #4 depicts the existing building envelopes, parking area and driveway access. A Zoning By-law Amendment is required to amend Exception 9(609) and Schedule "E-677" as the proposal for the 7 space gravel parking area on 2 Kellam Street, the expanded building envelope to accommodate the two-storey

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17m<sup>2</sup> building addition on 4 Kellam Street, and the additional zoning exceptions to the C11 Zone to facilitate the severance of the property into 2 parcels, does not comply with By-law 1-88. The following exceptions to the C11 Zone are proposed:

Table 1:

	<b>By-law Standard</b>	<b>By-law 1-88 C11 Mainstreet Commercial Zone Requirements and Exception 9(609)</b>	<b>Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements and Exception 9(609)</b>
a.	Lot Area	A minimum of 742.5m <sup>2</sup> is required.	2 Kellam Street: 466m <sup>2</sup> is proposed.  4 Kellam Street: 386.7m <sup>2</sup> is proposed.
b.	Parking Area	Shall not be located closer to a street line than the main building.  Gravel is permitted for the parking area shown on Attachment #4 (any new parking area would require an asphalt or concrete surface).	To permit the parking area to be located closer to a street line than the main building on 2 Kellam Street.  To permit a gravel surface for the new 7 space parking lot on 2 Kellam Street, to be consistent with the gravel surface permitted on 4 Kellam Street.
c.	Minimum Required Parking	A minimum of 8 parking spaces shall be required on the combined 2 and 4 Kellam Street properties as shown on Schedule "E-677" (Attachment #4).  The required parking for Part 1 (10499 Islington Avenue) as shown on Attachment #4, shall be provided on Part 2 (2 and 4 Kellam Street).	To permit 7 new parking spaces on 2 Kellam Street, to facilitate the proposed severance, as shown on Attachment #3. 2 and 4 Kellam Street will each have its own parking lot upon severance. The implementing zoning by-law will require that all permitted C11 Zone uses can occupy 2 and 4 Kellam Street and 10499 Islington Avenue, and utilize the total 15 parking spaces shown on Attachment #3, without any further amendment to any individual parking standards upon change of tenants/land use.  To maintain the required parking for Part 1 (10499 Islington Avenue) as shown on Attachment #4, to be provided within either parking lot on 2 and 4 Kellam Street, as shown on Attachment #3.

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d.	Building Envelope	All buildings shall be located within the envelopes shown on Schedule "E-677" (Attachment #4).	To permit the expansion of the building envelope for Building "C" on Attachment #4, to facilitate the proposed 17m <sup>2</sup> addition to the structure located on 4 Kellam Street shown on Attachment #3.
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The Development Planning Department is satisfied that the required zoning exceptions to address lot area, parking, driveway surface material, and expansion to a building envelope to facilitate a building addition as noted above are appropriate for the development of the subject lands as discussed further in this report.

Committee of Adjustment

The Owner will be submitting a Consent Application to the Vaughan Committee of Adjustment for the severance of 2 and 4 Kellam Street into 2 properties as shown on Attachment #3, if the requested zoning exceptions to implement the final site plan, are approved by Vaughan Council. The Committee's decision must be final and binding, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plan, and building addition elevations, shown on Attachments #3, #5, #6 and #7, respectively.

The Owner will be required to submit a site servicing and grading plan and a stormwater management report for approval by the Vaughan Engineering Department, prior to the execution of the Site Plan Letter of Undertaking.

On March 4, 2010, the Owner indicated in an e-mail correspondence to the Vaughan Cultural Services Division that they "will be placing 'Grass-Crete' in all new parking and driveway areas rather than gravel". Since then, the Owner has switched to gravel instead of 'Grass-Crete' due to the cost of the material for the new parking lot on 2 Kellam Street. The existing parking lot on 4 Kellam Street is surfaced with gravel.

The creation of the new 7 space gravel parking lot on 2 Kellam Street as shown on Attachment #3 has already been constructed by the Owner without review and approvals from the Vaughan Engineering Department, nor has zoning and site plan approvals been granted from Vaughan Council. The Vaughan Engineering Department has requested a Professional Engineer to provide stamped site servicing and grading plans and a stormwater management report to verify that the additional parking area and gravel surface does not cause adverse effects to any neighbouring properties. The Development Planning Department also met with the applicant on May 18, 2010 and reiterated the engineering requirements to be submitted as a condition of site plan approval, and prior to the execution of the Site Plan Letter of Undertaking, which is satisfactory to the Vaughan Engineering Department. A condition to this effect has been included in the recommendation of this report.

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Kleinburg-Nashville Heritage Conservation District

The proposed building addition to 4 Kellam Street as shown on Attachment #7, conforms to the Kleinburg-Nashville Heritage Conservation District respecting the design, building materials and landscaping for the subject lands, to the satisfaction of Heritage Vaughan and the Vaughan Cultural Services Division as recommended below.

The related Heritage Permit (HP.2010.003), which includes the proposed building addition and the alterations to the property were included on the March 10, 2010 Heritage Vaughan Committee Agenda and the recommendations were as follows:

“Recommendation

Heritage Vaughan Committee recommends:

1. That a Heritage Permit application for the proposed addition, new parking and landscaping plan be approved;
2. That the fence be replaced with a wood post and metal chain fence;
3. That Staff provide information regarding grasscrete pavers as an alternative to asphalt paving;
4. That Heritage Vaughan request the applicant provide a full set of drawings reflecting any future minor design revisions for final approval by Cultural Services Staff; and,
5. That Heritage Vaughan request the applicant provide samples of all exterior cladding materials and paint samples for consideration and approval by Cultural Services Staff.”

The Owner shall satisfy the requirements of Heritage Vaughan in accordance with the Heritage Permit to the satisfaction of the Vaughan Cultural Services Division, including addressing the resolution of Heritage Vaughan at its meeting on March 10, 2010.

As noted earlier, the new (recently constructed) 7 space parking lot on 2 Kellam Street will be gravel rather than “Grass-Crete”. The gravel parking on 2 Kellam Street will be consistent with the gravel that is existing in the 8 space parking lot on 4 Kellam Street.

Vaughan Engineering Department

The Vaughan Engineering Department has no objection to the proposal and provides the following comments:

a) Development Engineering

As previously mentioned, the Vaughan Engineering Department has reviewed the proposal and requires the Owner to submit a site servicing and grading plan and stormwater management report for approval by the Engineering Department, prior to the execution of the Site Plan Letter of Undertaking. A recommendation to this effect has been included in this report.

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#### b) Transportation Engineering

The existing site-specific Zoning By-law Exception 9(609) permits all of the C11 Mainstreet Commercial Zone uses with the existing 8 parking spaces. The new parking lot consisting of an additional 7 parking spaces will be over and above the required 8 parking spaces (ie. no cash-in-lieu of parking required) resulting in a total of 15 spaces. The Transportation Engineering Section is generally satisfied with the additional parking spaces subject to a site servicing and grading drawing being submitted for review and approval. A condition to this effect is included in the recommendation of this report.

#### Tree Removal

The Owner obtained a Permit from the Vaughan Parks and Forestry Operations Department on November 10, 2009 (Permit No. 2009-94) to remove one (1) existing Black Locust tree abutting Kellam Street and within the new proposed driveway access shown on Attachment #3. The Permit expired on April 10, 2010, and the tree has been removed.

The Permit requires the Owner to plant a replacement tree on the property, within one (1) year of the tree being removed. Attachment #5 shows the location of a new tree at the southwest corner of 2 Kellam Street, which is satisfactory to the Development Planning Department.

#### PowerStream

The Owner has been working with PowerStream to remove the utility pole and place the overhead wires underground in front of his property along Kellam Street, which have been completed.

#### Planning Considerations

The Development Planning Department has reviewed the Zoning By-law Amendment and Site Development Applications. The zoning exceptions required to implement the proposal are considered to be acceptable as many of the exceptions can be attributed to facilitating the proposed severance of the property into 2 parcels. The balance of the exceptions are to amend the site-specific Zoning Schedule "E-677" to recognize the proposed two-storey 17m<sup>2</sup> building addition within an expanded building envelope on 4 Kellam Street, and the parking lot expansion of 7 spaces on a gravel surface on 2 Kellam Street to be consistent with the gravel surface permitted on 4 Kellam Street. The zoning exceptions to facilitate the proposal will result in development that is compatible with the surrounding land uses and conforms to the Official Plan.

The subject lands are located within the Kleinburg-Nashville Heritage Conservation District and are designated under Part V of the Ontario Heritage Act. The proposed building elevations for the two-storey addition to 4 Kellam Street are consistent with the existing building. The proposal is in accordance with the Kleinburg-Nashville Heritage Conservation District Guidelines.

#### Relationship to Vaughan Vision 2020/Strategic Plan

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

#### Regional Implications

The Region of York has reviewed the proposal and has no comments or objections to the proposed development.

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**Conclusion**

The proposed Zoning By-law Amendment and Site Development Applications (Files Z.10.001 and DA.10.002, Paul Fallone & Cinzia Recine) have been reviewed in accordance with the policies of OPA #601 (Kleinburg-Nashville Community Plan), as amended by OPA #633 and the Kleinburg-Nashville Heritage Conservation District Guidelines, the requirements of the C11 Mainstreet Commercial Zone of By-law 1-88 and Exception 9(609), comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the gravel parking lot expansion on 2 Kellam Street and the two-storey 17m<sup>2</sup> building addition on 4 Kellam Street is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications, which will also facilitate the future severance of the property into 2 parcels.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Existing Zoning Schedule "E-677"
5. Landscape Plan
6. Elevation Plan
7. Existing and Proposed Elevations (4 Kellam Street)

**Report prepared by:**

Margaret Holyday, Planner ext. 8216  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/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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**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 35, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**35 PETITION RESPECTING SIGNALIZED CROSSWALK ON MARTIN GROVE ROAD – WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 1, 2010:

**Recommendation**

Councillor Tony Carella recommends:

1. That the attached petition---signed by approximately one hundred users of Father Ermanno Bulfon Community Centre, and requesting the conversion of the existing signalized cross-walk in front of the centre to a vehicle-movement control signal, be received; and
2. That appropriate staff prepare a report to a future Committee of the Whole, in response to the petitioners' request.

**Contribution to Sustainability**

The fact that the petitioners view the current situation as a dangerous one---particularly for those users of the centre who may departing the parking lot and making a left turn into Martin Grove Road, suggests that the current arrangement may not be sustainable.

**Economic Impact**

Nil

**Communication Plan**

Not required at this time

**Purpose**

To respond to a petition addressed to Council via the ward councillor

**Background - Analysis and Options**

A signalized crosswalk was installed on Martin Grove Road immediately in front of Father Ermanno Bulfon Community Centre approximately five years ago. Pedestrians wishing to cross the street press a button which changes the signal in both directions from green to red. In the absence of any pedestrian seeking to cross Martin Grove Road at this point, the light remains green.

With the increase in traffic along Martin Grove Road, no doubt as a result of new development along Langstaff Road immediately east of Martin Grove, it is more difficult for motorists to exit safely from the parking lot on the west side of the community centre, particularly if they intend to turn left or south onto Martin Grove Road.

Hence, the petitioners believe it is appropriate that the signalized crosswalk be converted to a vehicle-movement control signal.

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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**

It is appropriate that Council direct staff to investigate the merits of the petitioners' request.

**Attachments**

Petition of users of Father Ermanno Bulfon Community Centre respecting the signalized crosswalk on Martin Grove Road, immediately in front of the 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.)



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Item 36, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**36**

**AWARD OF TENDER T10-150  
SUPPLY, DELIVERY AND INSTALLATION OF FURNITURE  
FOR THE NEW CIVIC CENTRE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 1, 2010:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Commissioner of Finance/City Treasurer, the Directors of Purchasing Services, and Reserves & Investments, recommends:

1. That Tender T10-150, Supply, Delivery and Installation of (PHASE I) Furniture for the New Civic Centre be awarded to Global Upholstery Co. Inc. in the amount of \$2,610,212, (plus applicable GST/HST taxes) for Schedule IB - Wood Veener; and,
2. That a contingency of 10% (plus applicable GST/HST taxes) be approved within which the Commissioner of Community Services is authorized to approve amendments to the contract; and,
3. That the Mayor and the City Clerk be authorized to sign the necessary documents.

**Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 6, Objective 6.1:

- To fully support the implementation of Green Directions at all levels of City operations.
- The tender evaluation included a sustainability criteria.

**Economic Impact**

Capital project #37-2-04 was approved in the 2004 Capital Budget.

**Communications Plan**

N/A

**Purpose**

Council approval to award tender T10-150, Supply, Delivery and Installation of Furniture for the New Civic Centre.

**Background - Analysis and Options**

On April 23, 2009 the City advertised and issued RFPQ09-107, Request for Prequalification of Furniture Manufacturers to Manufacture, Produce, Supply, Deliver and Install Furniture for the New Civic Centre. The tender provides for the supply, delivery and installation of (Phase I) furniture for the New Civic Centre. Phase I, Delivery and Installation of Furniture for the New Civic Centre includes staff modular workstations, office suites for Supervisors, Managers and Directors. Departmental meeting room tables and chairs, filing cabinets and Hearing room and committee room's tables and chairs. This was specified in the four (4) main components below:

.../2

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- Modular workstations (various sizes and dimensions) and task chairs.
- Office suites and task chairs for Supervisors, Managers and Directors.
- Meeting room tables and chairs.
- Filing cabinet.

Advertisement was placed in Daily Commercial News, Vaughan Citizen/City Page, Bidding and OBPA websites. Twenty (20) documents were issued and subsequently ten (10) potential submissions were received.

An Evaluation Committee comprised of City staff, and its' representatives from KPMB Architects and The Ventin Group reviewed and evaluated the information contained in the submissions based on the following criteria:

Criteria	Scoring
Firm Profile	5
Relevant Manufacturer Experience	15
Team Experience	10
Logistics	5
Sustainability (LEED)	10
Project Understanding	5
Product	50
<b>Total Score</b>	<b>100</b>

The Shortlisted Respondents were also required to display workstation mock ups and provide showroom/warehouse visits for office furniture.

In January and February 2010 staff from various City departments were invited to participate in the furniture workstation mock up evaluations. The City's Directors were also given the opportunity to provide input in the process. City staff reviewed the workstation mock up provided by the Manufacturers and completed an evaluation form. The Directors reviewed the office suites. The scoring sheets of staff, along with the committee scoring sheets were compiled and tabulated for a final score.

After the evaluation by the committee and staff groups the following five (5) Manufacturers' were successfully pre-qualified. They were invited to submit bids for T10-150 for the Supply, Delivery and Installation of Furniture for the new Civic Centre:

Haworth Limited Toronto, Ontario
Global Upholstery Co. Inc. Toronto, Ontario
Herman Miller Canada Inc. Toronto, Ontario
Inscape Corp. <b>(Withdraw)</b> Holland Landing, On
Knoll North America Corp. Toronto, On
Steelcase Canada Markham, On

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The Tender T10-150 was issued to the five pre-qualified Manufacturers on Wednesday, March 24, 2010, closed and publicly opened on Monday, April 26, 2010. Five (5) pre-qualified Manufactures picked up the bid packages from the Purchasing Department and four (4) compliant bid packages were received as follows:

<b>Company</b>	<b>Schedule IA - Plastic Laminate</b>	<b>Schedule IB - Wood Veneer</b>
Global Upholstery Co. Inc. Downsview, Ontario	\$2,404,851.40*	\$2,610,212.00*
Knoll North America Corp. Toronto, Ontario	\$2,775,079.61*	\$2,815,982.28*
Steelcase Canada Markham, Ontario	\$2,817,871.40*	\$2,943,355.12*
Herman Miller Canada Inc. Toronto, Ontario	\$3,416,927.53*	\$3,670,828.26*

\* Adjusted for arithmetic corrections

Phase II, Delivery and Installation of Furniture for the New Civic Centre includes office suites for the Mayor and Members of Council. Mayor and Members of Council meeting room. Commissioner's office suites. Chairs in the Council chambers. Public seating and cafeteria tables and chairs. This will be specified in the five (5) main components below:

- 1) Mayor and Members of Council office suites
- 2) Commissioner's office suites
- 3) Mayor and Council meeting room
- 4) Chairs in the Council chambers
- 5) Public seating and cafeteria table and chairs

The Architect have finalized the selection of furnishing. This will be presented to the City Hall Working Committee for review. The document will be issued once the review is completed.

**Relationship to Vaughan Vision 2020/Strategic Plan**

This project is consistent with Vaughan Vision 2020 in the areas of:

- Pursue Excellence in Service Delivery
- Value and Encourage a Highly Motivated Workforce

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

STRATEGIC GOAL: Service Excellence

- Excellence in Service Delivery; Enhance and Ensure

STRATEGIC GOAL: Staff Excellence

- Value and Encourage a Highly Motivated Workforce

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

**Regional Implications**

None.

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**Conclusion**

The evaluating committee and Purchasing Services staff have reviewed the bid submissions and have determined that the lowest prequalified bidder, Global Upholstery Co. Inc. meets the requirements of the contract and is within the approved capital budget. In addition, Global Upholstery Co. Inc. will maintain the furniture standards for ten (10) years and the pricing for two (2) years.

**Attachments**

None.

**Report prepared by:**

George Wilson, Director of Purchasing Services, ext. 8269  
Robert De Guia, Architectural Technologist, Ext. 6112

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Item 37, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**37**

**AWARD OF TENDER T10-152  
SUPPLY AND DELIVERY OF SIXTEEN (16)  
NARROW CAB TRACTORS**

**The Committee of the Whole recommends:**

- 1) That the following be approved in accordance with the memorandum from the Commissioner of Community Services, dated May 28, 2010:**
  - (1) That Tender T10-152, for the supply and delivery of twenty (20) leased narrow cab tractors complete with 60 inch folding "V" plows and rear mounted sanders, be awarded to Kooy Brothers for the following leasing terms total price of \$1,284,877.80, including G.S.T & P.S.T. for five (5) years close end lease;**
  - (2) That staff lease two (2) current year Benco Model TN900 multi purpose sidewalk tractors complete with sander and angle snow plow in 2011, subject to budget approval;**
  - (3) That the cost for the additional equipment be included in the 2011 Operating Budget for consideration during the budget process; and**
  - (4) That the Mayor and the City Clerk be authorized to sign the necessary documents; and**
- 2) That the following report of the Commissioner of Community Services, dated June 1, 2010, be received.**

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Purchasing Services, and the Director of Parks and Forestry recommends:

- 1. That Tender T10-152, for the supply and delivery of sixteen (16) leased narrow cab tractors complete with 60 inch folding "V" plows and rear mounted sanders, be awarded to Kooy Brothers for the following leasing terms total price of \$972,450.00 including P.S.T. for four (4) years close end lease; and,**
- 2. That staff lease two (2) current year Benco Model TN900 multi purpose sidewalk tractors complete with sander and angle snow plow, and four (4) additional narrow cab tractors complete with 60 inch folding "V" plows and rear mounted sanders; and,**
- 3. That the cost (approximately \$90,000) for the additional equipment be included in the 2011 operating for considerations during the budget process; and,**
- 4. That the Mayor and the City Clerk be authorized to sign the necessary documents.**

**Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 6, Objective 6.1:

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- To fully support the implementation of Green Directions at all levels of City operations.

**Economic Impact**

Funds in the amount of \$243,050.00, were approved in the Parks Operating Budget for the leasing of the sidewalk plowing units. This amount will only allow for the lease of sixteen (16) units. Six additional units are required to maintain the City approved standards. The cost (approx. \$90,000) for the additional six units will be included in the 2011 operating budget. Another option is being explored with the Purchasing Department is to negotiate with the one compliant bid to extend the lease period to five years. This will allow the City to lease additional units and remain with the approved 2010 budgeted amount. If successful, only the remaining outstanding units will be included in the 2011 operating budget.

**Communications Plan**

N/A.

**Purpose**

To award Tender T10-152 for the supply and delivery of sixteen (16) leased narrow cab sidewalk tractors.

**Background – Analysis and Options**

Parks & Forestry Operations have included funds in the operating budget to lease the sidewalk tractors as part of the City service of removing snow from sidewalks, walkways and park pathways.

Parks & Forestry Operations budgeted \$243,569.00 for eighteen (18) light duty tractors as part of a four year lease program. With significant growth and the additional KM of sidewalks and walkways added, staff estimated that an additional four (4) units would be required to maintain service levels.

Tender T10-152, was advertised in the Bidding, Ontario Public Buyers Association, City website and invitational. The Tender included the lease of twenty (20) narrow cab Tractors and Two (2) Heavy Duty Tractors Benco Model TN900 for a four (4) year lease period. The Tender closed on April 27<sup>th</sup> 2010 with nine (9) bid documents issued and eight (8) documents received. The eight (8) documents were reviewed for compliance to the bid specifications.

Fleet Services in consultation with Purchasing Services after reviewing the bids determined that only one (1) bid Kooy Brothers met the specifications as outlined in the bid document. All others were declared non-compliant.

The result of the bids including G.S.T and P.S.T are as follows:

<b><u>Supplier</u></b>	<b><u>Bid</u></b>
1. Kooy Brothers	\$1,215,550.94

**Relationship to Vaughan Vision 2020**

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

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- **STRATEGIC GOALS:**  
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.

**Regional Implications**

N/A.

**Conclusion**

Staff has reviewed the submissions and based on the Tender results, and the ability of the manufacturers to supply the required equipment, it is recommended that the Tender be awarded to Kooy Brothers for the sixteen (16) tractors. Purchasing Services will continue to negotiate with the one compliant bid to extend the lease period in an effort to obtain more units within the budgeted amount. If the additional equipment is not approved in the 2011 operation budget, staff will not be able to maintain the approved service standards.

**Attachments**

None.

**Report Prepared by:**

Alvin Boyce, Fleet Manager, ext. 6141

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Item 38, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**38 REVISED POLICY NAMING CITY PARKS, OPEN SPACES, COMMUNITY FACILITIES AND  
OTHER MUNICIPAL BUILDINGS AND PROPERTIES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 1, 2010:**

**Recommendation**

The Commissioner of Community Services in consultation with the City Clerk and the Directors of Parks Development and Parks Operations and Forestry, recommends:

- 1) That the attached revised Policy No. 04.3.08, Naming City Parks, Open Spaces, Community Facilities and Other Municipal Buildings and Properties, set out in Attachment #1, be adopted.

**Contribution to Sustainability**

Regular reviews and where necessary, updates of the City's policies ensure that the City is in a position to be able to achieve its goals and objectives leading to a sustainable forward thinking organization.

**Economic Impact**

This report has no costs associated with implementing the recommendation.

**Communications Plan**

With regard to communicating expectations in the Policy No. 04.3.08, Naming City Parks, Open Spaces, Community Facilities and Other Municipal Buildings and Properties, the revised policy will be effective from the date adopted and will be provided in hard copy to update policy manuals.

**Purpose**

This report is to seek Council approval of the revised Policy No. 04.3.08, Naming City Parks, Open Spaces, Community Facilities and Other Municipal Buildings and Properties which has been updated and is consistent with the mission, values and goals of the Corporation.

**Background - Analysis and Options**

The current Policy No. 04.3.08 (attachment #2), Naming City Parks, Open Spaces, Community Facilities and Other Municipal Buildings and Properties was adopted in 1998 and has not been updated in the past twelve (12) years.

In a continual process of reviewing policies, staff is bringing forward revisions to the existing policy for consideration by Council. This revised draft Policy No. 04.3.08, Naming City Parks, Open Spaces, Community Facilities and Other Municipal Buildings and Properties will provide staff and the public with relevant clear information and guidelines.

The Policy will retain a measure of flexibility in the naming policy recognizing the role names play in educating the public, promoting a particular facility, and minimizing conflicting names for



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emergency services. The revision emphasizes that strong historical or cultural connection to the City where a significant contribution to the historical or cultural preservation of the City is preferred over monetary contributions.

**Relationship to Vaughan Vision 2020 / Strategic Plan**

The updating of policies relates to the Vaughan Vision 2020 goal of Staff Excellence and Service Excellence.

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

**Regional Implications**

Not applicable.

**Conclusion**

The updating of Policy No. 04.3.08, Naming City Parks, Open Spaces, Community Facilities and Other Municipal Buildings and Properties is important so that staff and residents are provided with relevant and clear information and guidelines for naming City parks, open spaces, community facilities and other municipal buildings or properties.

**Attachments**

1. Revised Policy No. 04.3.08, Naming City Parks, Open Spaces, Community Facilities and Other Municipal Buildings and Properties
2. Existing Policy No. 04.3.08, Naming City Parks, Open Spaces, Community Facilities and Other Municipal Buildings and Properties

**Report prepared by:**

Paul Gardner, Director of Parks Development, Ext. 3209  
Marjie Fraser, Director of Parks Operations and Forestry, Ext: 6137  
Jeffrey Abrams, City Clerk, Ext 8281

(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. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**39**

**MAPLEFEST SIGNAGE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Ferri and Councillor Meffe, dated June 1, 2010:**

**Recommendation**

Regional Councillor Mario Ferri and Councillor Meffe recommend that:

Maplefest be permitted to add the attached sign which indicates the event date to the existing Maplefest signs at the entranceway to Maple.

**Contribution to Sustainability**

n/a

**Economic Impact**

Nil

**Communications Plan**

Nil

**Purpose**

To allow the addition of the event date and location to the already existing signage at the entrance of the Village of Maple.

**Background - Analysis and Options**

Maplefest for the last 20 years symbolizes the spirit of our youth, family and community spirit, and brings it all together at this annual summer festival. Maplefest is a registered non-profit group, made up of volunteers from the community providing activities, events, contests for all the residents of Maple and surrounding communities. The event brings approximately 22,000 people through the Village of Maple over the weekend. The Maplefest Organization previously had requested and was approved to permit the installation of a sign at the entranceway to the Village of Maple for the community and to identify that this is the home of Maplefest. We have now been approached by them to add information regarding the date and location for the annual event. They have confirmed that the signage will be maintained each year and will be kept current with the annual events regarding dates and times.

**Relationship to Vaughan Vision 2020/Strategic Plan**

This speaks to the initiative of enhancing and ensuring community safety, health and wellness.

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

**Regional Implications**

n/a

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**Conclusion**

It is my opinion that the addition of the event date and location to the already existing signage will better promote this community event and inform the community of all future upcoming events.

**Attachments**

Example of proposed signage.

**Report prepared by:**

Peter Meffe, Councillor, Ward 1 Mario Ferri, Regional and Local Councillor

(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 40, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

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**40     CITY OF VAUGHAN'S GENERAL INSURANCE AND RISK MANAGEMENT SERVICES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services & City Solicitor, dated June 1, 2010:**

**Recommendation**

The Commissioner of Legal and Administrative Services & City Solicitor, in consultation with the City Clerk, the Director of Purchasing Services and Manager of Special Projects, Licensing and Permits, Insurance and Risk Management recommends,

- 1) That the City Clerk be authorized to extend the current policy of insurance with Frank Cowan Company for a period of 70 days from June 30<sup>th</sup>, 2010.
- 2) That staff be directed to proceed with a Request for Proposal (RFP) for the city's insurance coverage and risk management services for a term of one year plus options to extend for two one-year periods upon successful negotiation of terms;
- 3) That the results of the RFP be brought forward to the September 7, 2010 meeting of Council for award; and
- 4) That staff be authorized to retain the services of such external resources as may be necessary with respect to the preparation and evaluation of the RFP.

**Contribution to Sustainability**

N/A

**Economic Impact**

The estimated cost of a 70 day insurance extension is estimated to be approximately \$448,330, plus applicable taxes, which represents an approximate increase of 50% above the current contract of insurance, on a pro rata basis. The final economic impact on the 2010 budget will not be known until such time as the RFP has been issued and renewed. Funding for any unbudgeted portion will be taken from the Insurance Reserve and form part of the City Clerk's 2011 budget submission.

**Communications Plan**

N/A

**Purpose**

The purpose of this request is to extend the existing policy of insurance with Frank Cowan Company for a period of 70 days, to provide for the issuance of and RFP for Insurance General Insurance and Risk Management Services.

**Background - Analysis and Options**

The City's current insurance policy with Frank Cowan Company Limited ("Cowan") for the 2009 to .../2

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2010 term is approaching expiry on June 30, 2010. In that regard, Cowan has provided to the City an offer to extend the policy. Staff recommend that the policy be extended for a short period only, in order to facilitate the receipt of competitive bids for insurance services.

Cowan's underwriting department has completed a renewal audit of the City's insurance account. The audit took into account changes in the schedule of assets and exposures since the last renewal, the building cost inflation factor applicable to Ontario, and an assessment of the current claims experience. The impact of consolidating city offices into the new City Hall building has not yet formed part of the renewal costs.

Based on the Cowan analysis, the proposal for the City's 2010 Municipal Insurance renewal will increase costs by approximately 50%, with the driving factor being the deterioration of the most recent 3 year claims history.

Cowan explains the sharp increase in premiums as being due to the City's severity and frequency of claims in previous years, particularly in the area of personal injury liability claims that occur from slip, trip and falls on the municipality's roadways and sidewalks. The direct costs associated with liability claims are the awards (including jury awards) and professional fees for lawyers, adjusters and experts.

#### Preventive Measures

To address the incidents of liability claims involving municipal roads and sidewalks the City's Risk Management section has worked with City staff to recognize, reduce and mitigate risks found on City property. These efforts have included seminars that Cowan has held with Parks Operations on the recognition, documentation and repair of slip, trip and fall hazards. Risk Management has also instituted a hazard patrol exercise through which staff document and respond to hazards noted on municipal sidewalks.

Notwithstanding these efforts, Cowan is proposing a substantial increase in premiums based on the City's previous claims experience.

To ensure that the City continues to receive competitive, comprehensive and sustainable insurance coverage staff is proposing that an RFP be issued at this time.

In an effort to ensure that the RFP and submission requirements are met, staff propose that a consultant with a municipal insurance background and no affiliation with any potential RFP proponents be retained.

#### Relationship to Vaughan Vision 2020/Strategic Plan

This report is in keeping with Vaughan Vision's of management excellence through the maintenance of the City's assets and infrastructure, its financial sustainability, and its commitment to service excellence through the enhancement of community safety, health and wellness by the promotion of risk management initiatives.

#### Regional Implications

N/A

#### Conclusion

The authority to allow an extension of up to 70 days will provide the City with adequate time to prepare and proceed with an RFP for insurance coverage and risk management services.

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The authority to retain an insurance consultant will ensure that diligence is exercised in seeking a professional and unbiased evaluation of the submissions received.

**Attachments**

N/A

**Report prepared by:**

Joseph Chiarelli, Manager of Special Projects, Licensing and Permits, Insurance and Risk Management ext. 8737

Tricia Campbell, Risk Management Analyst, ext. 8134

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**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 41, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**41**

**RFI TORONTO FC**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated June 1, 2010:**

**Recommendation**

Peter Meffe, Local Councillor for Ward 1 recommends:

1. That staff contact the representative from Maple Leaf Sports and Entertainment prior to the deadline date of June 19<sup>th</sup>, 2010 and advise them of the City's interest to participate in the projects; and,
2. Obtain a copy of the Toronto FC proposal and qualification form and review the criteria for the purpose of submitting a proposal.

**Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 6, Objective 6.1:

- To fully support the implementation of Green Directions at all levels of City operations.

**Economic Impact**

No economic impact associated with this report.

**Communications Plan**

Contact the Toronto FC and inform them of our interest to participate in this exciting project.

**Purpose**

Council approval for staff to obtain a copy of the RFI Toronto FC and review the criteria for the purpose of submitting a proposal.

**Background – Analysis and Options**

Since its inception, Toronto FC has been an exciting development for professional soccer in Canada. Toronto FC is Canada's soccer team and represents the tradition and diversity of the beautiful game.

They are seeking a potential partner in the development of a new home training ground for Toronto FC. As we envision it, Toronto FC Training Ground and Home for Toronto FC Academy will be a multiple field facility that showcases the best in Canadian Soccer from the professional game through to the grass roots of children playing in your community. We see this as a soccer development opportunity and a soccer business opportunity.

Vaughan is committed to providing access to quality soccer facilities to its residents and youth. Vaughan is a leader in York Region in youth registrations for soccer programs. The explosion of young people taking up the game coupled with the demographics of new Canadians moving into the region, this will further increase our demand.

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Vaughan as a community partner will be able to use this facility and its resources to their full advantage from developing the game at a grass route level to bringing high profile events and international clubs into our community. This project has the potential to be the epicenter of soccer in Canada.

#### Relationship to Vaughan Vision 2020

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

- **STRATEGIC GOALS:**  
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.

#### Regional Implications

N/A.

#### Conclusion

This is the largest, most ambitious training ground project ever undertaken by a Canadian soccer club. Not only will this facility be the home of Toronto FC's training program and the team's involvement in the game at all levels, it will be the premier venue for soccer development in North America. This means that this facility has the potential to play host to clubs from around the world as they will seek to use the facility for their training purposes while they are in town. From international teams playing friendly matches against Toronto FC to National teams travelling through Canada, this world class training facility will bring the soccer world to Vaughan. Vaughan is positioned and motivated to be the right community partner to help bring this vision to life for soccer players of all ages in our community.

#### Attachments

None.

#### Report Prepared by:

Adele Panicali, Executive Assistant, ext. 8723



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 42, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

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**42 CEREMONIAL PRESENTATION - JACK GRAZIOSI, DIRECTOR OF ENGINEERING SERVICES WITH RESPECT TO THE ENGINEERING SERVICES DEPARTMENT WINNING FIRST PLACE IN THE URISA (ONTARIO CHAPTER) MAP GALLERY CONTEST**

Mayor Jackson and Members of Council congratulated Jack Graziosi, Director of Engineering Services, and the Engineering Services Department on receiving first place in the URISA (Ontario Chapter) map gallery contest.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 43, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

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**43                    NEW BUSINESS – FEASIBILITY OF HAVING TELEVISIONS PLACED IN  
COMMUNITY CENTRES DURING THE WORLD CUP SOCCER**

Regional Councillor Frustaglio requested information with respect to the feasibility of televisions being set-up in Community Centres during the World Cup Soccer to allow residents to view the games.

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 44, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

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**44 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
JUNE 1, 2010**

**The Committee of the Whole passed the following resolution:**

**That a closed session of Committee of the Whole be convened for the purpose of discussing the following matter:**

- 1. APPOINTMENT TO THE PEDESTRIAN/STREET SAFETY TASK FORCE**  
(personal matters about identifiable individuals)

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 45, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

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**45                    PRESENTATION - MR. KHALED EL-DALATI, PROJECT MANAGER,  
DELCAN CORPORATION AND MR. ROBB MINNES, PROJECT MANAGER,  
MINISTRY OF TRANSPORTATION WITH RESPECT TO PRESENTING THE  
RECOMMENDED PRELIMINARY DESIGN FOR THE  
407 TRANSITWAY PLANNING AND PRELIMINARY DESIGN STUDY**

**The Committee of the Whole recommends that the presentation by Mr. Khaled El-Dalati, Project Manager, Delcan Corporation, and presentation material entitled, "*407 Transitway from East of Highway 400 to Kennedy Road, GWP 252-96-00 Planning & Preliminary Design*", be received.**

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010**

Item 46, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

**46**

**PRESENTATION - SUPERINTENDENT TONY CUSIMANO,  
YORK REGIONAL POLICE, 4 DISTRICT HEADQUARTERS  
PRESENTING THE 2009 YORK REGIONAL POLICE CRIME STATISTICS  
AS IT RELATES TO THE CITY OF VAUGHAN**

The Committee of the Whole recommends that the presentation by Superintendent Tony Cusimano, York Regional Police, 4 District Headquarters, and presentation material entitled, "*Vaughan 2009 Crime Statistics*" and "*Crime Statistics Vaughan January-December (2009-2009)*", be received.