

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2010

Item 1, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

1

AMENDMENT OF HIATUS BY-LAW 332-98

(Referred Item)

The Committee of the Whole recommends that the recommendation contained in the following report of the City Manager and the Commissioner of Legal and Administrative Services, dated May 11, 2010, be approved, subject to adding the following clauses 2 and 3, in accordance with the memorandum of the Director of Legal Services, dated June 10, 2010:

2. That an exemption to the City's Noise Control Bylaw 270-81 be granted to permit the operation of construction equipment in connection with construction operations between the hours of 7:00 p.m. and 7:00 a.m. Monday through Saturday related to the construction of the Toronto-York Spadina Subway Extension Project commencing on the 1st day of July, 2010 and continuing until the completion of the Project, and
3. That a bylaw be enacted to authorize an agreement between the City of Vaughan and the City of Toronto pursuant to section 4.1 of the *Building Code Act* to allow Toronto staff to review the building permit drawings and conduct inspections regarding the TTC subway stations to be constructed in Vaughan and to authorize the execution of the agreement.

Council, at its meeting of May 18, 2010, adopted the following (Item 28, Report No. 21):

That this matter be referred to the June 15, 2010 Committee of the Whole meeting, in accordance with the memorandum of the Director of Legal Services, dated May 7, 2010.

Report of the City Manager and Commissioner of Legal and Administrative Services, dated May 11, 2010

Recommendation

The City Manager and Commissioner of Legal and Administrative Services recommend that:

1. Hiatus Bylaw 332-98 be amended to delegate certain administrative powers and duties to the City Manager during hiatuses in Council Meetings and to clarify authority for the Clerk to execute various documents of an administrative nature

Contribution to Sustainability

This report is consistent with the priorities set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate. Fewer reports mean less paper is used.

Economic Impact

The amendments to the bylaw will create administrative efficiencies.

Communications Plan

Not applicable

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Purpose

The purpose of this report is to obtain Council approval for amendments to Hiatus Bylaw 332-98 to streamline processes to provide enhanced customer service and achieve administrative efficiencies.

Background - Analysis and Options

In September 1998, Council enacted Hiatus Bylaw 332-98, authorizing the delegation of certain matters to the City Manager during a hiatus of meetings of Council such as the awarding and execution of tenders and requests for proposal included in approved budgets, and to the Commissioner of Engineering and Public Works to grant exemptions to the City's Noise Bylaw for construction projects and to order temporary road closures for construction work. It is appropriate at this time to include the Commissioner's delegation under the hiatus bylaw in the regular delegation bylaw so that the delegation extends to the regular business year and not just during a hiatus in meetings.

It is also appropriate to include a provision in the bylaw that authorizes the City Manager to approve the execution of such documents as he deems reasonably required and necessary to carry on the business of the corporation during hiatuses in meetings.

Toronto-York Spadina Subway Extension (TYSSE)

This project is the 8.6 km extension of the subway from Downsview Station through York University north to the Vaughan Metropolitan Centre in Vaughan. TTC will be applying for site plan approval of the three proposed subway stations: Steeles West Station, Highway 407 Station, and the Vaughan Metropolitan Centre Station. They will also be applying for site plan approval of two Emergency Exit Buildings along the subway route within Vaughan. TTC staff have been working diligently to prepare plans and have been actively seeking comment through the process. They have circulated the 30% conceptual design packages for the three stations and will be proceeding with the 60% and 90% detailed design submissions within the next few months. TTC has also recently submitted a site plan application for the Highway 407 station. TTC anticipates site plan submission for the Steeles West station and Vaughan Metropolitan station within the next several months.

On November 30, 2009 York Region Rapid Transit staff presented to Council the 10% conceptual design submissions for the Steeles West, Highway 407 and the Vaughan Metropolitan Centre stations. Staff in coordination with the YRRTC and TTC will be presenting the latest station designs to members of Council on May 11, 2010 (to be confirmed by Clerks).

In addition UPS will be applying for approval to revise their site plan to incorporate the City of Vaughan storm pond and the York Region lands (previously known as the Damiani lands) in accordance with the Memorandum of Understanding between UPS, Vaughan and the Region.

The schedule for the subway project has very tight timelines for site plan approval, issuance of building permits and tendering of the project for construction. TTC staff have requested that delegated approval for the final site plans for the above matters during hiatuses in Council meetings this year would expedite the subway project significantly. It is proposed to delegate the authority to grant final site plan approval to the City Manager on the recommendation of the Commissioner of Planning and the Commissioner of Engineering and Public Works subject to standard conditions.

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Execution of Documents

This Bylaw also authorizes the execution by the Clerk of documents of an administrative nature arising from a decision of Council. There are many different documents of an administrative nature which arise from changes in various processes in City departments over the years and it is timely to amend the Hiatus bylaw to revise the Clerk's authority to clarify the execution authority for various documents not only during a hiatus in meetings, but also generally.

In December, 2007, Council adopted a Delegation of Powers and Duties Policy pursuant to the Municipal Act. The proposed amendments to Bylaw 333-98 are in conformity with the Policy.

Section 284.1 of the Municipal Act now provides that municipalities implement an appeal procedure with respect to delegated decisions. Bylaw 332-98 provides that any matters may be referred to Council for consideration.

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;
- Leadership initiatives and promotion of environmental sustainability;
- Effective governance; and
- Planning and managing growth, and economic vitality.

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

- Work with other levels of government to continue to support the expansion of the Go Rail System, local transit and the Subway; and
- Support and plan high capacity transit at strategic location throughout the City.

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

Regional Implications

The Region is a funding partner for the Toronto-York Spadina Subway Extension.

Conclusion

The Hiatus By-law provides the mechanism for the efficient continuation of administrative matters during hiatuses in Council meetings. The recommended inclusion regarding final site plan approval for the Spadina Subway Extension will facilitate this important project.

Attachments

Attachment #1 - Memorandum of the Director of Legal Services, dated May 7, 2010

Report prepared by:

Heather A. Wilson
Director of Legal Services

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

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Item 2, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

**2 AWARD OF TENDER T10-182, SUPPLY AND DELIVERY OF CONCRETE MATERIALS
FOR ROUTINE AND EMERGENCY REPAIRS**

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 15, 2010:

Recommendation

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

1. That Tender T10-182, for the supply and delivery of concrete material for routine and emergency repairs be awarded to Ontario Redimix; and,
2. That the Mayor and Clerk be authorized to sign the necessary documents.

Contribution to Sustainability

The supply of various classes of concrete materials will ensure repairs are completed promptly for the health, safety and well being of the citizens of Vaughan.

Economic Impact

Sufficient funds to cover the cost of the supply and delivery of various classes of concrete materials for routine and emergency repairs are budgeted for in various Water and Wastewater accounts in the 2010 Operating Budget. The estimated value of the contract is approximately \$115,585.00 per annum excluding taxes, with an estimated total value of \$577,925.00, excluding taxes, over the five year life of this contract (2 years + 3 one year optional extensions). The prices obtained through this tendering process are lower than those previously experienced by the Public Works Department.

Communications Plan

Not Applicable.

Purpose

The purpose of this report is to award contract T10-182 for the supply and delivery of concrete material for routine and emergency repairs performed by the Public Works Department.

Background - Analysis and Options

Public Works uses various classes of concrete materials during routine and emergency repairs for backfill, as well as for structural restorations to sewer and water repairs. The material is produced at the contractor's plant, and delivered directly to the job site, with timing of the material delivery being of the essence. Taking this into account, the contract was written with a delivery timeline to the job site of within 2 hours of placement of an order. This time stipulation will ensure a quick restoration of the area, minimizing complaints and providing excellent service to the residents of Vaughan.

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Over 50% of the work performed utilizes a concrete product known as unshrinkable fill. While technically a “concrete” product that is produced using standard concrete production equipment, its primary purpose is to act as a removable, non-shrinkable backfill material rather than as a typical structural concrete.

The remaining 50% of the work utilizes several structural concrete mixes for such applications as watermain thrust blocks and pipe encasements, as well as repairs to manholes, catch basins, curbs and sidewalks resulting from routine and emergency repairs of watermains and sewers.

Bidders were asked to provide a unit price per cubic meter, based on historical averages for supply and delivery of various classes of concrete and performance requirements. The rates were to take into consideration deliveries from 7am to 7pm, 7 days a week, after hour rates for deliveries from 7pm to 7am, 7days a week and statutory–holiday rates, and winter handling rates.

The contract is for a period of 2 years from the date of award of the contract with the possibility of 3 one year extensions, conditional upon satisfactory work by the Contractor. Prices will remain firm for the term of the contract and CPI price increases will apply to the optional extension periods, years 3, 4 and 5.

Tender T10-182 was advertised on April 27, 2010 in the Ontario Public Buyers Association Website (OPBA), BIDDINGO, and on the City web page. A total of 6 sets of bid documents were issued and the following two bids were received:

BID RESULTS T10-182 SUPPLY AND DELIVERY OF CONCRETE MATERIALS FOR ROUTINE AND EMERGENCY REPAIRS		
	BIDDER	TOTAL ANNUAL COST EXCLUDING TAXES
1	Ontario Redi-Mix	* \$115,585.00
2	Toronto Redi-Mix Limited	\$121,671.00

Staff has checked the bids for mathematical errors, and as noted by the asterisk, the corrected total for Ontario Redimix is \$115,585.00.

References for Ontario Redimix were checked by staff, and satisfactory comments from both the City of Toronto and the Town of Markham were received, as well as from various other local construction companies. Accordingly, it would be appropriate to award contract T10-182 to Ontario Redimix.

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: A-3 “Safeguard Our Environment”
- Objective: D-1 “Enhance Productivity & Cost Effectiveness”

Regional Implications

Projects requiring backfill on Regional roads are reviewed in collaboration with the Region of York staff prior to the placement of an order of concrete material.

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Conclusion

Sufficient funding is available in various Water and Wastewater accounts in the 2010 Operating Budget. Therefore, based on prices submitted, it is recommended that Tender T10-182 be awarded to Ontario Redimiix, for the supply and delivery of concrete materials.

Attachments

N/A

Report prepared by:

Tina Di Biase
Technical Coordinator

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Item 3, Report No. 31, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 29, 2010, as follows:

By approving the following in accordance with the additional report of the Commissioner of Engineering and Public Works, dated June 29, 2010:

- “1. That Tender T10-196 for the Teston Road and Keele Street Multi-use Boulevard Pathway, Sidewalk and Streetlighting be awarded to Vaughan Paving Ltd. in the amount of \$650,589.01, plus applicable taxes;***
- 2. That a contingency allowance in the amount of \$70,000.00, plus applicable taxes, be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the Contract;***
- 3. That a Geotechnical and Material Testing amount of \$7,000.00, plus applicable taxes, be approved to ensure compliance with all applicable standards; and***
- 4. That the Mayor and City clerk be authorized to sign the appropriate documents.”***

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**AWARD OF TENDER T10-196
TESTON ROAD AND KEELE STREET
MULTI-USE BOULEVARD PATHWAY, SIDEWALK AND STREETLIGHTING
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 15, 2010:

Recommendation

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

That Tender T10-196 for the Teston Road and Keele Street Multi-Use Boulevard Pathway, Sidewalk and Streetlighting be brought forward to Council for authorization to award, subject to receiving all necessary approvals.

Contribution to Sustainability

The installation of these services will ensure that an acceptable level of service by the City's infrastructure is maintained for the health and well being of its citizens.

Economic Impact

The economic impact to the City is unknown at this, but will be identified in the additional information item after the tender has closed on June 2, 2010.

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 T10-196, Teston Road and Keele Street Multi-Use Boulevard Pathway, Sidewalk and Streetlighting.

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Background - Analysis and Options

The work covered by this tender includes the roadway lighting and multi-use boulevard pathway construction on Teston Road from Jane Street to Keele Street and roadway lighting and sidewalk construction on Keele Street from Teston Road to Drummond Drive, (Capital Budget Project EN-1756-09). (See Attachment No. 1 for project location).

Staff will prepare an additional information report for this item after the bids are received and have been evaluated for Council's consideration at the June 29, 2010 meeting. Construction is scheduled to commence in mid July and is expected to be substantially completed by mid November 2010.

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

The Region of York has been notified of this project.

Conclusion

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

Attachments

1. Location Map

Report prepared by:

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

PM:mc

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

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Item 4, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

**4 STATUS UPDATE OF 2010 LINE PAINTING (TENDER T10-064)
WARDS 1-5**

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 15, 2010:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That this report be received for information.

Contribution to Sustainability

The painting of pavement markings on the City's roads will ensure that an acceptable level of service is maintained for the health, safety and well being of its citizens.

Economic Impact

The amount of the awarded contract of \$184,392.24 (incl. GST) is within the 2010 Pavement Marking Operating Budget, Account No. 2004010.7331. As development increases in the City and the cost of materials increase, this amount will be adjusted accordingly to meet these requirements within the Annual Operating Budget.

Communications Plan

Not Applicable.

Purpose

This report provides details of the timelines for the application of this year's pavement marking program as part of Tender T10-064.

Background – Analysis and Options

At its meeting of May 18, 2010, Council directed:

“That staff provide Council with a status update on the line painting contract for 2010, including information on the implementation date and whether the contract will include painting for stop bars at all-way stops.”

Tender T10-064 for the Supply of Materials and Services for Pavement Marking Applications was awarded to Woodbine Pavement Markings Limited at the May 4, 2010 Council Meeting, in the amount of \$184,392.24 (incl. GST).

A pre-construction meeting was held on May 18, 2010 with Traffic Engineering staff and the general contractor, Woodbine Pavement Markings Limited, to review the work requirements as part of this contract.

The contract includes the City-wide painting of longitudinal markings (centreline, lane lines), transverse markings (stop bars, crosswalks, etc.), and durable markings at selected intersections.

The timeline for each part of the contract is as follows:

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- Part 1 - Transverse Markings - Stop Bars, Crosswalks, Arrows, Medians, and Speed Hump Triangles to start June 1, 2010 and be completed by July 31, 2010.
- Part 2 - Longitudinal Markings - Centrelines, Lane Lines to start July 1, 2010 and be completed by August 1, 2010.
- Part 3 - Durable Markings - select signalized intersections (8 in total), stop bars and crosswalks to start July 1, 2010 and be completed by August 1, 2010.

In addition to the above mentioned pavement markings, school crosswalks will be repainted in the fall, starting October 1, 2010 and be completed by October 19, 2010.

The associated project management of this contract will be carried out by Traffic Engineering staff. A 3rd party contractor, who specializes on the paint application process, has been retained to carry out inspections and ensure that all pavement markings meet the City's standards and specifications.

The application of a stop bar is included in the contract for each all-way stop controlled intersection in the City.

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

It is recommended that this report be received for information.

Attachments

Not Applicable.

Report prepared by:

Mark Ranstoller, Senior Traffic Technologist, ext. 3141
Mike Dokman, Supervisor, Traffic Engineering, ext. 3118

MR: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 5, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.10-004
OWNER: RICBRU INVESTMENTS INC. (SILVANO MARCOLINI)
LOCATION: 4600 STEELES AVENUE WEST
BLOCK 3, REGISTERED PLAN 65M-2166
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 15, 2010:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-004, Ricbru Investments Inc., (Silvano Marcolini), be APPROVED, in accordance with the revised drawings and display only products available within the business.

Contribution to Sustainability

N/A

Economic Impact

None.

Communications Plan

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

Purpose

Request to install three additional wall signs in conjunction with two existing wall signs on the building face of the subject property as shown on the attached drawings.

Background - Analysis and Options

Bylaw Requirements (203-92, as amended):

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

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-Law.

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.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2010

Item 5, CW Report No. 31 – Page 2

Regional Implications

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

Conclusion

The applicant is proposing to install three additional wall signs on the front building elevation with each sign having a maximum sign area of 8.2 sqm. or 88 sqft. (Total sign Area = 24.6 sqm. or 264 sqft.)

Members of the Sign Variance Committee have reviewed the revised plans submitted by the applicant and have no objections to the approval of the application provided that the proposed signs only display products available from the business.

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

Attachments

1. Site Plan
2. Sketch of Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

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Item 6, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.10-009
OWNER: WALMART CANADA CORP.
LOCATION: 700 CENTRE STREET, BUILDING 'A'
LOT 6, CONCESSION 2, PLAN NO. 65R27124
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 15, 2010:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-009, Walmart Canada Corp., be APPROVED.

Contribution to Sustainability

N/A

Economic Impact

None.

Communications Plan

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

Purpose

Request to install an additional wall sign on each building face of the subject property as shown on the attached drawings.

Background - Analysis and Options

Bylaw Requirements (203-92, as amended):

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

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-Law.

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.

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Regional Implications

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

Conclusion

The applicant is proposing to install four small wall signs (“Superstore”) on the building’s elevations as shown on the attached drawings. (Total Sign Area for all proposed signs = 5.8 sqm. or 65 ± sqft.)

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained.

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

Attachments

1. Site Plan
2. Sketch of Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

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Item 7, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.10-010
OWNER: FRANK CARINCI (ROYAL EMPRESS GARDENS LTD)
LOCATION: 2900 HIGHWAY #7 WEST
PART LOT 6, CONCESSION 4, PLAN NO. 65R-12013
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated June 15, 2010, be approved; and
- 2) That staff advise the applicant to alter their sign to read "Walk to Subway coming 2015".

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-010, Frank Carinci (Royal Empress Gardens Ltd), be APPROVED subject to the sign being set back a minimum of 5 meters from the property line.

Contribution to Sustainability

N/A

Economic Impact

None.

Communications Plan

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

Purpose

Request to install two development signs each having an area of 60 sqm per sign as shown on the attached drawings.

Background - Analysis and Options

By-law Requirements (203-92, as amended):

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

Relationship to Vaughan Vision 2020/Strategic Plan

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

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Regional Implications

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

Conclusion

The applicant is proposing to install two single sided development signs each having an area of 60 sqm as shown on the attached drawings. (Total Sign Area 120 sqm.)

Members of the Sign Variance Committee have reviewed the application and have no objections to its approval provided that the proposed signs are setback a minimum of 5.0 meters from the front lot line to reduce the impact of the signs. Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained.

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

Attachments

1. Site Plan
2. Sketch of Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

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Item 8, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

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SIGN VARIANCE APPLICATION
FILE NO: SV.10-012
OWNER: FCHT HOLDINGS (ONTARIO) CORP.
LOCATION: 9300-9370 BATHURST STREET
BLOCK 23, PART LOT 16, CONCESSION 2
REGISTERED PLAN 65M-3918
WARD 1

The Committee of the Whole recommends:

- 1) That Sign Variance Application SV.10-012, FCHT Holdings (Ontario) Corp., be approved:
- 2) That the City of Vaughan be provided with messaging opportunities on the sign and that staff be notified of such;
- 3) That the sign be turned off at 11:00 p.m., in consideration of the adjacent residential area;
- 4) That the report of the Sign Variance Committee, dated June 15, 2010, be received; and
- 5) That the following deputations be received:
 - a) Ms. Jodi Shpigel, FCHT Holdings (Ontario) Corp., 85 Hanna Avenue, Suite No. 400, Toronto, M6K 3S; and
 - b) Mr. Paul C. Seaman, Clear Channel Outdoor, 20 Dundas Street West, Suite No. 1001, Toronto, M5G 2C2, on behalf of the applicant.

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-012, FCHT Holdings (Ontario) Corp., be REFUSED.

Contribution to Sustainability

N/A

Economic Impact

None.

Communications Plan

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

Purpose

The applicant is requesting Sign Variances be approved to permit alternate tower/pylon sign designs from that of the approved site plan agreement, as shown on the attached drawings.

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Background - Analysis and Options

By-law Requirements (203-92, as amended):

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

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-Law.

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

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

Conclusion

West Sign Tower - Bathurst Street and Ilan Ramon Avenue

The applicant is proposing to replace the previously approved four column tower structure consisting of three, - 3 meter by 4.5 meter Video Signage Screens Tenant Signs (1st Party) with a two column structure that includes 24 sqm. (Total 48 sqm.) of backlit tenant signage as shown on the attached drawings. (Attachment 2)

East Sign Tower - Bathurst Street and Rutherford Road

The applicant is proposing to maintain the previously approved four column tower structure and replace the four, - 3 meter by 4.5 meter Video Signage Screens Tenant Signs (1st Party) with a single larger - 7 meter by 6 meter ± (45 sqm.) curved Video Signage Screen. The proposal also includes an additional 24 sqm. of backlit tenant signage for two of the towers elevations. (Total 48 sqm.), as shown on the attached plan. (Attachment 2)

The applicant is further proposing that the Video Signage Screen not be restricted to tenant signage (1st Party) and would display 1/3 Tenant Signage, 1/3 Community Signage and 1/3 Third Party Advertising in a continuous display loop.

Committee Comments.

As a major part of the proposed modifications to the east sign tower, the applicant is proposing to construct a 7 meter x 6 meter – 45 ± sqm. (485 sqft.) Video Billboard having a sign height of approximately 12 meters (39 feet) above grade. This video billboard/screen is being curved to better ordinate itself towards the major traffic intersection of Bathurst and Rutherford Road. This proposed sign is approximately 4.5 meters (15 feet) higher and more than double the size of typical permitted 3rd Party poster panel/billboard signs found within the City.

Excluding the plaza identification and "Vaughan" portions, the total sign area being proposed for the east sign tower is 93 ± sqm. or 1000 sqft. of signage.

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Committee members are of the opinion that the increased signage is not appropriate and far exceeds the maximums contained within the sign by-law. Further, the large curved video display (Video Billboard) is more suitable for a pedestrian orientated urban environment and may be extremely distracting for the vehicular traffic at such a major traffic intersection.

Members of the Sign Variance Committee do not support the application and recommend that the variance application be refused.

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

Attachments

1. Site Plan
2. Applicant's Proposal - Revised Sign Towers
3. Approved Sign Towers. (As Per the Site Plan Agreement.)

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

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

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9

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-013
OWNER: BERT WIETZES
LOCATION: 7080 DUFFERIN STREET
BLOCK 3, REGISTERED PLAN 65M-2085
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 15, 2010:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-013, Bert Wietzes, be APPROVED.

Contribution to Sustainability

N/A

Economic Impact

None.

Communications Plan

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

Purpose

Request to install an additional wall sign and alter the existing pylon sign as shown on the attached drawings.

Background - Analysis and Options

Bylaw Requirements (203-92, as amended):

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

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-Law.

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.

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Regional Implications

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

Conclusion

The applicant is proposing to install an additional wall sign on the building face and alter the existing pylon sign as shown on the attached drawings. The proposed signs are associated with the re-branding of the automotive dealership. (Additional Wall Sign Area = 1.6 sqm. or 16.5 sqft)

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained.

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

Attachments

1. Site Plan
2. Building Elevation
3. Sketch of Pylon Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

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Item 10, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

10

CITY OF VAUGHAN DIVERSITY STRATEGY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 15, 2010:

Recommendation

The Commissioner of Community Services in consultation with the Senior Management Team, the Director of Recreation and Culture, the Director of Human Resources, the Director of Economic Development, the Director of Reserves and Investments, the Director of Budgeting and Financial Planning and the Community Equity and Diversity Committee recommends:

- 1) That the City of Vaughan Diversity Strategy, goals and action items be approved in principle; and,
- 2) That the funding requirements to implement the Strategy, be considered during the annual budget process; and
- 3) The implementation plan as identified in the strategy be undertaken by staff.

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 culture and its heritage.

Economic Impact

The Diversity Strategy identifies the individual actions that will advance each goal. Every effort will be made to use existing resources to develop partnerships etc where available. However, some actions will require resources to implement and may impact future budgets. These items are illustrated in the attached Diversity Strategy summary of goals and actions section and are estimated at \$127,000. In line with the current practices, these funds will be requested as part of the budget process for consideration and approval.

Communications Plan

The communication process for the Strategy involved consultation with the Community Equity and Diversity Committee, Council and stakeholder interviews, review of municipal and Provincial best-practices and input from the Vaughan Diversity Workshop held in March 2010.. The Strategy, if approved, will be promoted to community stakeholders, citizens, community groups and posted on the City website.

Purpose

The purpose of the report is to have Council review and consider the approval of the proposed Vaughan Diversity Strategy.

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Background - Analysis and Options

The strategic plan for the City of Vaughan, Vaughan Vision 20/20, identifies as a strategic initiative that the City “approve and implement a strategy to engage and support our diverse communities”. In addition, a strategic priority in Vaughan Vision is the “preservation of our heritage and support of diversity, arts and culture”.

Diversity is a term used to encompass all the various differences among people - including race, religion, gender, sexual orientation, disability, ancestry, colour, and ethnic origin.
Canadian Race Relations Foundation

Vaughan is a diverse city as demonstrated by the various ethnic and religious groups, immigrants and languages spoken amongst its residents. Approximately 45% of Vaughan's population are immigrants. Italians are the largest ethnic group making up 39% of its population. Since 2001 Vaughan's immigrant population growth has increased by 41%. Other significant groups include Jewish at 13%, South Asian 8.5%, Russian at 6% and Chinese at 4.2% of the population. The 2006 Censuses identifies 27% of the City of Vaughan's population as part of a visible minority with an increase of 83% since 2001. *(All Data from the 2001& 2006 Canada Census)*

The City of Vaughan has an important role in advancing awareness of and advocating for “diversity” issues. Municipalities are primarily governed by other levels of government as it relates to their responsibilities, funding and legislative powers. As a result, the City's role can be defined within the following parameters:

1. Act as facilitator, advocating and promoting diversity issues in the community.
2. As a Corporation, ensuring policies and procedures promote inclusivity and the protection of human rights.
3. As a service provider, developing programs and services that meet the needs of its diverse community.

A scan of the City of Vaughan's current practices identifies a number of initiatives and programs in place that deal with diversity issues such as the implemented a series of human rights and respectful workplace policies for its employees, the City's language line service, its partnerships and mentorship programs, and protocols/policies related to acts of racism and anti-graffiti by-law.

A strategy related to diversity, therefore, should focus on augmenting and continuing current practices and addressing some of the key gaps. Three goals have identified in the Strategy. In addition, actions items to develop each goal is outlined and prioritized in the Strategy for the next five years.

Goals and Action Items

The Diversity Strategy has a number of action items that are centered around three goals:

1. To communicate and promote the City of Vaughan's commitment to a unified community that recognizes and is responsive to cultural differences, promotes and protects human rights, and celebrates diversity.
2. To continue to foster a corporate culture that protects employee's human rights, promotes inclusivity and provides opportunities in its employment practices.
3. To create opportunities for creative cultural expression, and dialogue.

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GOAL 1: To communicate and promote the City of Vaughan's commitment to a unified community that recognizes and is responsive to cultural differences, promotes and protects human rights, and celebrates diversity.

ACTION ITEMS

1. Host an annual round table meeting that focuses on emerging diversity issues and concerns and brings together the various cultural groups within the community.
2. Invite cultural groups to partner with Council to proclaim days of recognition for significant holidays and events and encourage community displays and celebrations of cultural diversity associated with such events.
3. Develop a communication plan that includes signage, flyers, posters that welcomes people at key customer service areas and at City facilities, to help identify service counters and the language line services at these locations.
4. Establish in cooperation with schools, and other agencies/groups, a program and teaching materials on diversity and human rights.
5. Through the Vaughan Business Enterprise Centre, partner with lead government agencies that will deliver workshops and initiatives to the community and businesses with a focus on the promotion of equity in the labour market, inclusiveness in the private workplace and issues relating to access to jobs and trades for foreign trained professionals.
6. Explore through the Economic Development Department, economic opportunities Vaughan's diversity can bring to the City through its connections to other parts of the world.
7. Ensure that all City policies, procedures and practices promote inclusivity and do not support groups/organizations that promote discriminatory practices based on race, origin, colour, religion, gender, sexual orientation, marital status, family status and disability.
8. Partner with key organizations/agencies and expert consultants on a per project basis in implementing action items identified in the Diversity Strategy.

GOAL 2: To continue to foster a corporate culture that protects employee's human rights, promotes inclusivity and provides opportunities in its employment practices.

ACTION ITEMS

1. Establish a City protocol and procedures for responding to acts of racism, hate crimes and incidents, including bringing such incidents to the attention of the appropriate authorities.
2. Establish a communication campaign that focuses on information to the public on diversity and inclusivity and on related Provincial and Federal agencies and services.
3. Establish an ongoing process to identify culturally diverse groups, and establish a method of connecting and establishing dialogue with these groups as it relates to issues, needs and concerns within the context of equity, inclusiveness and diversity.
4. Develop with expert consultant "diversity" orientation training for staff.

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5. Continue to communicate Vaughan's commitment to hire employees from diverse backgrounds based on qualifications and skills without prejudice or discrimination and establish ongoing methods of conveying job opportunities to the public.
6. Continue to offer and expand as required, the language line services at City facilities that provides free translation services to citizens.
7. Partner with school boards, service providers (e.g. COSTI, Welcome Centre), York Region Police and others to deal with needs of diverse citizens and groups.
8. Continue to promote and enforce Vaughan's human resources policies regarding respectful workplace policy that deal with human rights, protection against discrimination within the workplace and has a mechanism in place to deal with disputes and register complaints.
9. Continue to support and participate in Vaughan's corporate employee/new citizen's mentorship program in partnership with key organizations.

GOAL 3: To create opportunities for creative cultural expression and dialogue.

ACTION ITEMS

1. Integrate activities showcasing the cultures and traditions of diverse groups and include cultural activities in events and celebrations by the city or in partnership with groups and associations, in key community and corporate events and celebrations.
2. Develop programs that facilitate cultural expression and invite groups and citizens to participate in these programs to foster community pride and participation.

Implementation of Strategy

The implementation of this Strategy will be completed incrementally in accordance with the priority each initiative has been assigned. The following are key steps that will be followed as it relates to the Strategy's implementation:

- Identified lead department will establish a timeline for each assigned initiative.
- If financial resources are required to implement the request, it will be brought forward during the Operating or Capital Budget process for consideration.
- An assessment will be completed by the Recreation and Culture Department in Year 3 and Year 5 of the approval of the Strategy to summarize the progress of each action item.

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 OBJECTIVES:**
Preserve our heritage and support diversity, arts and culture.

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This report is consistent with the priorities previously set by Council, however, the necessary resources to implement the recommended action items in the strategy have not been determined, allocated and approved.

Regional Implications

There are no regional implications

Conclusion

The Diversity Strategy centres around actions items that will increase communication and access to existing resources for Vaughan's citizens, develop a staff training program and deliver key programs and services related to diversity issues. The Strategy will be developed in the next five years and indicators/feedback will be established to determine its effectiveness within this time period. The Strategy will promote Vaughan's commitment to inclusivity and diversity.

Attachments

1. Diversity Strategy

Report Prepared By

Mary Reali, Director of Recreation and Culture, ext. 8234
Thomas Plant, Senior Manager of Strategic Planning, ext. 8231
Angela Palermo, Cultural Services Manager, ext. 8139

(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. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

11 HERITAGE PERMIT DELEGATION OF APPROVAL BY-LAW

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 15, 2010:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Recreation and Culture and Director of Legal Services, recommends approval of the following recommendation by the Heritage Vaughan Committee:

- 1) That Council approve the enactment of a delegation by-law for Heritage Permit Applications that would authorize the Director of Recreation and Culture, or designate, the authority to approve Heritage Permit applications that conform or comply with the heritage conservation district guidelines, pursuant to subsections 33(15) and 42(16) of the Ontario Heritage Act, R.S.O., 1990, Chapter 0.18, as amended; and,
- 2) That the Mayor and Clerk be authorized to execute the subject by-law.

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 culture and its heritage.

Economic Impact

There is no economic impact associated with the approval of this item.

Communications Plan

The new procedure to be established as a result of the approval of this item shall be communicated to Heritage Permit applicants, identified on application forms and on the City of Vaughan website.

Purpose

The purpose of this report is, pursuant to subsections 33 (15) and 42 (16) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, to authorize the Director of Recreation and Culture, or designate, the authority to approve Heritage Permit applications that conform or comply with the heritage conservation district guidelines, as amended. This is being requested to improve customer service by reducing the time required to process compliant Heritage Permits and to authorize by by-law the current permit system in place.

Background - Analysis and Options

The City of Vaughan currently has four Heritage Conservation Districts designated under Part V of the Ontario Heritage Act (OHA). They include the Heritage Districts of Thornhill, Kleinburg-Nashville, Woodbridge and Maple, totaling 878 designated properties within the four districts. As well, the City has 49 properties individually designated under Part IV of the Ontario Heritage Act.

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All properties designated under the Ontario Heritage Act, be they individually designated or a part of a Heritage Conservation District, require a Heritage Permit for any exterior changes, additions or demolitions. This requirement includes contemporary buildings or heritage buildings within Conservation Districts.

The Heritage Conservation District Plans governing all four Districts identify Cultural Services staff and the Heritage Vaughan Committee as the approval/reviewing body for Heritage Permit applications. This has been the process followed by Cultural Services staff in reviewing Heritage Permit applications since 1989 when the Thornhill District was first designated. As the Districts were approved by by-law, it was accepted that the designating by-laws authorized staff as the approval authority for Heritage Permit applications as outlined in the District Plans, however, a delegation by-law as authorized by the Ontario Heritage Act is the tool that is needed to authorize this authority.

Heritage Permits are required for alterations to designated properties, in addition to approvals and permits issued by the Planning and Building Standards Department. These changes can be as simple as exterior painting to the construction of an entire new addition. The Ontario Heritage Act defines alteration as “to change in any manner and includes to restore, renovate, repair or disturb”. The 2005 amended OHA now requires that Heritage Permit applications be reviewed by Council within 90 days of application by the owner.

The OHA provides that municipal councils may delegate their consent or approval authority to a municipal employee or official. The delegated authority is for permits related to Part IV (individually designated properties) or Part V (properties designate within a heritage conservation district). The delegation by-law may specify the alterations or classes of alterations that are to be delegated for approval. A number of larger municipalities have delegation of authority by-laws for Heritage Permits and they include Toronto, Mississauga and Markham.

Heritage Vaughan Committee reviewed the heritage permit process and approved the recommendation found in this report.

Delegation By-law: Formalizing the District Plan’s Authority to Staff

A delegation by-law pursuant to subsections 33(15) and 42(16) of the Ontario Heritage Act, R.S.O 1990, Chapter 0.18, will provide the necessary legal authority to allow staff to process Heritage Permit applications in a timely and efficient manner. It should be noted that the process being recommended would formalize and improve the process currently in place by reducing the time required to process and approve applications that conform or comply with the heritage conservation district guidelines.

The City of Vaughan delegation policy (number 1.33) speaks to The Municipal Act, 2001 and its requirement that all municipalities adopt and maintain a policy with respect to the delegation of Council’s legislative and administrative authority. The policy requires that all delegations of Council powers, duties and functions shall be effected by by-law. Legislative matters shall be delegated by Council where they are minor in nature or where Council has provided for the terms and conditions under which the powers shall be exercised and must take into account the limitations set out in the Act. Furthermore, the policy allows for Council to entrust certain powers and duties to staff in order to respond to issues in a timely fashion. The proposed by-law adheres to the requirements of this policy.

Proposed Authority to be Delegated

It is recommended that the Director of Recreation and Culture, or designate, be delegated power respecting the granting of consents and approvals for routine alterations to designated properties, including the authority to attach terms and conditions to applications. This would include

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alterations that comply with a district’s design guidelines. This authority does not and cannot include the right to refuse an application, approve an application for new construction, or consent to the demolition of a designated building.

The proposed delegation by-law would delegate authority to the Director of Recreation and Culture, or designate the authority to approve compliant Heritage Permits. All Heritage Permit applications will still require Heritage Vaughan’s review. Examples of alterations where delegation of authority to consent to permits under the *Ontario Heritage Act* would be appropriate include but are not limited to, the installation of fencing, landscaping work, replacement of roofing material, repainting the exterior of a home, the installation of signage, alterations which do not impact significant heritage attributes, and minor revisions to previously approved heritage permit applications.

It should be highlighted that should outstanding issues in an application not be resolved between the applicant and staff or Heritage Vaughan, these applications will be forwarded to Council allowing applicants to present their proposal to Council for a final decision on the matter. It should also be emphasized that the delegation approval does not relieve the applicant of the requirement to obtain other necessary approvals such as Building Permits, Site Plan Approvals or Committee of Adjustment approvals.

Heritage Permits & Reviews

Table below shows number of Heritage Permit and Heritage Clearance Reviews by Cultural Services.

Permit Type	2009 Thornhill, Kleinburg- Nashville, Maple & Woodbridge Districts	2008 Thornhill, Kleinburg- Nashville & Maple Districts	2007 Thornhill, Kleinburg-Nashville Districts	2006 Thornhill, Kleinburg- Nashville Districts
Heritage Permits	36	28	31	24
Clearance Reviews For Demolition	66	77	68	67

As noted above, on average 30 Heritage Permits are processed per year. This number is expected to increase with the total number of heritage conservation districts now at four.

A primary goal for delegating approval authority to a municipal staff member is to streamline and shorten waiting periods of the approval of compliant applications for alteration. This process provides a number of benefits and efficiencies as following:

- Improve customer service by reducing waiting periods for Heritage Permits applications.
- Improve the application process and eliminate delays for applications that conform to District Design Guidelines.
- Reduce staff time spent on report preparation and processing.

Overall, the approval of a delegation by-law would improve waiting periods for property owners by not requiring their Heritage Permit to be scheduled for final approval at a Council meeting in order to be processed.

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Proposed Administrative Process

The proposed administrative process utilizing delegated approval to staff is summarized below:

1. *Compliant Heritage Permit Applications Not Requiring a Building Permit or Site Plan will be forwarded to Heritage Vaughan and approved by the Director of Recreation and Culture, or designate.*

Applications to alter designated property that are in compliance with the Heritage District Guidelines and do not require a Building Permit or Site Plan approval will be forwarded to Heritage Vaughan for review, and if approved (with or without terms and conditions) will be forwarded to the Director of Recreation and Culture, or designate for approval. Such alterations may include changes such as paint colours or the replacement of exterior features (cosmetic only) that replicate or restore original features.

2. *Heritage Permits that are part of or require a Building Permit or Site Plan application will be forwarded to Heritage Vaughan for review.*

The Director of Recreation and Culture, or designate, will consent and provide approval to alteration of property (with or without terms and conditions) at the recommendation of Heritage Vaughan Committee. It should also be noted that Heritage Permit applications requiring other approvals from the Planning Department are first dealt with by Planning or in conjunction with the Planning Department in order to first deal with development issues.

3. *Application is not supported by Heritage Vaughan.*

The Director of Recreation and Culture, or designate, does not have the power to refuse an application. Applications are forwarded to Heritage Vaughan for review and if refused by Heritage Vaughan Committee, the application is forwarded to Council for consideration with a recommendation from Heritage Vaughan.

4. *Refusal of Applications or Requests for Demolition or New Construction are Forwarded to Council.*

Any refusals of applications to alter designated properties or demolish a designated property will be forwarded to Council. Heritage Vaughan will provide a recommendation on the application as authorized by the OHA.

The delegation of approval of Heritage Permits to the Director of Recreation and Culture, or designate, does not include the authority to refuse or approve demolition, new construction or the removal of properties designated under Parts IV and V of the *Ontario Heritage Act*.

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 OBJECTIVES:
Preserve our heritage and support diversity, arts and culture.

This report does not recommend a change from the priorities previously set by Council and the necessary resources have been allocated.

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Regional Implications

None

Conclusion

The proposed delegation of approval by-law will greatly improve service excellence to our residents by reducing the time required to process Heritage Permits applications. This proposed process will reduce the time required to issue Heritage Permits to property owners and greatly improve customer service for applicants. It is important to note the authority assigned to staff will be to only approve applications that conform to the heritage district design guidelines. It does not grant authority to refuse applications or demolition permits for designated structures.

Attachments

None.

Report Prepared By

Mary Reali, Director of Recreation and Culture, ext. 8234
Angela Palermo, Manager of Cultural Services, ext. 8139
Lauren Archer, Cultural Heritage Coordinator, ext. 3128

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Item 12, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

12 **CULTURE BACKGROUND STUDIES:
CREATIVE TOGETHER CULTURAL PLAN, CULTURAL HERITAGE,
CULTURAL HERITAGE LANDSCAPES, ARCHAEOLOGY AND PUBLIC ART STUDIES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 15, 2010:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Recreation and Culture, the Director of Policy Planning & Urban Design, the Director of Development Planning, the Director of Economic Development, the Director of Corporate Communications, the Director of Reserves and Investments, and the Director of Budgeting and Financial Planning recommends:

- 1) That the Creative Together Cultural Plan, Cultural Heritage, Cultural Heritage Landscape, Archaeology and Public Art studies, be approved in principle; and,
- 2) That staff implement key action items identified in the Creative Together Cultural Plan and request any associated additional resources through the established budget process; and,
- 3) That staff implement the definitions, procedures and resource mapping identified in the Cultural Heritage, Cultural Heritage Landscapes, and Archaeology studies.

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 culture and its heritage.

Economic Impact

There are a number of action items related to the identified cultural studies, in particular, the Creative Together Cultural Plan, that will impact on future capital and operating budgets. For example, additional resources, the development of a festivals and events funding strategy, a cultural investment fund for heritage, arts and culture, and funding for a public art study. Within the attached Creative Together Cultural Plan is a table on page 23 identifying strategies and actions, timelines and estimated financial implications. Based on current costs and best practices, the estimated financial impact is in the range of \$ 0.5m to \$1.1m mostly impacting 2011 to 2013. Moving forward, actions requiring future funding will be submitted by the lead department for consideration during the annual budget process.

Communications Plan

The communication process for the cultural background studies involved the participation in the public engagement process of the new City Official Plan (OP), the Public Open Houses associated with the OP and presentations to the Official Plan Advisory Committee. Public input for the Cultural Plan specifically also involved a public meeting in December 2009, an online survey and stakeholder interviews. The approval of the studies will be promoted to community stakeholders, citizens, community groups and posted on the City/Vaughan Tomorrow website.

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Purpose

The purpose of the report is to have Council review the identified studies and consider their approval.

Background - Analysis and Options

A series of background studies were prepared as part of the new Vaughan Official Plan process that focused on a number of specialized areas, specifically cultural (built) heritage, archaeology, cultural heritage landscapes, public art and cultural planning. The draft studies provided input into the new official plan policies as it relates to these specialized areas. These studies support the policies included in the draft Vaughan Official Plan in particular, Chapter 5: Economy; Chapter 6: Cultural Heritage; Chapter 9: Building A Great City (Public Art).

All draft studies were presented at the Official Plan Review Committee (OPRC) on March 12, 2010 and were received by the Committee and recommended to be forwarded to a Committee of the Whole meeting for approval.

Cultural Heritage Resources Background Study

Unterman, McPhail Associates in association with *Wayne Morgan, Heritage Planning Consultant*, were retained to prepare the cultural heritage resource and public art policies for input into the City's new official plan. The background study developed draft policies that provide the following policy framework:

- Recognition of the importance of conserving heritage resources.
- The identification of types of heritage resources in Vaughan.
- Support of Council's powers under the *Ontario Heritage Act* and the Provincial Policy Statement (2005) under the *Ontario Planning Act*.
- Integration of heritage conservation as part of the City's planning process.
- Reinforcement of heritage conservation district designations.
- Provisions for opportunities to conserve cultural heritage character areas.
- Definitions of good heritage conservation practices, including establishing minimum property standards for heritage structures.
- Recommendations that the City pursue public awareness and funding opportunities for the community's heritage resources.
- Positioning of the City as a good steward of heritage resources in its ownership.

Public Art

- Encourages the provision of public art in accessible, public places.
- Recommends establishing a City public art policy.
- Recommends a management plan for public art.
- Recommends a funding program for public art from private development equivalent to 1% of the value of gross construction costs.

Archaeology and First Nations Study

Archeological Services Incorporated (ASI), was retained to prepare an archaeological resource, First Nations background study and draft official plan policies for archaeological and First Nations' matters. The study provides the following:

- The identification and mapping of registered and unregistered (with Ministry of Culture) archaeological sites within Vaughan and an overview of the area's settlement history relating to archaeological resources.

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- The development of an archaeological site potential model based on known site locations, past and present land uses, and environmental and historical data.
- A review of the current federal, provincial and municipal planning and management guidelines for archaeological resources, as well as the identification of a new recommended management strategy for known and potential archaeological resources within the City.
- Recommendations of policies for the new Official Plan that incorporate current best-practices and adherence to Ministry of Culture requirements for municipal archaeological resource assessment and management.

Cultural Heritage Landscape Study

Archaeological Services Incorporated (ASI) in collaboration with *Unterman, McPhail Associates* and *AECOM* were retained to develop a preliminary cultural heritage landscape inventory and associated policies.

In 2005, Ontario's Provincial Policy Statement required municipalities to conserve significant cultural heritage landscapes. Cultural heritage landscapes are defined as a geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form significant types of heritage form, distinctive from that of its constituent elements or parts. This may include villages, parks, garden, mainstreets cemeteries and industrial complexes. The background study provides the following:

- Historic land-use themes significant in the City of Vaughan, traces of which may still be extant.
- Cultural heritage landscapes typologies relevant for application in the City of Vaughan
- Compilation of a preliminary cultural heritage landscape inventory, consisting of a range of cultural heritage landscape types.
- Mapping of potential cultural heritage landscapes.
- Demonstration of a framework for analyzing cultural heritage landscapes through a case study analysis.
- Overview of relevant cultural heritage landscape policies and practice used in other jurisdictions.
- Proposed cultural heritage landscape policies for inclusion into the City of Vaughan's new Official Plan.

Creative Together Cultural Plan

As a result of a Vaughan Vision 20/20 strategic initiative and recommendations from the Active Together Master Plan, the City initiated the *Creative Together Cultural Map and Plan* project in January 2009. The purpose of the study was to establish an overall vision and actions to guide cultural development in Vaughan. The City received a matching grant from the Federal government to help pay for the Cultural Map that was developed as part of the study. The consultants hired to undertake the study was *AuthentiCity*. A Cultural Plan Committee, made up of Council members, City Staff and community stakeholders helped oversee the study and provided feedback throughout the process. It should also be noted that there are a number of key action items in the Cultural Plan that impact a number of City departments: Economic Development, Policy and Development Planning, Corporate Communications and Vaughan Public Libraries. These action items have been vetted by all noted departments for their review and approval.

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Vaughan joins leading municipalities in Ontario and across Canada in developing municipal cultural plans as a tool to support integrated planning and economic development. In Ontario, municipalities are using municipal cultural planning tools and approaches to leverage cultural assets to support economic and broader community development objectives.

Municipal cultural planning has been a priority for the Province of Ontario for a number of years and led to the creation of Municipal Cultural Planning Incorporated (MCPI). MCPI is a broad coalition of seven provincial ministries, provincial government agencies, municipalities, cultural service organizations, post-secondary institutions and others dedicated to advancing municipal cultural planning across the province. Municipal cultural planning is a holistic, place-based approach to cultural development defined as follows:

A municipally-led process for identifying and leveraging a community's cultural resources and integrating culture across all facets of planning and decision-making.

Municipal cultural planning is built on two principles:

1. *Cultural mapping* – a systematic approach to identifying and recording a community's tangible and intangible cultural assets;
2. *Adopting a cultural lens* – bringing cultural considerations into all aspects of municipal planning and decision making.

In the new vision of municipal cultural planning, old expectations do not disappear but are understood in a larger context of city-building and integrating culture across all facets of municipal planning.

As it relates to the new Vaughan Official Plan, the draft study recommended a number of key concepts that have been incorporated in the "Economy" and "Urban Design" section of the Official Plan. The overarching three themes of the study focuses on *Creative Economy*, *Creative Capacity* and *Creative Spaces*. These three themes are implemented in the Plan's action items as follows:

- Creative Economy – Creativity and culture are increasingly understood as cornerstones of local economies with major contributions to make in building a diversified and prosperous economy in Vaughan. Actions in this area are aimed at expanding Vaughan's creative cultural industries, growing festivals and cultural tourism, and leveraging Vaughan's creative and cultural assets.
- Creative Capacity – Artists and creators are at the heart of the creative economy. Strengthening the cultural sector in Vaughan requires collaboration across many groups and disciplines. Actions in this Strategy focus on strengthening partnerships, developing a strategic vision for new facilities and investment, expanding awareness and developing creative capacity.
- Creative Places – Creativity and culture play a powerful role in enhancing the quality of place needed to attract people and investment. Culture contributes to place-making agendas aimed at building beautiful, memorable places and an enhanced public realm. Actions in this area are aimed at adopting a 'whole systems' approach to cultural facility planning, leveraging land use tools to support cultural development, strengthening neighbourhood level cultural clusters and creating culturally rich public spaces across Vaughan.

A summary of the main action items detailed in the plan are as follows:

Creative Economy- Strengthen and diversify Vaughan's economy by leveraging its creative and cultural assets.

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- Action: 1.1: Build on current strengths in the creative cultural industries to support growth in the sector.
- Action 1.2: Promote and market the City of Vaughan as a cultural tourism destination with unique cultural experiences and amenities.
- Action 1.3: Strengthen existing and support the development of new festivals and events in Vaughan by developing a cultural festival and events strategy.
- Action 1.4: Undertake a place-branding strategy that leverages Vaughan's unique cultural assets to articulate a unique and compelling identity for the City.

Creative Capacity – Support the development of a healthy and sustainable cultural sector in Vaughan.

- Action 2.1: Develop a Vaughan investment strategy and incentives for cultural development.
- Action 2.2: Facilitate networking and leadership development to strengthen capacity and organizational sustainability across Vaughan's cultural sector.
- Action 2.3: Strengthen promotion and marketing of Vaughan's rich cultural and heritage resources through communications and engagement strategies.
- Action 2.4: Pursue opportunities for increased programming initiatives in community centres, civic spaces and with community partners.

Creative Places – Create memorable cultural spaces and places across the community to strengthen quality of place.

- Action 3.1: Embrace an integrated systems vision for cultural facility development.
- Action 3.2: Leverage land use policies to support the growth of cultural clusters and cultural hubs.
- Action 3.3: Develop existing and potential creative clusters and cultural centres in neighborhoods and civic spaces.
- Action 3.4: Build culturally rich public spaces across Vaughan through a commitment to strong urban design, investment in public art and place-making.

The Cultural Plan identifies that Vaughan has cultural facilities and programs of which it can be proud of; however, its current level of investment relative to other municipalities remains limited. Comparative research on a range of other municipalities is set out in Appendix A of the Plan. The levels of municipal staff support for cultural planning and cultural service delivery compared to other municipalities also points to the need for increased investment. There is tremendous opportunity to address these shortcomings as the City moves forward to implement the Cultural Plan.

The Cultural Plan has an overall ten year implementation approach for its actions items, some requiring funding to move forward and led by a number of Departments. Action items requiring additional resources will be submitted for consideration through the annual budget process. Some of these future initiatives include staff resources, the development of a festivals and events funding and a cultural investment fund for heritage, arts and culture, and funding for a public art study.

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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 OBJECTIVES:
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, however, the necessary resources to implement all the recommended action items have not been allocated and approved.

Regional Implications

There are no regional implications

Conclusion

The approval of the cultural studies will help implement strong cultural heritage, archaeology and cultural heritage landscape policies and assist in the preservation of these resources within the municipality. The Cultural Plan will also help build the capacity of culture within the municipality and a stronger future for the arts, culture, cultural tourism and heritage.

Attachments

1. Creative Together Cultural Plan, Cultural Built Heritage, Public Art, Cultural Heritage Landscape and Archaeology Studies (Council Only). All Studies can be found on the Vaughan Tomorrow Website: www.vaughantomorrow.ca.

Report Prepared By

Mary Reali, Director of Recreation and Culture, ext. 8234
Angela Palermo, Cultural Services Manager, ext. 8139

(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 13, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

13 **SITE DEVELOPMENT FILE DA.10.015**
YORK MAJOR HOLDINGS INC.
WARD 1

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 15, 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.10.015 (York Major Holdings Inc.) 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, landscape plan, and detailed landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Engineering 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.
2. THAT the Owner/Applicant shall enter into a Servicing/Development Agreement with the City for the necessary intersection improvements at Hill Street and Major Mackenzie Drive including road upgrade and urbanization on Hill Street between Major Mackenzie Drive and the site entrance, traffic signalization, sidewalks, and streetlighting to the satisfaction of the Vaughan Development and Transportation Engineering Department.

Contribution to Sustainability

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

- i) high efficiency HVAC units;
- ii) high efficiency refrigeration units;
- iii) LED lights;
- iv) white roofing membrane; and,
- v) multi-stream waste management system.

Economic Impact

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

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Communications Plan

N/A

Purpose

York Major Holdings Inc. has submitted a Site Development Application (File DA.10.015) on the subject lands shown on Attachments #1 and #2, to permit the development of a 12,201 m², retail store (Wal-Mart) with a partially enclosed 272 m² garden centre and a 770 m² seasonal outdoor sales area, as shown on Attachments #3 to #6.

Background - Analysis and Options

Location

The property is located at the northwest corner of McNaughton Road East and Major Mackenzie Drive, in Part of Lot 21, Concession 3, City of Vaughan, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2. The subject lands are located within Block 5 of Registered Plan 65M-4061, which is a 8.9 ha parcel. The proposed development will occupy 4.25 ha of the overall 8.9 ha block with the remaining lands to be developed with commercial uses in the future.

Official Plan and Zoning

The subject lands are designated "Prestige Industrial - Part L", "Waste Disposal Assessment Area" and "Oak Ridges Moraine Settlement Area" by OPA #332 as amended by OPA #535 and OPA #604. The proposed site development conforms to the Official Plan and the policies of the Oak Ridges Moraine.

The subject lands are zoned M1 Restricted Industrial Zone by By-law 1-88, subject to Exception 9(1097), which permits the proposed retail building. In order to implement the proposed site plan (Attachment #3), variances to the M1 Zone are required and are discussed further in the Minor Variance section of this report.

Site Plan Review

The site plan shown on Attachment #3, proposes a 1-storey retail building (Wal-Mart) with a partially enclosed 272 m² garden centre and a 770 m² seasonal outdoor sales area. The 12,201m² retail building is located in the northwest portion of the site with a fenced-in garden centre on the east side of the building. The main entrance is located on the east elevation, facing McNaughton Road East with loading areas located on the west side of the building.

The Vaughan Development Planning Department is generally satisfied with the overall site layout. The final site plan must be approved to the satisfaction of the Development Planning Department.

Elevations/Signage

The Vaughan proposed building elevations for the retail building (Wal-Mart) are shown on Attachments #5 and #6. The building will be constructed to a maximum height of 10.5 m. Roof lines vary in the area of the signage and main entrance for architectural enhancement. The building materials consist of camel and light brown stucco and light brown architectural block along the bottom of the facades. Clear glazed windows with blue cloth awnings and sliding doors are located at the main entrances. Decorative brown fencing will be used to screen the garden centre and the seasonal outdoor sales area. Corporate signage colour consists of blue, white,

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yellow and black. The Vaughan Development Planning Department is generally satisfied with the elevation plans. The final elevation plans must be approved to the satisfaction of the Development Planning Department.

Landscaping

The proposed landscape plan (Attachment #4) shows a variety of deciduous and coniferous trees and shrubs around the proposed retail building and parking boulevards. The Owner has provided a privacy screen fence along the loading area of the retail building, on the west elevation. The final landscape plan, including detail drawings and a landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

Cash-lieu of parkland dedication was paid through the registration of the plan of subdivision 65M-4061, and no further payment is required through this site plan application.

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 proposed development:

	By-law Standard	By-law 1-88 Requirement Exception 9(1097) (M1 Restricted Industrial Zone)	Proposed Exception to M1 Zone of By-law 1-88 9(1097)
a.	Minimum Number of Parking Spaces	732 spaces	596 spaces
b.	Minimum Gross Floor Area for a Retail Store with an accessory Pharmacy use	14,000 m ²	12, 201 m ²
c.	Location of Loading Spaces	Loading and unloading shall not be permitted between a building and a street	To allow loading and unloading between a building and a street (southwest corner of building to Hill Street)
d.	Minimum exterior side yard (north)	9.0 m	6.11 m
e.	Minimum rear yard (west)	15.0 m	13.86 m

Site-specific Exception 9(1097) to By-law 1-88 permits a minimum GFA of 14,000 m² for a retail building with an accessory Pharmacy use, whereas the Owner is proposing a GFA of 12,201 m². The reduced size of the retail building is considered minor and will not impact the surrounding development. Accordingly, the variance to the minimum required size of the retail building with an accessory Pharmacy use can be supported by the Development Planning Department.

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The minimum number of parking spaces proposed is 596 parking spaces. The applicant however, has advised the seasonal outdoor sales area will operate from April to June, therefore, an additional 36 parking spaces will be available between the months of July to March, which provides for a total of 632 spaces for 9 months of the year. The Policy Planning Department has prepared new Draft Parking Standards for all uses in the City's Comprehensive Zoning By-law 1-88. The proposed 596 parking spaces exceeds the required minimum parking in the City's Draft Parking Standards Report, based on a standard of 4.5 spaces/100 m² GFA and yielding 549 spaces, therefore, the proposed reduction in the minimum number of required parking spaces is considered acceptable.

The configuration of the building on the property results in the loading area being situated between the building and a street (Hill Street), and reductions in the required exterior side yard (north) and rear yard (west). The site plan shown on Attachment #3 provides for a loading area at the west side of the building, close to Hill Street. This area will be screened from the lands to the west by a 3.0 m high "living wall", within a 6.0 m wide landscape strip comprised of shrubs and coniferous trees. The proposed exterior side yard and rear yards are compatible with the surrounding development.

The Development Planning Department considers the proposed variances to be minor in nature, are consistent and compatible with the surrounding development, meets the general intent of the Zoning By-law, and is in conformity with the Official Plan. The Owner will be required to obtain approval for the variances from the Vaughan Committee of Adjustment, which 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.

Vaughan Engineering Department

The Vaughan Engineering Department is working with the applicant to finalize the grading and servicing plans and stormwater management report for the proposed application. The final plans and report must be approved to the satisfaction of the Vaughan Engineering Department. A condition to this effect is included in the recommendation of this report.

a) Servicing/Development Agreement

The Owner/Applicant shall design and construct road improvements to Hill Street and Major Mackenzie Drive, including traffic signalization, in accordance with the following subsections in the McNaughton Community Subdivision Agreement 19T-05V05(S) dated March 13, 2008, to the satisfaction of the City:

21.7.12 The Owner shall concurrently with the site plan process for Block 5 on Schedule "A", finalize the design of traffic control signals at the intersection of Hill Street and Major Mackenzie Drive to the satisfaction of The Regional Municipality of York, in consultation with the City. Such works shall include an eastbound left-turn lane and westbound right-turn lane on Major Mackenzie Drive, and southbound left-turn and right-turn lanes on Hill Street, at no cost to and to the satisfaction of the City and the Regional Municipality of York.

21.7.13 The Owner shall agree to implement the intersection improvements outlined in Subsection 21.7.12 as a condition of site plan approval for Block 5 on Schedule "A".

21.7.14 The Owner shall construct sidewalks, walkways, bus pads and/or any other pedestrian and/or transit-related improvements as a condition of site plan approval for Block 5 on Schedule "A", as required by and to the satisfaction of the Regional Municipality of York and the City.

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A condition to the above effect is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The subject lands are designated “Oak Ridges Moraine Settlement Area” by OPA #604. In OPA #604, a small easterly portion of the subject lands is located within the “Areas of High Aquifer Vulnerability”. The Official Plan policies for “Areas of High Aquifer Vulnerability” prohibit the following uses:

- i) Generation and storage of hazardous waste or liquid industrial waste;
- ii) Waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- iii) Underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,
- iv) Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

The Owner was required to submit a conformity report to the TRCA, to ensure the proposal is consistent with and meets the criteria of the Master Environmental Servicing Plan (MESP) approved for Block 19. This technical report was submitted to the TRCA for their review and approval. The Owner will continue to work with the TRCA to satisfy their requirements.

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 May 7, 2010, the Region of York provided preliminary comments outlining requirements and conditions necessary to obtaining Regional approvals. The Owner must satisfy all requirements and conditions of the Region of York Transportation Services Department.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.10.015 in accordance with OPA #332, OPA #535 and OPA #604, By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a retail building (Wal-mart) 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 Site Development Application, subject to the conditions contained in this report.

In addition, the Owner will be required to enter into a Servicing/Development Agreement with the City for the necessary intersection improvements at Hill Street and Major Mackenzie Drive in accordance with the Subdivision Agreement for File 19T-05V05(S) as discussed in the staff report.

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Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Rendered Elevation

Report prepared by:

Mary Serino, Planner 1, ext. 8215
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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Item 14, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

14

**ZONING BY-LAW AMENDMENT FILE Z.09.013
TRIGLIO FOODS LIMITED
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 15, 2010:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.013 (Triglio Foods Limited) BE APPROVED, specifically to amend site-specific Exception 9(293) of By-law 1-88, as follows:
 - a) to permit the following additional uses on the subject lands zoned C1 Restricted Commercial Zone, as shown on Attachments #1, #2 and #3:
 - Personal Service Shop (ie. barber shop, beauty parlour);
 - Video Store; and,
 - Dance Studio;
 - b) recognize the existing 19 parking spaces as the minimum required parking for the site; and
 - c) recognize the existing loading area that is located between a building and a street (Pine Valley Drive).

Contribution to Sustainability

The Owner is proposing to permit additional uses in an existing building. No changes are being proposed to the existing site layout or building.

Economic Impact

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

Communications Plan

On May 29, 2009, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Vaughanwood Ratepayers' Association. The Development Planning Department has received 2 letters from residents in the area, noting the following concerns:

- i) the existing uses in the plaza already cause traffic congestion which will be exacerbated by permitting the proposed additional uses;
- ii) the dance studio has existed at the property illegally for some time, and furthermore, is located within the basement which is not permitted; and
- iii) the basement of the plaza has been used for residential purposes, which is not permitted.

The recommendation of the Committee of the Whole to receive the Public Hearing report of June 23, 2009, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on June 30, 2009. Council also adopted the following resolution:

.../2

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“that staff be directed to review the feasibility of installing a right turn lane and the timing of the traffic signal, at the intersection of Willis Road and Pine Valley Drive”

The Vaughan Engineering Services Department will be responding to the above-noted direction of Council by way of a separate report to a future Committee of the Whole meeting.

On June 4, 2010, a Notice of this meeting was sent to those individuals who provided written correspondence to the Development Planning Department with respect to this application, or who had otherwise requested Notice.

Purpose

The Owner submitted a Zoning By-law Amendment Application (File Z.09.013) to amend the site-specific Zoning Exception 9(293) of By-law 1-88, in order permit the following additional uses on the subject lands zoned C1 Restricted Commercial Zone:

- Business/Professional Offices;
- Personal Service Shop;
- Video Store;
- Eating Establishment;
- Club or Health Centre;
- Veterinary Clinic; and,
- Dance Studio.

The current zoning for the property restricts the site to a bank or financial institution, barber shop/beauty salon, business or professional office, and retail store uses.

As the “business or professional office” use is permitted as-of-right on the property, further consideration of this use was not required through this application. The Owner subsequently informed the Development Planning Department that the request for “Eating Establishment”, “Club or Health Centre” and “Veterinary Clinic” uses were no longer being sought. Thus, the focus of review was now limited to a video store, personal service shop, and a dance studio (which has existed at the subject property for over 10 years), in addition to those uses already permitted.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located at the southwest corner of Pine Valley Drive and Willis Road, municipally known as 15 Willis Road, City of Vaughan. The property is currently developed with a one-storey building that includes a convenience retail store (Mac’s Milk) and a beauty salon on the ground floor, and a dance studio (i.e. not a permitted use) in the basement. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Local Convenience Commercial” by OPA #240 (Woodbridge Community Plan), which permits retail stores offering convenience goods and personal services for residents of the immediate area. The proposal to permit the additional commercial uses (ie. personal service shop, video store, and dance studio) on the property conforms to the Official Plan.

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Zoning

The property is zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(293), which permits only the following uses:

- Bank or Financial Institution
- Barbershop - Beauty Parlour
- Business/Professional Office
- Retail Store

Therefore, an amendment to the site-specific Zoning Exception 9(293) is required to permit the proposed additional uses (i.e. dance studio, personal service shop, and video store) within the C1 Zone, on the subject property.

Planning Considerations

In addition to the uses currently permitted as-of-right on the subject lands, the Owner is requesting the following additional uses which are permissible within By-law 1-88's standard C1 Restricted Commercial Zone:

- Personal Service Shop;
- Video Store; and,
- Dance Studio.

By-law 1-88 requires that permitted uses within a C1 Restricted Commercial Zone are conducted wholly within an enclosed building without any drive-in or curb service, and provided further that no manufacturing or processing is carried on.

The following concerns were raised by residents during the processing of the subject Zoning By-law Amendment Application:

1. The existing uses in the plaza already cause traffic congestion which will be exacerbated by permitting the proposed additional uses.

As previously stated, the Vaughan Engineering Services Department will respond to Council by way of a separate Committee of the Whole report regarding the June 30, 2009 resolution "that staff be directed to review the feasibility of installing a right turn lane and the timing of the traffic signal, at the intersection of Willis Road and Pine Valley Drive".

In addition to the above, the Development Planning Department notes that the permitted as-of-right uses for the subject lands include a barbershop – beauty parlour. By-law 1-88 considers these 2 uses as a "personal service shop" use that has been requested by the Owner. Accordingly, it is not anticipated that by expanding the permitted uses on site to include a "personal service shop" will have adverse impacts on traffic congestion as no physical expansion of the plaza has been proposed. Additionally, a video store would operate in the same manner as a "retail store", which is already permitted on the subject lands. Finally, the proposed dance studio use has existed at the subject property for over 10 years. The purpose of the application filed by the Owner is to add some flexibility to the permitted uses and to rectify the illegality of the dance studio. Given the similarity of the proposed uses with what is already permitted (and existing at the plaza), it is not anticipated that permitting the additional requested uses will exacerbate the existing situation.

2. The dance studio has existed at the property illegally for some time, and furthermore, is located within the basement which is not permitted.

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The Development Planning Department was advised by the Owner that the subject application was filed in order to rectify the current situation. Furthermore, the Development Planning Department was advised by the Building Standards Department – Inspections Office that an Order to Comply (08-02208) was issued with respect to the dance studio on January 30, 2008 as there was an active Building Permit Application (99-2819). The Development Planning Department was also advised that the dance studio use has been in existence since 1999 without significant complaint from the surrounding residents.

3. The basement of the plaza has been used for residential purposes, which is not permitted.

The Development Planning Department conducted a site visit of the existing dance studio on May 6, 2010. It did not appear that the premise was being used for residential purposes. The current zoning does not permit residential uses on the property, nor has the Owner requested residential permission by way of this application. Such use is prohibited and will not be considered.

The Development Planning Department is of the opinion that adding an exception to permit the existing dance studio within the basement is supportable. The use has existed within the subject plaza, although illegally, for over 10 years. The dance studio can also be considered a local service for the residents of the surrounding area.

In addition, the requested “personal service shop” and “video store” uses are similar, if not identical, to the already permitted “barbershop/beauty salon” and “retail store” uses, respectively, which are already permitted as-of-right. Adding the requested uses will allow the Owner flexibility in ensuring that the commercial plaza remains viable and continues to serve its role while remaining suitable and appropriate for the subject lands and compatible with adjacent land uses. Some concern was raised with the proposed video store use, however, the Development Planning Department is satisfied that such use will act in the same manner as the already permitted retail store use. By-law 1-88 differentiates a “video store” from an “adult video tape store”. The latter has never been contemplated as part of this application, and will not be permitted.

On September 8, 1981, Vaughan Council passed Zoning By-law 217-81, which approved the site-specific uses on the property and facilitated the site plan for the property. By-law 217-81 was fully approved by the Ontario Municipal Board on April 30, 1982 and the associated site plan agreement was signed on May 10, 1982.

The Zoning By-law Amendment deriving from this application will also address the existing 19 parking spaces that serve the commercial plaza, whereas the current site-specific by-law requires a minimum of 21 spaces. The original approved site plan for the plaza illustrates over 21 spaces that serve the plaza through use of tandem spaces, which are not permitted by the by-law today. The Owner has provided the Development Planning Department with an as-built site plan that shows 19 parking spaces using the zoning standards that are currently in-force. The loss of 2 parking spaces (from the required 21 to 19 spaces) is negligible, particularly in light of the fact that the plaza has operated in essentially the same manner for over 10 years. It is also noteworthy that the City is currently reviewing its parking standards which will reduce the parking requirements that are associated with local convenience type retail centres. The new standard that the City is considering for these types of commercial uses would require 3.5 parking spaces per 100m² of GFA. The site plan submitted by the Owner shows 500m² of GFA, and at a ratio of 3.5 spaces/100m², would require 18 parking spaces, and therefore, the existing 19 spaces is considered to be appropriate.

The existing plaza also contains a loading area at the southeast corner of the building (Pine Valley Drive elevation). By-law 1-88 does not permit loading and unloading between a building and a street. However, as this is an existing situation, the Development Planning Department can support an exception to the by-law.

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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 no comment respecting the proposed Zoning By-law Amendment.

Conclusion

The Zoning By-law Amendment Application has been reviewed in accordance with the policies of OPA #240 (Woodbridge Community Plan), the requirements of By-law 1-88, and comments received from City Departments, area residents and the surrounding area context. The Development Planning Department is satisfied that the proposal to permit additional C1 Restricted Commercial uses (i.e. dance studio, personal service shop, and video store) as discussed in the recommendation of this report are appropriate and compatible with the surrounding land uses, and conforms to the Official Plan. The proposed uses are to be conducted within an enclosed building without any drive-in service or curb service. The Zoning By-law Amendment will also recognize the existing 19 parking spaces provided on site.

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. Site Plan

Report prepared by:

Clement Messere, Planner, ext. 8409
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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- ii) the landscape plan shall be revised to properly screen the common element road from neighbouring properties to the satisfaction of the Vaughan Development Planning Department; and,
 - iii) the final site servicing and grading plans, and storm water management, geotechnical and noise reports shall be approved by the Vaughan Engineering Department.
3. THAT Council pass the following resolution with respect to the allocation of servicing capacity:

"IT IS HEREBY RESOLVED THAT Site Development File DA.08.078 (2088756 Ontario Limited) be allocated sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 10 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."
4. THAT the Owner shall pay cash-in-lieu of parkland dedication in accordance with the Planning Act and the City's "Cash-In-Lieu of Parkland Policy."

Contribution to Sustainability

The Owner has advised that the proposed development will incorporate the following sustainable building and site development features:

- i) high-efficiency gas furnace;
- ii) low-E Argon glass filled vinyl windows;
- iii) insulated demising/party walls;
- iv) sprayed urethane foam insulation in ceiling space above garage;
- v) water conserving plumbing fixtures; and,
- vi) upgraded R-20 insulated exterior wall construction.

Economic Impact

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

Communications Plan

On June 4, 2010, a notice of this Committee of the Whole meeting was sent to the Owners of properties that abut the subject lands and to those individuals who had either appeared as a deputant at the Public Hearing (September 18, 2006) for the related Official Plan (File OP.06.022) and Zoning By-law (File Z.06.049) Amendment Applications, or had requested notice of this meeting.

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.10.016) to remove the Holding Symbol "(H)" on the subject lands zoned RM2(H) Multiple Residential Zone.

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2. A Site Development Application (File DA.08.078) to permit the development of 10 freehold townhouse dwelling units (to be comprised of a 4-unit block and 6-unit block) accessed by a private common element road as shown on Attachments #3, #4, #5 and #6.

Background - Analysis and Options

Location

The 0.21 ha subject lands shown on Attachments #1 and #2 are located on the east side of Islington Avenue, north of Pine Grove Road, being Lot 13 on Registered Plan M-1113 (8441 Islington Avenue), in Part of Lot 10, Concession 7, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential" by site-specific OPA #692, and are zoned RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1309).

On June 23, 2008, Vaughan Council approved Official Plan Amendment File OP.06.022 (2088756 Ontario Limited) to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), specifically to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" with a site-specific exception to increase the maximum permitted density from 35 units/ha to 50 units/ha to facilitate the development of 10 freehold townhouse dwelling units on a private common element road. The site-specific OPA #692 was adopted by Vaughan Council on June 23, 2008, and is in full force and effect.

On June 23, 2008, Vaughan Council approved Zoning By-law Amendment File Z.06.049 (2088756 Ontario Limited) to rezone the subject lands from R2 Residential Zone to RM2 (H) Multiple Residential Zone with a Holding Symbol "(H)", with the following exceptions to facilitate the development of 10 freehold townhouse dwelling units accessed by a common element road:

- i) permit a building or structure without frontage on a public street, whereas frontage on a public street is required;
- ii) a minimum landscape strip width of 1.4 m directly north of Building "A" and 2.53m adjacent to a portion of the north property line, whereas 3.0m is required;
- iii) a minimum amenity area of 87 m²/unit, whereas 90 m²/unit is required;
- iv) a minimum lot area of 200 m², whereas 230 m² is required;
- v) a minimum front yard of 1.5 m to the covered porch, whereas 4.5 m is required (Block A only);
- vi) a minimum front yard of 1.0 m to the stairs, whereas 2.7 m is required (Block A only);
- vii) a minimum interior side yard of 0.6 m to the covered porch, whereas 1.5m is required (Block A only);
- viii) a minimum interior side yard of 0.9 m to the stairs, whereas 1.2m is required (Block A only);

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- ix) a maximum building height of 12.65 m, whereas 11.0 m is permitted (Block A only); and
- x) the Holding Symbol “(H)” shall be removed from the subject lands upon servicing capacity being allocated by Council.

The implementing Zoning By-law 185-2008 was approved by Vaughan Council on June 23, 2008, and is in full force and effect.

Servicing Allocation and the Removal of the Holding Symbol “(H)”

On June 8, 2010, Vaughan Council will be approving the “Servicing Capacity Allocation Strategy” as recommended by the City’s Engineering and Development Planning Departments. The subject site plan application (DA.08.078) was reserved servicing capacity for 10 units, from the York Sewage Servicing System and water supply capacity from the York Water Supply System, with allocation by Vaughan Council upon site plan approval. The subject staff report recommends site plan approval by the Development Planning Department, and therefore the Engineering Department recommends that Council allocate servicing capacity for 10 units to the subject lands, which will allow the Holding Symbol “(H)” to be removed. If Council concurs, the conditions to allocate and to remove the Holding provision are included in the recommendation of this report.

Site Plan Review

The Development Planning Department is generally satisfied that the proposed site plan, building elevations and landscape plan, shown on Attachments #3 to #6, are satisfactory and conform to the policies of OPA #692 and comply with the requirements of the RM2 Multiple Residential Zone, subject to Exception 9(1309).

The proposed site plan shows 10 freehold townhouse dwelling units (to be comprised of a 4-unit block with frontage onto Islington Avenue and an interior 6-unit block) accessed by a private common element road. The elevations for Block A incorporate white stone veneer on the main storey of all four elevations with red brick above. The elevations for Block B include white stone veneer on the ground floor of the front elevation, and the rear elevation has been upgraded to include additional red brick detailing around the windows, and to include grills to all doors to match the grills on the windows. The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations, and landscape plan, and will continue to work with the Applicant to finalize the details of the proposal. In particular, attention will be given to ensure the proper screening of the common element road from the abutting properties to the north and south with additional landscaping. The final site plan, building elevations and landscape plan must be approved to the satisfaction of the Development Planning Department.

The Vaughan Engineering Department is generally satisfied with the servicing and grading plans, and storm water management, noise and geotechnical reports. The Vaughan Development Planning Department, together with other relevant City Departments, will continue to work with the Owner to finalize the details of the proposal.

The Owner will need to submit a Draft Plan of Condominium (Common Elements) Application in order to create the proposed common element road, for review and consideration by City of Vaughan Departments and Vaughan Council.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to the applications and advises that a TRCA Permit pursuant to Ontario Regulation 166/06 is required, prior to the start of any proposed works on the site.

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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 Owner must enter into a Regional Site Plan Agreement with the Region of York with respect to any required land conveyance and servicing works along Islington Avenue. The Owner will be required to satisfy all conditions of the Region.

Conclusion

Zoning By-law Amendment File Z.10.016 to remove the Holding Symbol “(H)” on the subject lands, and Site Development File DA.08.078 have been reviewed in accordance with OPA #692, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The condition for removing the Holding Symbol “(H)” will be satisfied with the approval of the site plan application, and therefore, the Vaughan Development Planning Department can support the removal of the Holding Symbol “(H)” on the subject lands, and the approval of the proposed development for 10 freehold townhouse dwelling units (to be comprised of a 4-unit block and 6-unit block) accessed by a private common element road, which is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan and complies with the Zoning By-law. Accordingly, the Development Planning Department can support the approval of both the Zoning By-law Amendment and Site Development Applications, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Block A – Islington Avenue Elevations
6. Block B – Interior Elevations

Report prepared by:

Clement Messere, Planner, ext. 8409
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 16, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

16 ADMINISTRATIVE AMENDMENTS TO THE LICENSING BY-LAW

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 15, 2010:

Recommendation

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

1. That a By-law be enacted to amend Licensing By-law 315-2005, as amended (the "Licensing By-law") by deleting the expiry provision.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

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

Purpose

The purpose of this report is to recommend the repeal of the expiry provision of the Licensing By-law. The Licensing By-law is set to expire on January 1, 2011.

Background - Analysis and Options

The City passed the Licensing By-law on December 12, 2005. Section 33.0(2) of the Licensing By-law provides that the Licensing By-law shall expire 5 years after it comes into force. The Licensing By-law came into force on January 1, 2006 and accordingly, the Licensing By-law is set to expire on January 1, 2011. This expiry provision was required by the *Municipal Act* in effect at the time, which provided that licensing by-laws would expire 5 years after they came into force. This provision of the *Municipal Act*, however, has since been deleted. Therefore, Staff are recommending that section 33.0(2) of the Licensing By-law also be deleted.

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

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Conclusion

Section 33.0(2) of the Licensing By-law provides that the Licensing By-law will expire on January 1, 2011. The *Municipal Act* no longer requires this expiry provision. The proposed amendment will delete section 33.0(2) of the Licensing By-law to ensure smooth continuation of the City's licensing regime.

Attachments

None.

Report prepared by:

Christopher G. Bendick
Solicitor

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Item 17, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

17

SPEED CUSHION ON PARKFIELD COURT – WARD 2

The Committee of the Whole recommends that this matter be referred to the July 6, 2010 Committee of the Whole Meeting.

Recommendation

Councillor Tony Carella recommends that the one speed cushion previously recommended by the local traffic calming committee for placement along Parkfield Court be approved as “grandfathered” and constructed at the earliest opportunity, between house #16 and #20 of Parkfield Court and along the west side of #2 Creekwood Court.

Contribution to Sustainability

The long-term sustainability of our local streets depends on their being used for the purposes for which they were designed, rather than as drop-off sites, kiss-and-rides, speed-tracks, or short-term parking lots.

Economic Impact

To be determined.

Communication Plan

The ward councillor will inform the residents of Parkfield and Creekwood Courts once this recommendation is approved by Council

Purpose

To complete a project that was undertaken some time ago, but was delayed while an alternative (speed cushion) was pilot tested in a neighbouring municipality.

Background - Analysis and Options

Parkfield Court is a short street, running north from Highway (Regional Road) 7 opposite the eastern end of Woodstream Boulevard, ending in a cul-de-sac and, immediately beyond it, a pedestrian walkway onto the grounds of St. Peter’s Catholic School. Another cul-de-sac, Creekwood Court, runs east off of Parkfield, ending at an overlook into Rainbow Creek Park.

Because of the pedestrian access to St. Peter’s School, Parkfield Court attracts increased traffic every weekday morning during the school year, as parents use the end of the court as a drop off site for their children, rather than driving further west along Highway 7, north along Martin Grove Road, and east along Andrew Park, to the vehicular entranceway onto the grounds of St. Peter’s School. Similarly, in the afternoon, the Parkfield cul-de-sac is filled with parents’ parked in their vehicles and waiting the end of the school day.

As their use of Parkfield as a drop-off/pick-up site would seem to indicate, these parents are looking to save time, which may account for the speed with which they exit the street, attempting to “beat the light” at Highway 7 and Woodstream Boulevard. The result is a situation that is clearly dangerous to the children who live along both Parkfield and Creekwood Courts.

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To address this issue, a speed hump was proposed some time ago by the local traffic calming committee. But in an effort to explore a traffic calming device that might be more suitable for this and other locations across the City, action was deferred pending a pilot test in the Town of Aurora of “speed cushions”---essentially, a speed hump with gaps to accommodate the wider wheel-base of fire and emergency vehicles, but too wide to permit a simple drive-through by the average automobile.

It is appropriate to revert to the original recommendation, and install a single speed cushion along Parkfield Court. In light of changes recently made to the City’s traffic calming policy, this installation would be considered as “grandfathered”. One additional consideration should be noted: given the narrow width of Parkfield Court, curb bump-outs, chicanes, etc. are not otherwise recommended. Finally, it is important to note that Parkfield is not identified as an emergency response route.

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 approve a single speed cushion on Parkfield Court, on a grandfathered basis.

Attachments

None

Report prepared by:

Councillor Tony Carella, FRSA

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Item 18, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

18 FENCE HEIGHT EXEMPTION – 30 AMPEZZO AVENUE – WARD 3

The Committee of the Whole recommends:

- 1) That the fence height exemption application for 30 Ampezzo Avenue be approved;**
- 2) That the report of the Director of Enforcement Services, dated June 15, 2010, be received;
and**
- 3) That the following deputations, written submission and petitions, be received:**
 - a) Mr. Halim Chaccour, 30 Ampezzo Avenue, Woodbridge, L4H 3G3, and petitions;
and**
 - b) Mr. Tony Mesiano, 36 Ampezzo Avenue, Woodbridge, L4H 3G3, and written
submission dated June 15, 2010.**

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 30 Ampezzo Avenue be refused.

Economic Impact

N/A

Communications Plan

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

Purpose

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

Background - Analysis and Options

The property owner of 30 Ampezzo Avenue has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

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

The By-law permits a fence height of 6 feet in rear yards. The Applicant has requested an exemption to permit an existing wooden fence consisting of two panels 6 feet in height with additional lattice bringing the total height of the two panels ranging from 8 foot 1 inch to 8 foot 8 inches to provide a sense of privacy.

The fence was inspected as part of a pool inspection.

Enforcement Services staff inspected the Applicant's property and also reviewed other properties within the 60 metre radius. There are no other fence panels of similar height in the immediate area.

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There are no site plans registered for this property.

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

The details outlined above do not support the approval of a fence height exemption for this location. Past precedence for fence height exemptions rarely has exceeded 8 feet.

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

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

Conclusion

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

Attachments

1. Map of Area
2. Site Plan
3. Photos

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

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

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Item 19, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

19 FENCE HEIGHT EXEMPTION - 50 CRESTWOOD ROAD - WARD 5

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Enforcement Services, dated June 15, 2010, be approved; and
- 2) That the written submission of Ms. Dara Homavazir, 48 Crestwood Road, Thornhill, L4J 1A5, dated June 9, 2010, be received.

Recommendation

The Director of Enforcement Services recommends:

That the fence height exemption application for 50 Crestwood Road be refused.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius. At the time of this report no objections had been received.

Purpose

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

Background - Analysis and Options

The property owner of 50 Crestwood Road has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The Applicant is making application to permit a rear yard fence.

The By-law permits a fence height of 6 feet in rear yards. The Applicant has requested an exemption to permit a wooden fence varying in height from 7 feet to 9 feet. The fence design and construction consist of board on board with decorative posts and decorative lattice of a swag design. The height of the rear and interior side fences vary in height from 7 feet to 9 feet with posts, including gate posts, averaged at 8 feet 5 inches with some posts as high as 9 feet due to differences in grade

Enforcement Services staff inspected the Applicant's property and also reviewed other properties within the 60 metre radius. There are no other fences of similar height in rear yards in the immediate area.

This fence height contravention was first brought to the attention of the Enforcement Services Department via complaint.

There are no site plans registered for this property.

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

The details outlined above do not support the approval of a fence height exemption for this location. Past precedence for fence height exemptions in rear yards has rarely exceeded 8 feet.

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

Relationship to Vaughan Vision 2007

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

Relationship to Vaughan Vision 2020

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

Regional Implications

N/A

Conclusion

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

Attachments

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

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

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

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Item 20, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

20 APPOINTMENT OF MUNICIPAL LAW ENFORCEMENT OFFICERS – 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 15, 2010:

Recommendation

The Director of Enforcement Services recommends:

That Appendix A and B of By-law 73-2007 be amended to appoint certain staff members as Municipal Law Enforcement Officers and Property Standards Officers and that the amending By-law be brought forward to Council.

Economic Impact

N/A

Communication Plan

N/A

Purpose

This report is to amend a By-law appointing staff as Municipal Law Enforcement Officers and Property Standards Officers.

Background - Analysis and Options

The Police Services Act R.S.O. 1990 and the Building Code Act 1992 provide for the appointment of persons as Municipal Law Enforcement Officers and Property Standards Officers.

From time to time amendments need to be made to Bylaw 73-2007 to appoint new staff members, or delete names of those that left the employ of the City.

Appendix A and B of By-law 73-2007 should be amended to reflect staffing changes in the Enforcement Services Department. These changes do not affect the complement level of the department.

Relationship to Vaughan Vision 2020

This report is in keeping with the provisions in Vaughan Vision and necessary resources have been allocated.

Regional Implications

N/A

Conclusion

The amendment to the bylaw is required to appoint staff members as Municipal law Enforcement Officers.

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Attachments

N/A

Report prepared by:

Tony Thompson
Director, Enforcement Services

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Item 21, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

21

**ZONING BY-LAW AMENDMENT FILE Z.10.006
OMERS REALTY CORPORATION
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 15, 2010:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.006 (OMERS Realty Corporation) BE APPROVED, specifically to amend By-law 1-88, to require a minimum parking ratio of 0.6 spaces/100m² GFA on the subject lands shown on Attachments #1 to #3, as the minimum parking requirement to facilitate the conversion of the existing single-use employment building to a multi-unit employment building; and, that an additional 3 parking spaces be physically provided on the property, to the satisfaction of the Vaughan Development Planning Department.

Contribution to Sustainability

The applicant is proposing to convert an existing single-use employment building into a multi-unit employment building, while utilizing the existing site parking. Three (3) additional parking spaces will be required to be provided above the existing 592 spaces to comply with the minimum parking standard being considered in this report. No other 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 West Woodbridge Homeowners 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, specifically the EM2 General Employment Area Zone requirements in Exception 9(1013) to recognize 592 existing parking spaces on the subject lands shown on Attachments #1 and #2, to facilitate the conversion of the existing single-use employment building, into a multi-unit employment building, as shown on Attachment #3.

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Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located southwest of Regional Road 27 and Regional Road 7 (100 Royal Group Crescent), being Part of Lot 4, Concession 9, 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 Zoning By-law Amendment does not propose any additional uses, but rather proposes to facilitate a parking reduction on the site to support the reconfiguration of the existing single-use building to a multi-unit format. On this basis, the proposal 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(1013). Zoning By-law 1-88 requires 1.0 parking space for every 100m² of Gross Floor Area (GFA) for Warehousing Uses (single-use building), but requires 1.5 parking spaces for every 100m² GFA devoted to Employment Uses (multi-unit) and 2.0 parking spaces for every 100m² GFA devoted to ancillary office uses. The proposal to convert the existing single-use employment building to a multi-unit employment building would result in a parking deficiency of 1392 parking spaces, whereas 592 spaces currently exist. Therefore, an amendment to the Zoning By-law is required.

Parking

The required parking under By-law 1-88 to support the conversion of the existing single-use employment building to a multi-unit building format is calculated as follows:

$$\frac{99,086\text{m}^2 \text{ (Existing Building GFA)} \times 2 \text{ parking spaces}/100\text{m}^2}{\phantom{99,086\text{m}^2 \text{ (Existing Building GFA)}}} = 1982 \text{ spaces}$$

Parking Provided 592 spaces

According to By-law 1-88, 1,982 parking spaces are required, whereas the site currently only provides 592 spaces, resulting in a deficiency of 1,390 spaces (70.1%).

The Owner has submitted a parking justification report prepared by Mark Engineering in support of the reduction to the required number of parking spaces. The report recognizes the unique character of this building consisting of over 1 million square feet (99,086 m²) of leasable area. To account for this, the consultant established average peak parking demands by conducting a parking survey of similar uses in the surrounding area. The parking demands for industrial uses in the surveyed area ranged from 0.22 to 0.55 spaces/100m², and 0.09 spaces/100m² for the warehouse uses. Based on the findings of the survey, the consultant determined that the following parking ratios would be appropriate on the site:

Warehousing/Truck Terminal	0.50 spaces/100m ² GFA
Industrial	0.75 spaces/100m ² GFA
Ancillary Office	1.25 spaces/100m ² GFA
Overall Site	0.60 spaces/100m ² GFA

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As it is difficult to predict future uses within the proposed units, the traffic consultant reviewed one probable scenario based on information provided by the Owner regarding current market trends for potential uses in the newly created units, based on the above noted parking ratios as follows:

Tenant Area	1	2	3	4	5	Total
Land Use	Industrial	Industrial	Warehouse	Warehouse	Warehouse	
Office Area (m ²)	1,086	760	398	581	633	3,459
Parking	14 spaces (1.25 spaces /100m ²)	10 spaces (1.25 spaces /100 m ²)	5 spaces (1.25 spaces /100 m ²)	7 spaces (1.25 spaces /100 m ²)	8 spaces (1.25 spaces /100 m ²)	43 spaces
Warehouse/ Industrial Use GFA (m ²)	17,449	14,444	15,522	22,668	24,294	94,776
Required Parking	131 spaces (0.75 spaces /100m ²)	108 spaces (0.75 spaces /100m ²)	78 spaces (0.5 spaces /100m ²)	113 spaces (0.5 spaces /100m ²)	123 spaces (0.5 spaces /100m ²)	554
Total Parking	144	118	83	121	131	597

Note: Proposed 98,235 m² GFA in chart does not include mezzanines.

The above-noted scenario would result in a parking requirement of 597 spaces or an overall parking requirement of 0.6 parking spaces/100m² GFA. The Vaughan Engineering Department has reviewed the report and concurs with the findings. Based on the maximum parking demands of 0.55 and 0.09 for industrial and warehousing uses identified respectively in the survey, and the findings in the above-noted table in support of an overall parking requirement of 0.6 spaces/100m² for the entire site, the proposed reduction in parking can be supported by the Vaughan Development Planning Department.

The site currently has 592 parking spaces. The Owner is required to physically provide three (3) additional parking spaces prior to occupancy to meet the proposed minimum parking requirement of 0.6 spaces/100m² (ie. 99,086 m² @ 0.6 spaces/100m² = 595), which is acceptable to the Owner's consultant, and must be undertaken to the satisfaction of the Vaughan 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

The property is located internal to an employment area and does not impact any Regional lands.

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 a parking ratio of 0.6 spaces/100m² GFA on the subject lands as the minimum requirement to facilitate the conversion of an existing single-use employment building into a multi-unit employment building, is appropriate and compatible with the uses on the site and the surrounding employment uses, and conforms to the Official Plan. The Owner will also be required to physically provide 3 additional parking spaces on the property, as discussed in the staff report. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

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Attachments

1. Context Location Map
2. Location Map
3. Site Plan - Existing Building Showing Conceptual Unit Configuration

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 22, Report No. 31, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 29, 2010, as follows:

By approving the following in accordance with the memorandum of the Commissioner of Planning, dated June 24, 2010:

- “1. That the attached revised coloured building elevations for Site Development Files DA.09.070 and DA.09.071 (P. Gabriele and Sons Ltd.) be approved, to the satisfaction of the Vaughan Development Planning Department;”***

By receiving the written submission from Councillor Di Vona, dated June 22, 2010; and

By receiving the coloured elevation drawings submitted by the applicant.

**22 ZONING BY-LAW AMENDMENT FILE Z.09.031
SITE DEVELOPMENT FILE DA.09.070
SITE DEVELOPMENT FILE DA.09.071
P. GABRIELE AND SONS 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 15, 2010, be approved;**
- 2) That the coloured elevation drawings submitted by the applicant, be received; and**
- 3) That the deputation of Mr. Domenic Rotundo, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.031 (P. Gabriele and Sons Ltd.) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2 from RVM2 Residential Urban Village Multiple Zone Two (block townhouses) to RVM1(A)(H) (Block 'A' – Future Development) and RVM1(A) Residential Urban Village Multiple Zone One to permit street townhouse units, as shown on Attachment #3.
2. THAT Site Development Files DA.09.070 and DA.09.071 (P. Gabriele and Sons Ltd.) BE APPROVED, to permit a combined total of 27 residential street townhouse units on Blocks 1 to 5 inclusive, as shown on Attachments #3 to #9 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letters of Undertaking:
 - i) the final site plan, building elevations, landscape plan, landscape cost estimate, and building materials package with brick and colour samples, shall be approved by the Vaughan Development Planning Department;
 - ii) the approved drawings from the Control Architect for the Vellore Village Community shall be submitted to the satisfaction of the Vaughan Development Planning Department;

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- iii) the final stormwater management report, and site servicing and grading plan, shall be approved by the Vaughan Engineering Department;
- iv) Phase 2 of Approved Plan of Subdivision 19T-03V10 shall be registered; and,
- b) that the Site Plan Letters of Undertaking include the following provision:
 - i) “The Owner shall pay to Vaughan by way of a certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

Contribution to Sustainability

The Owner has advised that the street townhouse development will incorporate the following sustainability features in the site and building design:

- a) low e-glass application to all exterior windows (including basement windows) to reduce heat loss in the winter and heat gain in the summer;
- b) reduction of convection heat loss through the use of argon gas filled windows;
- c) use of tankless hot water heaters allowing for 40% energy savings and less carbon dioxide emissions;
- d) use of garage door panels which have been LEED approved;
- e) use of foam insulation in garages and exterior overhangs to provide for higher R-values;
- f) use of wood panelized wall and floor systems to generate 70% less wood waste;
- g) separation of recyclable based materials and garbage during construction;
- h) use of recyclable based material in the engineered floor joist, floor and roof plywood;
- i) granular stone on all driveways to be made with recyclable based material;
- j) exterior wood trim to be made of recyclable material;
- k) standard kitchen cabinets and interior finished trims to be made with recyclable based materials;
- l) use of low flow toilets and shower heads; and,
- m) the site has been engineered to recapture all the soil on the site to eliminate exporting or importing of fill material.

Economic Impact

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

Communications Plan

On January 8, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands and to Millwood Woodend and Vellore Woods Ratepayers’ Associations. No comments were received. The Public Hearing was held on February 2, 2010. The issues raised at the meeting involved only the live-work units along Major Mackenzie Drive, which will be addressed in a separate Committee of the Whole report as a future phase of the respective site plan applications for Files DA.09.070 and DA.09.071.

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The recommendation of the Committee of the Whole on February 2, 2010, 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 February 16, 2010.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the development of street townhouses, as shown on Attachment #3:

1. A Zoning By-law Amendment Application (File Z.09.031, P. Gabriele and Sons Ltd.) to rezone the subject lands from RVM2 Residential Urban Village Multiple Zone Two (block townhouses) to RVM1(A)(H) (Block 'A' – Future Development) and RVM1(A) Residential Urban Village Multiple Zone One to permit street townhouse units;
2. A Site Development Application (File DA.09.070, P. Gabriele and Sons Ltd.) to permit 10, 2-storey residential street townhouse units in Blocks 1 and 2; and,
3. A Site Development Application (File DA.09.071, P. Gabriele and Sons Ltd.) to permit 17, 2-storey residential street townhouse units in Blocks 3, 4, and 5.

The respective Site Development Files DA.09.070 and DA.09.071 will be phased. Phase 1 will be addressed in this report and include the 27 street townhouse units, in Blocks 1 to 5 inclusive. Block "A" will be rezoned to RVM1(A)(H) Zone with a Holding Provision and will be subject to a future Site Development Application upon future development of the easterly abutting MTO lands. Phase 2 will be considered in the near future and will address the balance of the RVM2 Zone lands, as shown on Attachment #2, in a mixed use development that will facilitate two residential 3-storey apartment buildings with ground floor business or professional office uses accessed from Major Mackenzie Drive.

Background - Analysis and Options

The overall 1.53 ha subject lands (0.69 ha – Blocks 1, 2 and "A", and 0.84 – Blocks 3, 4, and 5), shown on Attachments #1 and #2, is located south of Major Mackenzie Drive, and west of Weston Road, in Part of Lot 20, Concession 6, City of Vaughan. The property has frontage along Coranto Way.

The blocks are located within Phase 2 of Plan of Subdivision File 19T-03V10 (P. Gabriele and Sons Ltd.), which was draft approved on June 28, 2005, and is currently not registered. The Owner is currently working with the Vaughan Engineering Department to finalize the subdivision agreement for the eventual registration of Phase 2. Until this is completed, the corresponding Site Plan Letters of Undertaking for both Files DA.09.070 and DA.09.071 cannot be executed. A condition to this effect has been included in the recommendation of this report.

City of Vaughan Official Plan and Zoning

The subject lands are designated "Vellore Village Centre – Low-Rise Residential" in OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan). The proposal for street townhouse dwellings conforms to the Official Plan.

The subject lands are zoned RVM2 Residential Urban Village Multiple Zone Two (ie. block townhouses) by By-law 1-88, subject to Exception 9(1267), which does not permit the street townhouse dwelling units. The Owner submitted a Zoning By-law Amendment Application (File Z.09.031) to rezone the subject lands from RVM2 Zone to RVM1(A) Residential Urban Village Multiple Zone One, in the manner shown on Attachment #3, which would permit 27 street townhouse units in Blocks 1 to 5, inclusive. The 3 additional future street townhouse units in

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Block “A” will be zoned RVM1(A)(H) Zone with the Holding “H” provision, and will be subject to a future Site Development Application upon future development of the easterly abutting MTO lands.

The rezoning of the lands to allow for street townhouse uses is consistent with the surrounding existing zoning to the south, which is currently zoned RVM1(A) Residential Urban Village Multiple Zone One. The Development Planning Department can support the above rezoning of the lands as the proposed zone and use are compatible and consistent with the existing surrounding area. The change in zoning will facilitate freehold townhouse units fronting on a public street, whereas the current zoning would facilitate condominium townhouse development on a private internal road system.

Site Plan, Access and Lot Creation

The proposed site plans are shown on Attachment #3. The 27 street townhouse units represent the Phase 1 development of the lands. The street townhouses will have direct access onto Coranto Way. The Owner has acknowledged that the individual street townhouse lots will be created, along with the registration of any maintenance easements, through a future Part Lot Control Application. The said application must be submitted prior to the occupancy of any street townhouse dwelling.

The Phase 2 development of the lands will be in the near future and will entail the development of the lands between the proposed street townhouses and Major Mackenzie Drive for two proposed 3-storey residential apartment buildings with ground floor business or professional office uses. The Development Planning Department is currently working with the Owner to finalize the site plans for the street townhouses, which must be approved to the satisfaction of the Development Planning Department. A condition to this effect has been included in the recommendation of this report.

Building Elevations and Landscape Plan

The Vaughan Development Planning Department is satisfied with the building elevations and landscape plans shown on Attachments #4 to #9, inclusive. The rear elevations have been upgraded to the satisfaction of the Development Planning Department. The Owner is required to submit the approved drawings from the Control Architect for the Vellore Village Community, to the satisfaction of the Development Planning Department. Furthermore, the final building elevations, landscape plan, and landscape cost estimate must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect has been included in the recommendation of this report.

Vaughan Engineering

The Owner has submitted servicing and grading plans and a stormwater management report, which must be approved to the satisfaction of the Vaughan Engineering Department.

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 has been filed with the Ontario Ministry of the Environment through the related Subdivision File 19T-03V10, which was draft approved on June 28, 2005.

ii) Servicing

Subdivision Block 16 (subject to Site Development File DA.09.071) and Subdivision Block 17 (subject to Site Development File DA.09.070), as shown on Attachment #3, respecting Plan of

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Subdivision File 19T-03V10 have been allocated for a maximum of 78 residential units. The total residential units proposed in both Phase 1 and Phase 2 will be 87 units. Phase 1 of the development of these lands will require only the allocation of 27 residential units. As a result, the future Phase 2 development will require an additional allocation of 9 residential units, which the Owner is aware.

iii) Stormwater Management Report

The final stormwater management report must be to the satisfaction of the Vaughan Engineering Department. A condition to this effect 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 Region of York Transportation Services Department has been circulated the street townhouse development proposal and has no objections to the approval of the development.

Conclusion

The Zoning By-law Amendment and Site Development Applications have been reviewed in accordance with OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan), By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the development of the lands for 27 street townhouse dwelling units 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 Zoning By-law Amendment File Z.09.031 and the Phase 1 development of both Site Development Files DA.09.070 and DA.09.071, subject to the recommendations and conditions of this report.

Attachments

1. Context Location Map
2. Location Map
3. Overall Site Plan
4. Building Elevations – Block 1
5. Building Elevations – Block 2
6. Building Elevations – Block 3
7. Building Elevations – Block 4
8. Building Elevations – Block 5
9. Overall Landscape Plan

Report prepared by:

Stephen Lue, Planner, ext. 8210
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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- iii) specific area dedicated to the storage of recyclable material within the building;
- iv) low volatile organic compounds (VOC) built into components and finishing materials (flooring, wall coverings and water based varnishes), which produce fewer off-gasses and are less hazardous to inhabitants;
- v) energy efficient mechanical systems and components, including a combination furnace and energy efficient fans; and,
- vi) energy efficient HVAC system.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted the following applications on the subject lands:

1. A Zoning By-law Amendment Application (File Z.10.005) to remove the Holding Symbol “(H)” from a portion of the subject lands zoned A(H) Agricultural Zone as shown on Attachment #2, to facilitate the development of a community hall (Humanity First).
2. A Site Development Application (File DA.10.016) to facilitate the development of a portion of the property for a 5,105m², 3-storey community hall (Humanity First) that will include a gymnasium, offices, and classrooms, as shown on Attachment #3.

Background - Analysis and Options

Ahmadiyya Muslim Jama'at Canada Inc. is partnering with Humanity First in order to build the Humanity First Community Centre (HFCC) in accordance with the Master Plan for the Mosque lands shown on Attachments #4a and #4b. Zoning By-law 181-2009, enacted on June 30, 2009, permitted the development of the subject lands for a campus consisting of 13 buildings related to the place of worship, including the community hall.

The proposed community hall will be used for social and recreational functions and office use. The building will include a 1,100 m² gymnasium which will be used for recreational activities and for social gatherings with a seating capacity of 1,200 people. Accessory facilities, such as change rooms and a food service area will also be incorporated into the community hall. In addition there will be multi-purpose rooms on the ground floor and mezzanine level which will be used for administrative offices, counseling, training, and social and recreational activities. The Owner has advised that none of these facilities will be rented for commercial purposes.

Location

The subject lands form part of an overall 9.75 ha land holding, located north of Major Mackenzie Drive, on the west side of Jane Street (municipally known as 10,610 Jane Street), in Part of Lot 25, Concession 5, City of Vaughan.

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City of Vaughan Official Plan and Zoning

The subject lands are designated “Low Density Residential” by OPA #600, and zoned A(H) Agricultural Zone with the Holding Symbol “H” by By-law 1-88, subject to Exception 9(1326). The proposal for a community hall conforms to the Official Plan.

The Owner has submitted a Zoning By-law Amendment Application (File Z.10.005) to remove the Holding Symbol “(H)” on a portion of the overall subject lands, as shown on Attachment #3. The removal of Holding Symbol on the community hall lands is predicated on the fulfillment of the following conditions:

- a) *water supply and sewage servicing capacity has been identified and allocated by Council;*
- b) *approval of a site development application, including but not limited to, stormwater management concerns of the Toronto and Region Conservation Authority; and,*
- c) *written clearance from the Trustee for the Block 33 East Landowners Group confirming that the Owner of the subject lands has entered into and signed the Block 33 East Cost Sharing Agreement.*

a) Water Supply and Sewage Servicing Capacity

The Vaughan Engineering Department has advised the Vaughan Development Planning Department that formal allocation of water supply and sewage servicing capacity will not be required for institutional uses. Therefore, this condition is not applicable for the community hall lands.

b) Site Plan Approval and TRCA

The site was originally zoned with a Holding Symbol “(H)” to ensure that development would not proceed without site plan approval. Furthermore, the Toronto and Region Conservation Authority (TRCA) has advised the Vaughan Development Planning Department in a memo dated May 31, 2010 that the development proposal satisfies the stormwater management concerns. As a result, upon site plan approval of the subject application by Vaughan Council, this condition will be satisfied.

c) Block 33 East Cost Sharing

In a letter dated March 31, 2010 from Bratty and Partners, LLP, the Owner has satisfied all financial obligations relating to the Block Plan services. The condition for the removal of the Holding Symbol “(H)” has been fulfilled by the Owner.

The Development Planning Department has no objection to the removal of the Holding Symbol “(H)” for portions of the subject lands that pertain to the community hall. The implementing by-law will be forwarded to Council prior to the execution of the Site Plan Letter of Undertaking.

Site Plan and Access

The approved Mosque Master Plan is shown on Attachments #4a and #4b. The plan identified Building “J” as the future community hall. However, through discussions with the Vaughan Development Planning Department, the location of the community hall has been moved to Building “K”. The change in location will improve vehicular access from the Mosque Gate entrance to the drop-off area in front of the main building entrance and will bring the building closer to existing parking (Attachment #3). The site will be serviced by private snow removal and

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garbage and recycling pick-up. The Owner shall meet the requirements set out in the City of Vaughan Waste Collection Design Standards Policy. A condition to this effect has been included in the recommendation of this report. The final site plan must be approved to the satisfaction of the Vaughan Development Planning Department.

Landscape Plan

The landscape plan, shown on Attachment #5, consists of a mix of coniferous and deciduous trees, ground plantings, and hard landscaping. The Development Planning Department will continue to work with the Owner to finalize the details of the landscape plan. The final landscape plan/details and landscape cost estimate must be approved to the satisfaction of the Vaughan Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachments #6 and #7. The Owner proposes building elevations that include 2 brick colours (white and light grey) for part of the building and a maximum height of 11 m. The gymnasium portion is proposed to be finished in precast panels that incorporate some horizontal banding and texture in a natural cast colour that harmonizes with the white and grey brick colours. The neutral colour scheme is consistent with the existing Mosque structure, which is also finished in pre-cast panels with white and grey stone. The final elevations must be approved to the satisfaction of the Development Planning Department. The Owner will be required to provide a brick and colour sample to the satisfaction of the Vaughan Development Planning Department as noted in the recommendation of this report.

Vaughan Engineering

The Owner has submitted a revised functional servicing report, servicing and grading plans, and a stormwater management report, which must be approved to the satisfaction of the Vaughan Engineering Department. A condition to this effect has been included in the recommendation section 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 overall subject lands are located on the west side of Jane 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 Owner will be required to fulfill all requirements of the Region of York Transportation Services Department.

Conclusion

The Zoning By-law Amendment and Site Development Applications have been reviewed in accordance with OPA #600, By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a 3-storey, 5,105 m² gross floor area community hall, is appropriate, compatible, and consistent with the existing and permitted uses in the surrounding area, and with the approved Master Plan for the Mosque lands, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the removal of the Holding Symbol “(H)” (File Z.10.005) and approval of Site Development File DA.10.016, subject to the conditions and recommendations contained in this report.

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Attachments

1. Context Location Map
2. Location Map
3. Site Plan
- 4a. Mosque Master Plan West
- 4b. Mosque Master Plan East
5. Landscape Plan
6. North and East Elevations
7. South and West Elevations

Report prepared by:

Stephen Lue, Planner, ext. 8210

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 24, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

**24 MAJOR MACKENZIE DRIVE STREETScape IN THE VILLAGE OF MAPLE
STREETScape DESIGN STUDY AND REQUEST FOR PROPOSAL FOR CONSULTING
SERVICES – WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioners of Planning, Community Services and Engineering and Public Works, dated June 15, 2010:

Recommendation

The Commissioners of Planning, Community Services and Engineering and Public Works in consultation with the Commissioner of Finance/City Treasurer and the Directors of Reserves and Investments, Development Planning and Parks Development recommend:

1. That the Major Mackenzie Drive Streetscape Design Study, appended to this report as Attachment #2, be approved; and
2. That the Engineering Services and Parks Development Departments initiate the Request for Proposal process to retain a Consultant team to prepare tender documents and implementation of the required work; and
3. That the total budget of \$1,991,824 allocated to the Development Planning Department's 2010 Capital Budget (Project # DP-9017-10) be transferred to the Engineering Services Department's 2010 Capital Budget.

Contribution to Sustainability

Consistent with Green Directions Vaughan, the City's Sustainability and Environmental Master Plan, the Major Mackenzie Drive Streetscape Enhancements will support environmental sustainability and fulfill a number of goals and objectives outlined by the plan, specifically:

Goal 2: To ensure sustainable development and redevelopment.

Goal 3: To ensure that Vaughan is a city that is easy to get around with low environmental impact.

The needs of pedestrians, compact development and public transit will be supported by the strengthening and improvement of the public realm. The Major Mackenzie Drive Streetscape will integrate environmentally sustainable materials and features into the streetscape design, facilitate pedestrian movement throughout the area, create new public spaces and recreational connections, ensure transit-supportive land organization, and outline strategies and measures to achieve environmentally sustainable development.

Economic Impact

A total budget of \$1,991,824 is required to perform the streetscape consulting services and implement the construction works and has been included and approved in the Development Planning Department's 2010 Capital Budget (Project # DP-9017-10). It is being recommended through this report that the budgeted amount be transferred to the Engineering Services Department's 2010 Capital Budget.

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Communications Plan

Regular project updates will be communicated by Parks Development Department staff to the Maple Streetscape Community Advisory Committee at their scheduled meetings.

Purpose

The purpose of this report is to obtain Council direction to proceed with the Major Mackenzie Drive Streetscape Request for Proposal for Consulting Services.

Background - Analysis and Options

The Village of Maple is located in the City of Vaughan, having its focus at the intersection of Major Mackenzie Drive and Keele Street. A new municipal Civic Centre master plan and building design has been finalized for the current site of the existing municipal buildings along the south side of Major Mackenzie Drive. The establishment of a high quality streetscape along both sides of Major Mackenzie Drive from Keele Street to Peter Rupert Avenue / McNaughton Road will be instrumental in establishing the high quality pedestrian precinct and front face envisioned for the Civic Centre.

In 2008, the Major Mackenzie Streetscape Study Request for Proposal (RFP) was awarded to Stantec Consulting Ltd. The City of Vaughan retained the services of Stantec to prepare a schematic Streetscape Design Study for the public realm along the north and south sides of Major Mackenzie Drive, from Keele Street to Peter Rupert Avenue / McNaughton Road. The schematic design responds to the contextual nature of the site, is coordinated with existing overhead and underground utilities, conceptually addresses grading issues, and identifies the existing and proposed roadway alignment. A series of background documents were reviewed and, where possible, the objectives of these studies were integrated with the design. The streetscape comprises of high quality pedestrian boulevard with pedestrian scale lighting and strong boulevard plantings. The schematic plan is a guideline for detailed design. The plan recommends a preferred walkway alignment, with general dimensions, options, conceptual grades, and materials.

The study's design approach focuses on creating and enhancing a strong sense of place and community image while integrating the study area's contemporary and heritage elements. An objective of the design is to create a streetscape that will provide a common thread, knitting together the various elements and styles of the built fabric within the study area. Several design alternatives were prepared and discussed with the City and relevant stakeholders. Stantec reviewed the existing background documents, examined the site, documented opportunities and constraints, reviewed successful precedents, and prepared site sensitive design solutions.

On January 27, 2010, the Maple Streetscape Community Advisory Committee (MSCAC) was presented with a final draft of the Major Mackenzie Drive Streetscape Study. The Committee received the study with minor amendments to the plan; and, subsequently, the final draft of the study shown in Attachment #2 includes the amendments requested by the Maple Streetscape Community Advisory Committee (MSCAC).

The City of Vaughan Parks Development and Engineering Services Departments require a proposal for the detailed design development, construction documentation, tender preparation, contract administration, and site supervision services for the construction of the Major Mackenzie streetscape from Keele Street to Hill Street.

The design development, construction documentation, and tender preparation will be initiated in Summer 2010, following Council's approval of a consulting team to carry out the work plan. The tender package and associated cost estimates are required to be completed by the end of 2010

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in order to be eligible for potential Regional cost-sharing benefits under the Region's Municipal Streetscape Partnership Program. This cost sharing could represent 33% of all streetscape enhancement works and design costs. Typical streetscape works that are eligible for funding include landscape materials (trees, shrubs, groundcovers, topsoil, sod, seed, mulch etc...) hardscape materials (unit pavers, coloured asphalt, coloured concrete, armourstone, retaining walls, paver banding, etc...), irrigation systems, decorative/accent lighting, and street furniture (banner poles, benches, bollards, bike racks, trash receptacles, tree grates/guards, planters, etc...). Staff will work to maximize the amount of funds recovered through the Region's Municipal Streetscape Partnership Program.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, specifically:

- Service Excellence: "Enhance and Ensure Community Safety, Health and Wellness" and "Lead and Promote Environmental Sustainability"
- Management Excellence: "Maintain Assets and Infrastructure" and "Plan and Manage Growth & Economic Vitality"

Regional Implications

The Major Mackenzie Drive Streetscape Consulting Services will build upon and complement planned Regional capital road improvements and vivaNext surface transit projects. The Streetscape Master Plan will enable the City of Vaughan to co-ordinate with York Region's Municipal Streetscape Partnership Program for partnership funding.

Conclusion

Staff recommend that the Major Mackenzie Drive Streetscape Design Study, appended to this report as Attachment #2, be approved and that the Parks Development and Engineering Services Departments initiate the Request for Proposal (RFP) process to retain a consulting team to undertake detailed design development, construction documentation, tender preparation, contract administration, and site supervision services for the construction of the Major Mackenzie streetscape from Keele Street to Hill Street. Additionally, staff recommend that the total budget of \$1,991,824 allocated to the Planning Department's 2010 Capital Budget (Project # DP-9017-10) be transferred to the Engineering Services Department's 2010 Capital Budget.

Attachments

1. Study Area Location Map
2. Draft Major Mackenzie Drive Streetscape Design Study (Members of Council only)

Report Prepared by:

Rob Bayley, Manager of Urban Design, ext. 8254
Paul Gardner, Director of Parks Development, ext. 3209

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

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Item 25, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

25

2009 ANNUAL INVESTMENT REPORT

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 15, 2010:

Recommendation

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

This report be received for information.

Contribution to Sustainability

Not applicable.

Economic Impact

Investment income generated from the investment portfolio in 2009 amounted to \$12.4 million. Investment earnings are distributed to the City's reserve funds and operating budget reducing the need for tax revenues.

Communications Plan

Not applicable.

Purpose

To report to Council on the City's investment portfolio activities during the year 2009, as required by Ontario Regulation 438/97 (as amended) of the *Municipal Act* and the City's Investment Policy.

Background - Analysis and Options

The Municipal Act is the governing legislation for the investment of municipal funds. Ontario Regulation 438/97, as amended to O. Regulation 292/09 outlines the criteria for eligible investments. The City's investment policy approved by Council in December 2009 conforms to this legislation and acts as the governing guideline in managing the City's investment portfolio.

The reporting requirements in the City's investment policy and the Municipal Act require the Treasurer or designate to submit an investment report to Council at least annually, including a management summary that provides an analysis of the status of the current investment portfolio and transactions made over the last year. The report submitted to Council each year must contain the following:

- a) Listing of individual securities held at the end of the reporting period;
- b) Listing of investments by maturity date;
- c) Realized and unrealized gains or losses resulting from investments that were not held until maturity;
- d) Average weighted yield to maturity of portfolio on investments as compared to applicable benchmarks;

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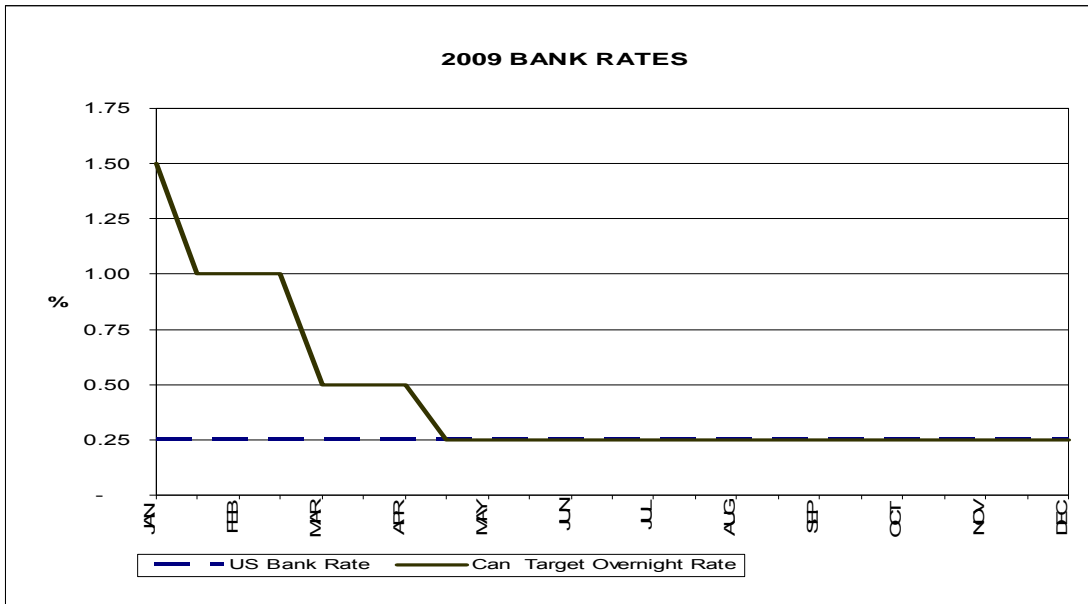
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- e) Percentage of the total portfolio which each type of investment represents and;
- f) A statement about the performance of the investment portfolio during the period covered by the report.

The Reserves & Investment Department manages the investment portfolio for the City with a maturity value of approximately \$484.3 million (cash and investments) at December 31, 2009 (\$552.0 million 2008), (Attachment 1). These funds represent the funding requirements for day to day operations of the Corporation and represent investments funds held in the reserves, reserve funds, working capital and other funds of the organization. The credit quality of all investments were in compliance with the City's Investment Policy and the Ontario Regulation 438/97 (as amended) of the *Municipal Act*.

The deepest global recession in decades caused by the financial credit crisis continued into 2009. Central banks cut interest rates to historic lows and governments across the globe introduced massive stimulus packages in response the economic slowdown.

The Bank of Canada lowered the overnight lending rate by 125 basis points between January and April 2009 and made a conditional commitment to keep the all time low interest rate of .25% to the end of the 2nd quarter of 2010. Recent economic data point to Canada recovering at a faster pace than previously forecasted by the Bank. Contributing factors are, stronger global growth and Canada's robust housing market. Total CPI inflation is expected to go above 2 percent in 2010 . Interest rates are expected to rise going forward.



During 2009 the investment portfolio generated investment income in the amount of \$12.4 million (\$22.9 million in 2008). The Money Market portfolio averaged a rate of return of 1.11% outperforming the 90 day T-bill rate of .36% by .75 % and the ONE Money Market Fund which returned .75% by .36%. The Bond Fund portfolio averaged a rate of return of 4.94% outperforming the ONE Bond Fund of 3.35% by 1.59%. The ONE Fund, a benchmark used by the City, is a pooled investment fund sponsored by AMO and MFOA for Ontario municipalities. A large amount of cash is being held in the City's bank account due to the higher rate of return than that of Money Market instruments. At the end of the year the bank account earned a rate of return .50% while a Money Market instrument earned .31% resulting in a high cash balance in the City's bank account.

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Over the past number of years, the City's investment program has changed its focus from just providing liquidity for the day-to-day operations to a long term reserve management. This change focused on transforming the investment portfolio from a short term money market portfolio to one that is more diversified in terms of credit and term exposure. During this period of continued financial global uncertainty, the City will continue to purchase low risk and quality investments, thus preserving the value of the City's investment portfolio.

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

Not applicable.

Conclusion

In 2009 the City's investment portfolio performed well given the weak global economic and financial market conditions. Increased investment income revenue contributes to reserves and reduces the need for tax revenues. Credit quality of investments were in compliance with the City's Investment Policy approved by Council December 14, 2009 and the Ontario Regulation 438/97 (as amended) of the *Municipal Act*.

Attachments

Attachment 1 – Listing of Securities Held As At December 31, 2009
Attachment 2 – Investments Held by Institution

Report prepared by:

Ferruccio Castellarin CGA Ext 8271
Director of Reserves & Investments

Terry Liuni Ext 8354
Capital Revenue Analyst

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

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Item 26, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

26

**2010 SCHEDULE OF MEETINGS
WARDS 1 TO 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 15, 2010:

Recommendation

The Commissioner of Planning recommends:

THAT the 2010 Schedule of Meetings be amended as follows:

1. That the Committee of the Whole (Public Hearing) meeting of August 31, 2010 (scheduled for 7:00 pm) be changed to a Special Committee of the Whole meeting to consider Volume 2 of the draft Vaughan Official Plan.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

Notification of the proposed August 31, 2010 Committee of the Whole meeting will be communicated through notices as required by the Planning Act for the items to be considered at the meeting. In addition, the revised schedule will be posted on the City's website.

Purpose

The purpose of this report is to request a modification to the calendar of Council and Committee meetings for August 31, 2010 to change the purpose of the meeting from a Committee of the Whole (Public Hearing) to a special Committee of the Whole meeting.

Background - Analysis and Options

Council, at its meeting of September 21, 2009 (Item 17, Report No. 38) adopted the 2010 Schedule of Meetings. A Committee of the Whole (Public Hearing) is scheduled for August 31, 2010 at 7:00 P.M.

The City is currently undertaking a city-wide Official Plan Review and an additional general Committee of the Whole meeting is required for Council to consider Volume 2 of the Official Plan in order to meet the anticipated timetable for Council's approval of the Official Plan in September 2010.

The Official Plan will be produced in two volumes. Volume 1 will include the City-wide policies. Volume 2 will include new secondary plans resulting from the Focus Area Reviews currently being undertaken, and area specific policies and secondary plans which are being carried forward into the new Official Plan. Specifically, Volume 2 includes the following:

.../2

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2010

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- i) Secondary Plans Resulting from a Focus Area Review
 - Vaughan Metropolitan Centre Plan
 - Yonge Steeles Corridor Secondary Plan
 - Kleinburg-Nashville Secondary plan
 - Woodbridge Centre Secondary Plan
 - West Vaughan Employment Area Secondary Plan

- ii) Existing Secondary Plans and Area and Site-Specific Policies
 - Carville Centre Secondary Plan (OPA #651)
 - Steeles West Secondary Plan (OPA #620)
 - Highway 400 Employment Lands (OPA #637)
 - Kipling Avenue Secondary Plan (OPA #695)
 - Heritage Conservation Districts (Kleinburg-Nashville, Woodbridge, Maple and Thornhill)
 - Keele Valley Landfill Area (OPA #332 as amended by OPA #535)
 - Kleinburg Core (OPA #633 and #703)
 - Adult Entertainment Uses (OPA #265, #394 and #565)
 - Vaughan Mills Mall (OPA #505 and OPA #510)
 - Northeast Quadrant of Vellore Centre (OPA #713)
 - Block 61 West “Nashville Heights” (OPA #699)
 - Yonge Street Corridor in Thornhill (OPA #669)
 - Bathurst and Centre Street (OPA #671)
 - Centre Street Corridor (OPA #672)
 - Southwest Corner of Kipling Avenue and Highway #7 (OPA #701)

Ultimately, all future amendments to the Official Plan will form part of Volume 2 to the Official Plan.

Development planning applications are not scheduled for the August 31, 2010 Committee of the Whole (Public Hearing) meeting and therefore, the opportunity is available for Council, sitting as a special meeting of the Committee of the Whole, to consider Volume 2 of the Draft Official Plan at this meeting.

Accordingly, it is recommended that the Committee of the Whole (Public Hearing) meeting of August 31, 2010 be changed to a special Committee of the Whole meeting.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set by Council, in particular “Demonstrate Leadership and Promote Effective Governance.”

Regional Implications

There are no Regional implications because the Committee of the Whole meeting date and time have not been changed.

Conclusion

The 2010 Schedule of Meetings is proposed to be amended to change the August 31, 2010 Committee of the Whole (Public Hearing) meeting to a special Committee of the Whole Meeting. The proposed change would facilitate Council’s consideration of Volume 2 of the Official Plan. It is requested that Council approve the proposed change.

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Report prepared by:

Diana Birchall, Director of Policy Planning, ext. 8411

/mp

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Relationship to Vaughan Vision 2020/Strategic Plan

N/A

Regional Implications

There are no Regional implications to the recommendations contained in this report.

Attachments

Appendix A - Integrity Commissioner Complaint Investigation Report for File #12.08.09

Report prepared by:

Suzanne Craig
Integrity Commissioner

(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.)

Mayor Jackson declared an interest with respect to the foregoing matter as the allegations in the complaint pertained to her.

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Item 28, Report No. 31, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 29, 2010, as follows:

By referring this matter to the Committee of the Whole meeting of July 6, 2010 to allow the Ward 3 Sub-Committee to review the locations.

28 ALL-WAY STOP CONTROLS AT VARIOUS LOCATIONS IN BLOCK 39

The Committee of the Whole recommends that this matter be deferred to the June 29, 2010 Council Meeting to allow the Ward 3 Sub-Committee to review the locations.

Recommendation

Councillor Bernie DiVona recommends:

That Traffic Engineering staff review the warrant for installation of all-way stop controls at various locations in Block 39 noted in the petition received from Ms. Mimi Robertson, President, Vellore Village Residents Association, and report back to a future Committee of the Whole meeting.

Economic Impact

None

Communications Plan

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

Purpose

In response to the attached petition for all-way stop controls at various locations in Block 39.

Background - Analysis and Options

The residents of the area have requested a review of the locations noted in the attached petition for all-way stop controls.

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.

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

Regional Implications

None

Conclusion

In response to concerns by area residents, as expressed in the attached petition, it is recommended that staff review the traffic warrants for all-way stop controls at various locations in Block 39.

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Attachments

Petition

Report prepared by:

Councillor Bernie DiVona

(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 29, 2010

Item 29, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

29

**OFFICIAL PLAN AMENDMENT FILE OP.08.010
ZONING BY-LAW AMENDMENT FILE Z.08.039
CICCHINO HOLDINGS LTD.
WARD 1**

The Committee of the Whole recommends:

- 1) That this matter be referred to a Special Committee of the Whole Meeting on July 6, 2010 at 7:00 p.m.; and
- 2) That the Clerk advise the applicant of this meeting.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.08.010 (Cicchino Holdings Ltd.) BE APPROVED, specifically to amend the "Village Core" designation policies of OPA #650 (Vellore Village District Centre Plan) for the subject lands shown on Attachment #5, to permit a high density residential and commercial development proposed on Attachment #3, as follows:
 - a) permit a maximum of 2 residential apartment buildings, with a maximum height of 12-storeys;
 - b) permit block townhouses with a maximum height of 2-storeys;
 - c) permit commercial uses within a maximum 3-storey building with at-grade retail uses, not to exceed a Gross Floor Area of 2,473m², and which may include:
 - i) personal and business services;
 - ii) business or professional offices;
 - iii) retail stores, excluding a department store and supermarket; and,
 - iv) eating establishment, which may include an outdoor patio;
 - d) prohibit drive-through facilities on the subject lands;
 - e) permit a maximum net residential density of 135.5 units/ha (a maximum of 500 units on the subject lands); and,
 - f) permit a maximum Floor Space Index (FSI) of 1.58 (based on a net lot area of 36,899m² and a residential and commercial Gross Floor Area of 58,179.22m²);
2. THAT the implementing Official Plan Amendment respecting the policies for the "Village Core" designation include, but not be limited to, the following provisions:
 - a) provide for the calculation of net residential density to include the land area occupied by the combined residential and commercial uses, driveways, parking, local roads, arterial road widenings, landscaping, and amenity areas, but shall exclude all other uses;

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- b) require that the multi-storey buildings, which include apartment dwellings, be tiered with a stepping down of heights at the corners of the buildings and along streets, and be oriented towards the streets, and have the rooftop mechanical equipment integrated into the roof building form, and that the fronts of the block townhouse dwellings be oriented towards the public streets and private internal “Urban Square”;
- c) require that the commercial buildings (Building “1a” and Building “1b”) be a minimum height of 2 storeys, up to a maximum height of 3 storeys at the northeast intersection of Major Mackenzie Drive and Street “B”, where the 2nd. storey for Building “1a” may be architectural;
- d) enhanced architectural design treatments for the commercial and residential buildings, particularly at the lower levels of the buildings, which are to include articulated facades, overhead canopies, and a variation in window trim;
- e) enhanced building elevations for buildings sited along and/or facing a street, and that a main entrance to the commercial buildings must be visible from Major Mackenzie Drive and face the street directly or along a side façade, and buildings may have more than one entrance;
- f) prohibit loading/unloading areas between a building and a street;
- g) require that buildings be close to the street, and screen the surface parking from the street with landscaping;
- h) require a landscaped “Forecourt” at the northwest intersection of Major Mackenzie Drive and Weston Road, that is a gateway to connect the pedestrian walkway leading to the residential uses, and the “Urban Square”;
- i) require on-site internal open space with the provision of an “Urban Square”;
- j) require landscaping, street furniture, and lighting, with emphasis on the “Forecourt” at the northwest intersection of Major Mackenzie Drive and Weston Road with the pedestrian walkway, and the “Urban Square”;
- k) policies to support pedestrian and bicycling activities, and an adequate supply of secure bicycle parking close to transit stops, building entrances and open spaces;
- l) prepare Urban Design and Architectural Design Briefs, prior to the approval of a Site Development application, to the satisfaction of the City, to address the following:
 - i) a comprehensive design scheme to be approved by the City, laying out the general orientation and configuration of the residential apartments and townhouses, commercial buildings and structures, and parking areas, together with access points, traffic circulation, pedestrian circulation, landscaping, and buffering;
 - ii) the proposed pedestrian walkway to include primary building entrance materials, streetscaping, signage, lighting, street furniture, bicycle parking, and lay-by parking; and,

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- iii) building setbacks, minimum and maximum heights, compatible lighting, visual screening, landscaping, and planting and/or fencing between commercial and residential areas;
 - m) require that sustainable community objectives be implemented through neighbourhood designs that support cycling and walking, ensures neighbourhood connectivity to the broader community, and provides transit opportunities, water and energy efficiencies, energy alternatives and green building design and site development; and,
 - n) require that prior to the approval of any Site Development application, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.
3. THAT Zoning By-law Amendment File Z.08.039 (Cicchino Holdings Ltd.) BE APPROVED, specifically to rezone the subject lands from A Agricultural Zone to RA3 (H) Apartment Residential Zone with the Holding Symbol “(H)” to facilitate the development of two (2), 12-storey apartment buildings, 70 block townhouse dwelling units, and a 3-storey, 2,473m² commercial building on the subject lands shown on Attachment #3.
4. THAT the implementing Zoning By-law include the following:
- a) permit a maximum of 500 residential units, specifically 430 residential apartment units and 70 block townhouse units on the subject lands;
 - b) permit only the following commercial uses within a maximum 3-storey commercial building, with at-grade retail uses, to a maximum GFA of 2473m²:
 - i) personal and business services;
 - ii) business or professional offices;
 - iii) retail stores, excluding a department store and supermarket; and,
 - iv) eating establishment, which may include an outdoor patio;
 - c) prohibit drive-through facilities on the subject lands;
 - d) permit the zoning exceptions to the RA3(H) Apartment Residential Zone identified in Table 1 of this report;
 - e) provide zoning provisions for a landscaped “Forecourt” that is a gateway to connect the pedestrian walkway leading to the residential uses and the “Urban Square”; and,
 - f) any necessary zoning exceptions required to implement the Site Plan Concept.
5. THAT the Holding Symbol “(H)” shall not be removed from the subject lands zoned RA3(H) Zone until such time that the following conditions are addressed for the subject lands or portion of the subject lands (Phase) thereof, to the satisfaction of the City:
- a) the water supply and sewage servicing capacity has been identified and allocated to the subject lands or portion of the subject lands (Phase) thereof by the City of Vaughan;
 - b) the approval of a site plan for the subject lands or portion of the subject lands (Phase) thereof, including the location and details pertaining to the infiltration trench for the subject lands, in consultation with the Toronto and Region Conservation Authority, to the satisfaction of the City; and,

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- c) the City is provided with written clearance from the Trustee for the Block 40 South Plan that the Owner of the subject lands has entered into and signed the Block 40 South Cost Sharing Agreement.
6. THAT the Owner shall contribute their proportionate share towards the provision of major community and infrastructure facilities such as schools, parks, greenways, roads and road improvements, external services and stormwater management facilities. Property owners will be required to enter into one or more agreements as a condition of development approval, providing for the equitable distribution of the costs of the land and community facilities. The Trustee for Block 40 South shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40 South Developers' Group Agreement.

Contribution to Sustainability

The sustainable features for the development of the subject lands shown on Attachment #3 will be determined at the Site Development Stage for the subject lands or portion of the subject lands (Phase) thereof.

Economic Impact

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

Communications Plan

On December 19, 2008, a Notice of Public Hearing was circulated to: all property owners within 120m of the subject lands; the lands bounded by Canada Drive and Stanton Avenue to the north, Ashberry Boulevard and Davos Road to the south, Fossil Hill Road to the west, and Highway #400 and Vellore Woods Boulevard to the east; and, to the Millwood Woodend Ratepayers' Association and Vellore Woods Ratepayers' Association, as shown on Attachment #2. The recommendation to receive the Public Hearing report of January 13, 2009, and for the applicant to meet with the local community to review the applications, was ratified by Council on February 3, 2009.

Through the Public Hearing Notice, the City received correspondence from the Millwood Woodend Ratepayers Association, Rimwood Estates Homeowners Association, Vellore Woods Ratepayers' Association and residents outlining issues related to the residential density being too high, increased traffic, and insufficient services such as schools, parks and transit to accommodate the additional residents. The applicant has indicated that they have met with the ratepayers to discuss the proposal. The proposal was modified as follows:

- 2, 12-storey buildings instead of 2, 22-storey buildings for apartment dwellings;
- 14, 2-storey buildings for block townhouses dwellings instead of 4, 8-storey buildings for apartment dwellings and 2, 3-storey buildings for live/work uses; and,
- 500 total dwelling units instead of 632 dwelling units.

Recommendations are provided in this report to be included in the implementing Official Plan and Zoning By-law Amendments respecting specific permitted uses, maximum height of buildings and number of units, as well as, urban design requirements respecting a "Forecourt" with a pedestrian walkway, and enhanced architectural details and building elevations to encourage a pedestrian-oriented presence along the street, which will be required at the Site Plan stage.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

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1. An Official Plan Amendment Application (File OP.08.010) to amend the “Village Core” policies in OPA #650 (Vellore Village District Centre Plan) for the subject lands as follows:
 - i) to specifically permit apartment dwelling units in buildings not to exceed 12-storeys; block townhouse dwelling units in buildings not to exceed 2-storeys; and commercial buildings (i.e., eating establishment, retail, and business and professional office uses) not to exceed 3-storeys; and,
 - ii) to permit a residential density of 135.5 units per net residential hectare for a total of 500 units, whereas a maximum of 100 units per net residential hectare is currently permitted (subject to specific provisions).

2. A Zoning By-law Amendment Application (File Z.08.039) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RA3 Apartment Residential Zone, with the following exceptions:
 - i) to specifically permit apartment dwelling units in buildings not to exceed 12-storeys; block townhouse dwelling units not to exceed 2-storeys; and, commercial buildings (i.e. eating establishment, retail, and business or professional office and retail uses) not to exceed 3-storeys, whereas the RA3 Apartment Residential Zone permits only apartment dwelling units;
 - ii) to include specific commercial uses as follows: an eating establishment (including convenience and take-out); bank or financial institution; business or professional offices; club or health centre; place of entertainment; personal service shop; retail store; service or repair shop; and video store;
 - iii) to permit minimum yard setbacks of 2.5 m along Major Mackenzie Drive and 6 m along Weston Road, instead of minimum front and exterior side yard setbacks of 7.5 m, respectively;
 - v) to provide a 2.5 m wide landscape strip adjacent to street lines rather than the required minimum 6 m wide landscape strip adjacent to street lines; and,
 - viii) to deem the subject lands to be one lot regardless of the number of buildings and units, and the creation of any new lot by plan of condominium, part-lot control, consent and any easement or restrictions that are given.

Site Statistics

The development statistics for the proposal shown on Attachment #3, is as follows:

Lot Area:	4.28 ha (Gross)
	-0.07 ha Arterial Road Widening
	-0.52 ha Local Roads
	3.69 ha (Net)
Frontage:	170 m (Major Mackenzie Drive)
Depth:	180 m (Weston Road)
Coverage:	43.92% (36,899 m ² Lot Area /16,164.42 m ² GFA)
Landscaping:	3,749.99 m ² (Apartment & Commercial Uses, excludes Private Open Space)
Paved Area:	5,264.28 m ²
Snow Storage:	740 m ²

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<u>Residential Buildings</u>	<u>Storeys</u>	<u>Units</u>	<u>Amenity Space</u>
Apartment Building 2	12 (40 m)	197	2,973 m ²
Apartment Building 3	12 (40 m)	233	3,344 m ²
Block Townhouses	2 (11 m)	<u>70</u>	<u>4,673 m²</u>
Total		500	10,990 m ²

Gross Floor Area

Eating Establishment	424.22 m ²
Business or Professional Office	1,365.48 m ²
Retail Stores	<u>682.74 m²</u>
Total Commercial GFA:	2,472.44 m ²

Total Residential GFA: 55,706.78 m²

Residential Density =	135.5 units per hectare
Estimated Number of Residents =	1032 people
Estimated Employment =	71 jobs

Parking Provided

Block Townhouses	140 Spaces
Surface Block Townhouses (Visitors)	14 Spaces
Surface Apartment	21 Spaces
Surface Commercial	40 Spaces
Underground Apartment-3 Levels	667 Spaces
Underground Commercial-1 Level	<u>90 Spaces</u>
Total On-site	972 Spaces

Private Open Space

Forecourt	715.90 m ²
Urban Square	5,696.03 m ²
Parkette	624.59 m ²
Walkways	<u>240.27 m²</u>
Total:	7,276.27 m ²

Lay-By Parking (If approved within the Regional R.O.W at Weston Road and Major Mackenzie Drive) 25 Spaces - Not to be used in parking calculations

Supporting Documents

The following supporting reports were submitted for the applications:

- i) *Vellore Village District Centre North Land Use Study*, dated October 2008 by Bousfields Inc. and Weston Consulting Group Inc.;
- ii) *Planning Justification Report - Cicchino Holdings Ltd*, dated July 2008 by Weston Consulting Group Inc.;
- iii) *Piazza Navona Urban Design Guidelines*, dated November 2009 by Sweeney Sterling Finlayson & Co Architects Inc., and Weston Consulting Group Inc.;
- iv) *Architectural Drawings Booklet*, dated November 2009 and revised April 2010 by Architectural Design Co. Inc.;
- v) *Functional Servicing Report - Mixed Use Development*, dated October 2008, and revised November 2009 and April 29, 2010 by Valdor Engineering Inc.;
- vi) *Weston Rd. and Major Mackenzie Dr. Mixed Use Development Traffic Impact Study*, dated July 2008 and revised April 29, 2010 by Paradigm Transportation Solutions Ltd.; and

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- vii) Report of the Phase I Environmental Site Assessment, dated March 2009 by Coundec Consultants Limited.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 are located at the northwest corner of Weston Road and Major Mackenzie Drive, in Part of Lot 21, Concession 5, City of Vaughan (Ward 1). The 4.28 ha property has 180 m of frontage along Weston Road and 170 m of frontage along Major Mackenzie Drive and consists of agricultural lands.

The subject lands are designated “Vellore Village Centre” by OPA #600, as shown on Attachment #7, and more particularly, “Village Core” with the “Main Street Retail” and “Gateway” overlay designations by OPA #650 (Vellore Village District Centre), as shown on Attachment #8. The lands are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(33), which permits agricultural uses, as shown on Attachment #2. The subject lands are not part of the Block 40 South Plan, however, will be utilizing services installed by the Block 40 South landowners group, and the Owner will be required to enter into a cost-sharing agreement. The surrounding land uses are shown on Attachment #2.

Land Use Policies/Planning Considerations

The Vaughan Development Planning Department has reviewed the proposed Official Plan and Zoning By-law Amendment applications to redesignate and rezone the subject lands shown on Attachment #3, in light of the following land use policies:

- a) **Provincial Policy Statement and Places To Grow**

The *Provincial Policy Statement* (PPS) identifies the subject lands as being within a Settlement Area. The Development Planning Department has determined that the proposal will meet the objectives of providing for a range of land uses in a manner that promotes efficient land use and development patterns to support a livable and healthy community.

The “Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns” Policy 1.1 of the PPS supports the efficient development of land and land uses as follows (in part):

“1.1.1 Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet the long-term needs;”

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

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

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The “Housing” Policy 1.4 of the PPS further supports the proposal with respect to the City providing a range of housing types and densities, as follows (in part):

- “1.4.3. Planning authorities shall provide for a range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
 - d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed...”

In addition, the “Long-Term Economic Prosperity” Policy 1.7.1 of the PPS also provides the policy framework to support the proposal within the District Centre, as follows (in part):

- “1.7.1. Long-term economic prosperity should be supported by:
- b) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets...”

In conjunction with the PPS, the Province’s *Growth Plan for the Greater Golden Horseshoe* (Places to Grow) also includes policies to support the development of the proposal, as indicated in the following policies, specifically the “Designated Greenfield Area” Policy 2.2.7 in accordance with the following:

- “2.2.7.1 New development taking place in designated Greenfield areas will be planned, designated, zoned and designed in a manner that -
- a) contributes to creating complete communities;
 - b) creates street configurations, densities and an urban form that supports walking, cycling, and the early integration and sustained viability of transit services;
 - c) provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods;
 - d) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.”

The proposal to modify the “Village Core” designation policies to provide specific policies to permit a multi-unit residential and commercial development with apartment and block townhouse dwelling units at a residential density of 135.5 units/ha which is higher than the maximum allowable residential density of 100 units/ha, supports the PPS and Places to Grow by providing for a range of housing types and densities. The provision for a “Forecourt” piazza at the northwest intersection of Major Mackenzie Drive and Weston Road, and the at-grade retail stores and eating establishment uses at the northeast corner of Major Mackenzie Drive and Street “B” are geared towards developing a people-oriented development that is in keeping with the intent of

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the PPS and Places to Grow policies as discussed in this report. Further, the higher densities support transit use, and institutional uses such as elementary and secondary schools, and parks, along with pedestrian and bicycling pathways that are being proposed for the surrounding community.

b) Region of York Official Plan

The subject lands are designated “Urban Area” by the Regional Official Plan which permits a range of residential, commercial, industrial and institutional uses. Major Mackenzie Drive and Weston Road are recognized as “Local Corridors” in the Regional Official Plan, and have the potential for more intensive and mixed-use developments that can be supported by public transit. The proposal is in keeping with the objectives of the Region’s Official Plan.

The Region has advised that the proposal is in keeping with the Region’s recently adopted December, 2009 Official Plan with respect to ensuring accessibility to all people, providing for a minimum of 40% of all residential development to occur within the built-up area, in accordance with the policies of Places to Grow and implementing the Regional Corridor policies respecting development located within the Local Corridor, where transit is existing or planned.

c) Vaughan Official Plan (OPA #600)/Vellore Village District Centre Plan (OPA #650)

The subject lands are designated “Vellore Village Centre” by OPA #600, as shown on Attachment #7 and more particularly “Village Core” with the “Main Street Retail” and “Gateway” overlay designations along Major Mackenzie Drive and Weston Road by OPA #650 (Vellore Village District Centre), as shown on Attachment #8. The proposed development does not conform to the official plan policies with respect to the uses, density, and height, and therefore, an amendment to the policies of OPA #650 are necessary.

The City of Vaughan’s overall vision for the Vellore Village District Centre is to create a compact, mixed-use development comprised of commercial, residential, park, and institutional uses in a human-scaled urban form that facilitates pedestrian and transit access in the community. The development of a pedestrian-oriented District Centre is OPA #650’s primary goal for the area, which would be achieved by the implementation of design principles that include:

- i) shaping an identity for the community by the formation of visually significant buildings, mass and functions, as well as compact urban form;
- ii) establishing a grid road pattern to take pressure off the Weston Road and Major Mackenzie Drive intersection, encourage pedestrian activities, and provide an identifiable and supportable urban structure;
- iii) promoting a main street, human-scale, and compact urban form and streetscape that includes various comfortable pedestrian environments such as, urban squares and parks. The urban form should provide a measured transition of density and land use from the village core to surrounding residential neighbourhoods;
- iv) providing support for transit by proposing a mix of higher order residential and commercial forms of development within a street network grid; and,
- v) encouraging a variety of land uses by including provisions of incremental growth over time, in keeping with the needs of the market and the residents of Vellore community.

The “Village Core” for the Official Plan will be amended with respect to the following, as shown on Attachment #8:

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- a) permit 2 residential apartment buildings, with a maximum height of 12-storeys;
- b) permit block townhouses with a maximum height of 2-storeys;
- c) permit commercial uses within a maximum 3-storey building with at-grade retail uses, not to exceed a Gross Floor Area of 2473m², and which may include:
 - i) personal and business services;
 - ii) business or professional offices;
 - iii) retail stores, excluding a department store and supermarket; and,
 - iv) eating establishment, which may include an outdoor patio;
- d) prohibit drive-through facilities on the subject lands;
- e) permit a maximum net residential density of 135.5 units/ha and/or a maximum of 500 units on the subject lands; and,
- f) permit a maximum FSI of 1.58 (based on a net lot area of 36,899m² and a residential and commercial Gross Floor Area of 58179.22m²).

The proposed policies for the implementing urban design and architectural requirements of the Official Plan will include, but not be limited to the following, as shown on Attachment #5:

- a) the apartment buildings shall be tiered with the stepping down of heights at the corners of the buildings and along streets, and be oriented towards the streets with the rooftop mechanical equipment integrated into the roof building form. The front of the block townhouse buildings shall be oriented towards the streets and private internal “Urban Square”;
- b) commercial buildings shall have a minimum height of 2-storeys, with a maximum height of 3-storeys at the northeast corner of Major Mackenzie Drive and Street “B”, where the 2nd. storey for Building “1a” may be architectural;
- c) enhanced architectural design treatments for the commercial and residential buildings, particularly at the lower levels of the building, which are to include articulated facades, overhead canopies, and a variation in window trim;
- d) enhanced building elevations for buildings sited along and/or facing a street, and that a main entrance to the commercial buildings must be visible from Major Mackenzie Drive, and face the street directly or along a side façade, and, buildings may have more than one entrance;
- e) providing a landscaped “Forecourt” at the northwest corner of Major Mackenzie Drive and Weston Road, that is a gateway to connect to the “Urban Square” located internally within the development, in the Village Core” designation;
- f) requiring on-site internal open space with the provision of an “Urban Square”;
- g) providing landscaping, street furniture and lighting, with emphasis on the “Forecourt” and “Urban Square”; and,
- h) providing for buildings to be close to the street, and screening the surface parking from the street with landscaping.

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The Village Core policies include provisions where an increase to the maximum allowable density of 100 units/ha may be permitted, and may include the exchange of public benefits for an increased density. The following demonstrates how the proposal has addressed the increased density policies in order to be in keeping with the intent of the Village Core policies, as shown on Attachment #5:

	Village Core Policies Provide	Proposal Provides
a)	The stepping down in building height and density to adjacent residential and mixed-use areas	Tiered buildings of 6-storeys (20 m), to 8-storeys, to 12-storeys (40m maximum) along Weston Road and Major Mackenzie Drive for Buildings 2 and 3 for the apartment dwellings

	Village Core Policies Provide	Proposal Provides
b)	The appropriate relationships to the street and pedestrian realm	Tiered buildings along Weston Road and Major Mackenzie Drive At-grade retail and eating establishment uses along Major Mackenzie Drive, with the requirement of a minimum of one main entrance facing Major Mackenzie Drive
c)	Substantial high quality landscaped open space	A 715.9 m ² landscaped “Forecourt” that is a gateway connecting the pedestrian walkway leading to the residential uses and the “Urban Square”
d)	Increased on-site open space	A 5,696.03 m ² on-site private internal open space or “Urban Square”;
e)	Underground parking	Underground parking for 757 parking spaces for the commercial and apartment uses

The proposal to amend the Official Plan to allow for residential use, specifically buildings for apartment and block townhouse dwellings and commercial uses (specifically eating establishment, retail, and business and professional office uses), provides a wider range of land uses within a designated urban area, and is in accordance with the policies of the PPS and Places To Grow. In addition, the proposal provides community benefits which support the increased density and the objectives of establishing a pedestrian environment in accordance with the Village Core policies. The Development Planning Department is satisfied that the proposal and requested modifications to the Official Plan are appropriate for the community.

Zoning

The property is zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(33), as shown on Attachment #2, which does not permit the proposed residential and commercial development as shown on Attachment #3, and therefore, an amendment to By-law 1-88 is required.

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The subject lands are proposed to be rezoned from A Agricultural Zone to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, and include the following exceptions:

- i) permit a maximum of 2 apartment buildings with a maximum height of 12-storeys (40 m) and 430 residential units;
- ii) permit a maximum of 70 block townhouse dwellings units with a maximum of 6 dwelling units in a row, with a maximum height of 2-storeys (11 m);
- iii) permit a maximum 3-storey, 2473m² commercial building with at-grade retail uses, and the following uses:
 - i. personal and business services;
 - ii. business or professional offices;
 - iii. retail stores, excluding a department store and supermarket; and,
 - iv. one (1) eating establishment, which may include an outdoor patio;
- iv) prohibit drive-through facilities;
- v) prohibit open storage with any use;
- vi) require that the buildings be tiered with a stepping down of heights at the corners of the buildings and along streets, be oriented towards the streets, and have the rooftop mechanical equipment integrated into the roof building form;
- vii) provide commercial buildings with a minimum height of 2-storeys (11 m) up to maximum height of 3-storeys at the northeast corner of Major Mackenzie Drive and Street “B”, where the 2nd storey for Building “1a” may be architectural;
- viii) requiring enhanced building elevations for buildings sited along and/or facing a street, and that a main entrance to the commercial buildings must be visible from Major Mackenzie Drive and face the street directly or along a side façade, and buildings may have more than one entrance; and,
- vix) providing a landscaped “Forecourt” at the northwest corner of Major Mackenzie Drive and Weston Road, that is a gateway to connect to the “Urban Square” located internally within the development.

Proposed Exceptions

The zoning exceptions to the RA3(H) Apartment Residential Zone with Holding Symbol “H” of By-law 1-88 that are required to facilitate the proposal, but not limited to, are as follows:

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Table 1: Proposed Zoning Exceptions

	By-law Standard	By-law 1-88 Requirements for the RA3(H) Apartment Residential Zone	Proposed Exceptions to the RA3(H) Apartment Residential Zone
a)	Definition for a Lot	Means a parcel of land that fronts onto a street	Means a parcel of land that is deemed to be one lot regardless of the number of buildings and units, and the creation of any new lot by plan of condominium, part-lot control, consent and any easement or restrictions that are given
b)	Definition for Mixed Use Development	Means a building containing business and professional offices, retail store or retail warehouse, and residential uses in combination	Means both residential and commercial uses on the subject lands, however, the residential and commercial may or may not be combined within the same building
c)	Minimum Lot Area	80 m ² /unit	36,899 m ²
d)	Minimum Front Yard	7.5 m	Major Mackenzie Drive: Buildings 1a & 1b - 2.5 m Building 2 - 2.5 m, for the 1 st 6-storeys, not to exceed 20 m in height Building 2 - 6 m, for the storeys between 8 to 12 storeys, not to exceed 40 m in height
e)	Minimum Rear Yard	7.5 m	North - Street "A": 4.5 m
f)	Minimum Interior Yard	New Standard	End Unit - Block Townhouses: 2.0 m

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g)	Minimum Exterior Yard	7.5 m	<p>East - Weston Road:</p> <p>Building 3 - 6 m, for the 1st 6-storeys, not to exceed 20 m in height</p> <p>Building 3 - 9 m, for the storeys between 8 to 12 storeys, not to exceed 40 m in height</p> <hr/> <p>West - Street "B":</p> <p>Building 1a - 2.5 m</p> <p>Block Townhouse Buildings – 4.5 m</p>
h)	Maximum Lot Coverage	Not Applicable	44%
i)	Floor Space Index (FSI)	Does not exist	1.58 FSI (Net)
j)	Maximum Gross Floor Area	Not Applicable	<p>Business or Professional Offices -1365.48 m²</p> <p>Eating Establishment - 424.22 m²</p> <p>Retail Stores - 682.74 m²</p>
k)	Maximum Building Height	44 m	<p>Building 1a - 2 storeys, not to exceed 11 m, where the 2nd. storey may be architectural</p> <p>Building 1b - 3 storeys, not to exceed 13.5 m</p> <p>Buildings 2 & 3 - 12 storeys, not to exceed 40 m</p> <p>Block Townhouse Buildings - 2-storeys, not to exceed 11 m</p>

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l)	Minimum Amenity Area	<p>85, 1-Bedroom Apartments: 20 m²/ unit = 1700 m²</p> <p>296, 2-Bedroom Apartments (includes 1 Bedroom + Den): 55 m²/unit = 16,280 m²</p> <p>50, 3-Bedroom Apartments (includes 2 Bedroom + Den): 90 m²/unit = 4500 m²</p> <p>70, 3 Bedroom Block Townhouses: 90 m²/unit = 6300 m²) Total = 28,780 m²</p> <p>Breakdown of the 28,780 m² Amenity Area by Building:</p> <p>Building 2 - 10,310 m²</p> <p>Building 3 - 12,170 m²</p> <p>70 Block Townhouse Buildings - 6300 m²</p>	<p>Building 2 - 2970 m²</p> <p>Building 3 - 3340 m²</p> <p>70 Block Townhouse Buildings, 65 m²/unit = 4550 m²</p> <p>Private Urban Square - 5695m²</p> <p>Private Parkette - 624.59 m²</p> <p>Total = 17,179.59 m²</p>
	By-law Standard	By-law 1-88 Requirements for the RA3(H) Apartment Residential Zone	Proposed Exceptions to the RA3(H) Apartment Residential Zone
m)	Minimum Landscaping Area Abutting Street Line	6 m	<p>North - Street "B": 4.5 m</p> <hr/> <p>East - Weston Road: 6 m</p> <hr/> <p>West - Street "B": Buildings 1a & 1b - 2.5 m</p> <p>Block Townhouse Buildings – 4.5 m</p>

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n)	Minimum Landscaping Area Abutting Periphery of an Outdoor Parking Area	3 m	Commercial Parking Area: 0 – 2.5 m (north of Buildings 1a and 1b)
o)	Location of an Outdoor Patio accessory to an Eating Establishment	An outdoor patio accessory to an eating establishment is not permitted in any yard between a building and a Residential Use	Permit an outdoor patio, accessory to an eating establishment in the west exterior yard between Building 1a and Street “B”
p)	Storage Requirements for All Refuse and Recycling Containers	Does not exist	All refuse and recycling containers shall be stored internally within a building
q)	Minimum Loading Spaces	2 external spaces	4 spaces, which may be located internally in a building
r)	No Loading and/or Unloading Between a Building and a Street	As Described	No loading and/or unloading between a building and a street, however, loading and/or unloading may occur internal to a building; all loading shall be screened from any residential use
	By-law Standard	By-law 1-88 Requirements for the RA3(H) Apartment Residential Zone	Proposed Exceptions to the RA3(H) Apartment Residential Zone
s)	Minimum Yard for Underground Parking	New Standard	Major Mackenzie Drive - 2.5 m Weston Road - 6 m Street “B”- 2.5 m
t)	Minimum Parking Areas for Multiple Family Dwellings	An outdoor parking area shall be screened from the street and any adjacent premises	An outdoor parking area, whether for Residential or Commercial Use shall be screened from the street and any adjacent premises

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u)	Minimum Parking Requirements:	<u>Total Required</u> 1017	<u>Total Provided</u> 972 (“*” denotes that an exception is not required)
	Apartment Dwelling	<u>Buildings 2 & 3</u> 755 spaces required (Units - 646 / Visitors - 109) 430 units proposed 1.5 Parking Spaces/Unit + 0.25 Visitor Parking Spaces/Unit	<u>Buildings 2 & 3</u> 667 spaces proposed 430 units proposed 1.3 Parking Spaces/Unit + 0.25 Visitor Parking Spaces/Unit
	Block Townhouse Dwelling	<u>Buildings 4 - 17</u> 123 spaces required (Units - 105 / Visitors - 18) 70 units proposed (1.5 Parking Spaces/Unit + 0.25 Visitor Parking Spaces/Unit)	<u>Buildings 2 - 17</u> 154 spaces proposed 70 units proposed (1.95 Parking Spaces/Unit + 0.25 Visitor Parking Spaces/Unit) (*exception not required, but parking noted)
	Business or Professional Office (Regulated Health Professional -Medical Office/Clinic)	<u>Building 1b (2nd. & 3rd. Floors)</u> 30 parking spaces required 6 practitioners proposed (5 parking spaces/practitioner)	<u>Building 1b (2nd. & 3rd. Floors)*</u> 30 parking spaces proposed 6 practitioners proposed (5 parking spaces/practitioner) (*exception not required, but parking noted)

	By-law Standard	By-law 1-88 Requirements for the RA3(H) Apartment Residential Zone	Proposed Exceptions to the RA3(H) Apartment Residential Zone
	Eating Establishment	<u>Building 1a (1st. Floor)</u> 68 parking spaces required 424.22 m ² of GFA proposed (1 parking space for every four persons comprised in the designed maximum capacity, OR 16 spaces/100 m ² GFA, whichever is greater)	<u>Building 1a (1st. Floor) *</u> 68 parking spaces proposed 424.22 m ² of GFA proposed (1 parking space for every four persons comprised in the designed maximum capacity, OR 16 spaces/100 m ² GFA, whichever is greater) (*exception not required, but parking noted)

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	Retail Store	<u>Building 2</u>	<u>Building 2 *</u>
		41 spaces required 682.74 m ² of GFA proposed (6 parking spaces/100 m ²)	41 spaces proposed 682.74 m ² of GFA proposed (6 parking spaces/100 m ²) (*exception not required, but parking noted)

The proposed RA3(H) Apartment Residential Zone is the typical zoning category used when the predominant use is for multi-storey buildings containing apartment dwellings. Exceptions to the RA3(H) Apartment Residential Zone are required to permit the buildings for the block townhouse dwellings, eating establishment, business or professional office (regulated health professional) and retail uses. Based on the intent to create a pedestrian-oriented environment, the eating establishment use, which may include an outdoor patio, and at-grade retail uses to be in the commercial buildings. Drive-through facilities and open storage with any use, are not conducive for a pedestrian-oriented environment, and as such cannot be supported.

Exceptions to the minimum yard and the maximum height are required to facilitate the proposal. These exceptions are in keeping with the intent of the Village Core policies in order to bring buildings closer to the street line, while maintaining street-related buildings, with reduced yard requirements from 7.5 m to yards ranging between 2.5 m to 6 m, and tiered building heights from a reduced height of 44 m to heights of 2 storeys, not to exceed 11 m for Building “1a”; 3-storeys, not to exceed 13.5 m for Building “1b”; and, 12-storeys, not to exceed 40 m for Buildings 2 and 3.

Additional exceptions to address the location of loading and unloading, and to provide a landscaped “Forecourt” at the northwest corner of Major Mackenzie Drive and Weston Road leading to the “Urban Square” are to address the urban design requirements of the Village Core, together with enhanced architecturally designed buildings. The proposal will be implemented through the Site Plan process.

c) Parking

The reduction in the required number of parking spaces of 45 parking spaces from 1017 to 972, according to the Paradigm Transportation Solutions Ltd. Traffic Impact Report can be supported, due to the sharing of parking between apartment visitors and commercial users, as the demand for parking for these users occurs at different times of the day. Further, the subject lands are located along Major Mackenzie Drive and Weston Road, where the Region is proposing a rapid transit system on Major Mackenzie Drive, east of Weston Road, and HOV (high occupancy vehicles) transit lanes on Weston Road, south of Major Mackenzie Drive.

The reduction in parking supports the Region’s objectives of encouraging public transit. The proposal provides for a total of 25 lay-by parking spaces along Major Mackenzie Drive and Weston Road. If these spaces are approved by the Region, there will be additional parking opportunities available for this area. The Development Planning Department can support the reduction in parking as the reduced number of parking spaces is minor in nature, and in exchange for the reduced parking, additional on-site private landscaped areas such as the “Urban Square” and “Parkette” are being provided.

The parking spaces proposed for the block townhouse dwellings and visitors are higher than the By-law requirement shown in Table 1 due to the location of the block townhouse dwellings from the commercial area. As the block townhouse dwellings are further away from the commercial area, the opportunity of sharing parking is lower compared to the apartment dwellings and commercial users sharing parking.

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The Development Planning Department is satisfied that the requested rezoning from A Agricultural Zone to RA3(H) Apartment Residential Zone to facilitate the proposal shown on Attachment #3, and the requested additional uses and exceptions discussed above are appropriate for the development of the subject lands as discussed in this report.

b) Holding Symbol “(H)”

The subject lands will zoned with the Holding Symbol “(H)”, which shall not be removed until such time that the following conditions are addressed for the subject lands or portion of the subject lands (Phase) thereof, to the satisfaction of the City:

- i) the water supply and sewage servicing capacity has been identified and allocated to the subject lands or portion of the subject lands (Phase) thereof by the City;
- ii) the approval of a site plan by Vaughan Council for the subject lands or portion of the subject lands (Phase) thereof, including the location and details pertaining to the infiltration trench for the subject lands, in consultation with the Toronto and Region Conservation Authority, to the satisfaction of the City; and,
- iii) the City is provided with written clearance from the Trustee for the Block 40 South Plan that the Owner of the subject lands shown on Attachments #1 and #2, has entered into and signed the Block 40 South Cost Sharing Agreement.

Urban Design/Landscaping

The Vaughan Development Planning Department has reviewed the proposal, and will require enhanced architectural design treatments for the commercial and residential buildings, particularly at the lower levels of the building sited along and/or facing a street. These façades must include a main entrance to the commercial buildings that is visible from Major Mackenzie Drive and face the street directly or along a side façade, in order to facilitate a street-related, pedestrian-oriented environment. To achieve this, the residential apartment buildings are to be tiered with a stepping down of heights at the corners of the buildings and streets. In addition, a landscaped “Forecourt” at the northwest corner of Major Mackenzie Drive and Weston Road, that is a gateway to connect to the “Urban Square” located internally within the development, will be required. A recommendation to this effect is included in this report to be incorporated into the implementing Official Plan and Zoning By-law amendments.

Site Plan Approval

The subject lands are to be developed in phases, through Site Development Application approvals by Vaughan Council. At the Site Plan stage, details such as sustainability, landscaping, building elevations, stormwater management and servicing will be determined. The Site Plan process will require approvals from the Toronto and Region Conservation Authority, Region of York, and the City. The final plans through the Site Plan process must be approved to the satisfaction of the Development Planning Department.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has no objections to the proposal and provides the following comments:

a) Environmental Site Assessment (ESA)

The ESA for the subject lands and applications has been approved by the Vaughan Engineering Department. However, as part of the future Site Plan process and prior to the approval of any

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Site Plan Application on the subject lands or Phase thereof, the City will require documented proof of the registration of the Record of Site Condition (RSC) with the Environmental Site Registry of the Ministry of the Environment (MOE), which includes the acknowledgement from the MOE and a signed RSC by a qualified person.

b) Development/Transportation

At the Site Plan stage, the site grading, servicing, stormwater management, lighting, noise and traffic/transportation plans and reports must be submitted for approval, a servicing agreement must be entered into, and daylighting triangles and 0.3 m reserves must be conveyed to the satisfaction of the Vaughan Development/Transportation Engineering Department.

Vaughan Parks Department

The Vaughan Parks Department has advised that the open space lands (i.e. "Urban Square" and "Parkette") within the proposal are not acceptable for parkland dedication, and are considered to be private amenity space. The Owner shall be required to pay cash-in-lieu of the dedication of parkland, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". This will be addressed as a condition of Site Plan approval.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that the Owner will be required to pay cash-in-lieu of the dedication of parkland equivalent at 5% or 1 ha per 300 units of the value of the subject lands, or a combination thereof, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". This will be addressed as a condition of Site Plan approval.

School Boards

The York Region District (Public) School Board and York Catholic District School Board have reviewed the proposal and advise that they have no objection to the proposal.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposal, including the *Functional Servicing Report - Mixed Use Development*, dated October 2008, and revised November 2009 and April 29, 2010 by Valdor Engineering Inc., and advises that the TRCA concerns respecting the location and details pertaining to the infiltration trench must be addressed at the Site Plan stage.

Ministry of Transportation

The Ministry of Transportation has reviewed the proposal, and advises that the subject lands are outside of the Ministry's permit control jurisdiction, and therefore the Ministry has no comments on the proposal.

Canada Post Conditions

Canada Post has no objections to the proposal subject to the Owner installing and maintaining mail facilities and equipment to the satisfaction of Canada Post, which will be addressed at the Site Plan stage.

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".

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Regional Implications

The Region of York has reviewed the proposal and has no objections to the proposed development provided the Regional concerns are addressed. The Region advises that the proposal supports the *Provincial Policy Statement* (PPS) objectives to build strong communities by promoting efficient land use and development patterns in the Vellore Village District Centre. The proposal also supports the Province's *Growth Plan for the Greater Golden Horseshoe* (Places to Grow) objectives to ensure that communities are complete with a mix of jobs and people, and supports intensification within the built up areas. Further, the proposal meets and exceeds the PPS density target of 50 residents and jobs combined per hectare. The development proposes 1,032 residents and 71 jobs at a density of approximately 258 residents and jobs combined per gross hectare. The subject lands conform to "Urban Area" designation of the Regional Official Plan, and is in keeping with the Region's recently adopted December 2010 Official Plan.

The Region's approved 2009 Transportation Master Plan Update proposes a rapid transit system on Major Mackenzie Drive, east of Weston Road, and HOV (high occupancy vehicles) transit lanes on Weston Road, south of Major Mackenzie Drive. The Region requires a 45 m wide right-of-way, both east and west of Weston Road, along Major Mackenzie Drive, and a 42.6 m wide right-of-way along Weston Road. The Owner will be required to convey a widening along the Major Mackenzie Drive and Weston Road frontages of 22.5 and 21.3 m, respectively, from the centreline of the roads. The road widening requirements must be addressed at the Site Plan stage.

Given the scale of the development, the Region needs to ensure that the transportation issues are addressed to ensure that there is no adverse effect on the Regional and local road network, and as such, the Region will be the approval authority for the amendment to the Official Plan. The Region will provide detailed comments at the Site Plan stage respecting road requirements, transit and vehicular access, and requires that the site plan, grading, servicing, stormwater management, lighting, noise, environmental/sustainability, and traffic/transportation plans and reports be submitted for approval to the satisfaction of the Region. The Owner will be required to enter into a Regional Site Plan Agreement.

Conclusion

The Owner has submitted an Official Plan Amendment Application (File OP.08.010) to amend the "Village Core" policies in OPA #650 (Vellore Village District Centre Plan) to permit apartment dwelling units in buildings not to exceed 12-storeys, block townhouse dwelling units in buildings not to exceed 2-storeys, a residential density of 135.5 units per net residential hectare for a total of 500 units, and commercial buildings (i.e. eating establishment, retail, and business and professional office uses) not to exceed 3-storeys. The Owner has also submitted a Zoning By-law Amendment Application (File Z.08.039) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RA3 Apartment Residential Zone, with the exceptions noted in Table 1 of this report to facilitate the development.

The Official Plan and Zoning By-law Amendment applications propose to implement a residential and commercial development, which meets the objectives of the *Provincial Policy Statement* (PPS) and *Growth Plan for the Greater Golden Horseshoe* (Places to Grow) by providing for a range and mix of uses, in a pedestrian-oriented and transit supportable development. The Official Plan and Zoning By-law will be amended to include policies and requirements to facilitate tiered buildings along Major Mackenzie Drive and Weston Road, with at grade retail and eating establishment uses to encourage pedestrian activity. Also, enhanced building elevations for buildings sited along and/or facing a street will be required, where a main entrance to the commercial buildings must be visible from Major Mackenzie Drive and face the street directly or

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along a side façade, and where buildings may have more than one entrance. A high level of landscaped open spaces will be provided, and a landscaped “Forecourt” at the northwest corner of Major Mackenzie Drive and Weston Road that is a gateway to connect to the privately-owned “Urban Square” located internally within the development.

The Development Planning Department is satisfied that the proposed residential and commercial development as shown on Attachment #3 is appropriate and compatible with the existing and permitted uses in the surrounding area and can be developed in a manner that is appropriate and compatible with the existing community. The Development Planning Department can support the approval of the Official Plan and Zoning By-law Amendment applications, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Proposed Underground Parking
5. Land Uses
6. Proposed Zoning
7. OPA 600 - Schedule “B” Vellore Urban Village 1
8. OPA 650 - Vellore Village District Centre Plan

Report prepared by:

Judy Jeffers, Planner, ext. 8645
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 30, Report No. 31, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 29, 2010, as follows:

By approving the following:

“That the City Clerk initiate the street name change process to change the existing roadway now named Old Major Mackenzie Drive from Major Mackenzie Drive to Autumn Grove to St. Padre Pio Gardens, and that the portion west be renamed Highland Creek and that the appropriate number be assigned as per the memorandum of the Commissioner of Planning, dated June 24, 2010;”

By receiving the written submission of Maurizio and Laura Filippetti, dated June 19, 2010;

By receiving the memoranda of the Commissioner of Planning dated June 14, 2010 and June 24, 2010; and

By receiving the following report of Councillor Meffe, dated June 15, 2010.

30 ST. PADRE PIO CHURCH, STREET NAME CHANGE FROM OLD MAJOR MACKENZIE DRIVE TO ST. PADRE PIO GARDENS

The Committee of the Whole recommends that this matter be deferred to the June 29, 2010 Council Meeting.

Recommendation

Councillor Peter Meffe recommends that in support of the petition by over 800 citizens that the roadway now named Old Major Mackenzie Drive from Major Mackenzie Drive to west of Highland Creek Court be changed to St. Padre Pio Gardens subject to confirmation from the appropriate City Departments and the Region of York.

Contribution to Sustainability

n/a.

Economic Impact

Nil

Communications Plan

Upon approval by Council, it should be communicated to St. Padre Pio Church and the Fire Department. St. Padre Pio Church will be holding an official opening of the Church on September 12, 2010 and would request that should this request be granted approval to ensure the installation of the sign just prior to that date.

Purpose

To rename the roadway from Old Major Mackenzie Drive to St. Padre Pio Gardens from Major Mackenzie Drive to west of Highland Creek Court.

Background - Analysis and Options

St. Padre Pio Church is presently under construction at Old Major Mackenzie just west of Islington Avenue. I was approached by the parishioners of St. Padre Pio Church with this request of name change. St. Padre Pio Church is a community of 4,000 families that contributes

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significantly to the social and spiritual vitality of the City of Vaughan. St. Padre Pio of Pietrelcina, Italy selflessly devoted his life to the spiritual development and service of humankind and is revered by millions of people throughout the world, including many residents of the City of Vaughan. The new St. Padre Pio Church in the City of Vaughan is expected to be a major tourist destination for pilgrims from around the world. Old Major Mackenzie Drive intersects Major Mackenzie Drive at the Church Site, the name “Old Major Mackenzie Drive will be confusing to visitors seeking directions to the Church due to the similarity of the street names.

Relationship to Vaughan Vision 2020/Strategic Plan

This report speaks to the initiative that relates to 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

Conclusion

It is my belief that this change of name is a reasonable request and should be accommodated.

Attachments

Petitions from Parishioners and residents abutting the Church.

Report prepared by:

Adele Panicali, Executive Assistant

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

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Item 31, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

31

2010 MAYOR'S GOLF TOURNAMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Jackson, dated June 15, 2010:

Recommendation

Mayor Linda D. Jackson recommends:

THAT the net proceeds from the 2010 Mayor's Golf Tournament be donated to the Vaughan Health Care Foundation.

Economic Impact

The amount of net proceeds from the 2010 Mayor's Golf Tournament will be determined subsequent to the date of the event, scheduled on July 14th, 2010.

Communications Plan

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

Purpose

To provide direction to staff with respect to the use of the net proceeds raised at the 2010 Mayor's Golf Tournament.

Background - Analysis and Options

The need for a hospital in the City of Vaughan is widely recognized. The people of our community require local access to healthcare services. Accordingly, in order to ensure the proper development of a hospital, funding will be required. As a result, it is important to provide our support.

To demonstrate our continued commitment for the development of a hospital, it is recommended that the net proceeds from the 2010 Mayor's Golf Tournament be donated to the Vaughan Health Care Foundation.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

Not applicable.

Conclusion

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

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Attachments

None.

Report prepared by:

Ann Coletta, Office of the Mayor

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Item 32, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

32

ANAPHYLAXIS ENDORSEMENT

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Carella, dated June 15, 2010, be approved; and
- 2) That the deputation of Ms. Mindi Ferkul, Niagara Anaphylaxis Support & Knowledge, 43 Ziraldo Road, St. Catherine's, L2N 6S7, be received.

Recommendation

Councillor Tony Carella recommends that the motion for which notice has been given to the House of Commons by Dean Allison, MP for Niagara West-Glanbrook---"That anaphylaxis is a serious concern for an increasing number of Canadians and the government should take the appropriate measures necessary to ensure these Canadians are able to maintain a high quality of life", be endorsed, and that the Clerk of the House of Commons be so informed.

Contribution to Sustainability

The lives of many Canadians are threatened by anaphylaxis; and hence, a coordinated response by the federal government is appropriate.

Economic Impact

Nil

Communication Plan

Corporate Communications will issue a media release once this recommendation is adopted by Council.

Background – Analysis and Options

Anaphylaxis is a medical condition describing people with severe, life threatening allergies. Reactions are rapid in onset and may cause death without immediate treatment. Food is the most common cause of anaphylaxis, but insect stings, medicine, latex or exercise can cause reactions. In Canada, the most common food allergens are milk, eggs, peanuts, tree nuts, soy, shellfish, fish, sesame and wheat. Anaphylaxis has no cure, though important research and efforts to find a cure are underway. Avoidance is the required preventative measure.

The MP's motion is welcomed by hundreds of family members of the local group Niagara Anaphylaxis Support and Knowledge (NASK). They seek to motivate support across Canada for the Niagara MP's efforts to raise greater awareness on Parliament Hill and prompt responsible action with Government officials. NASK President Cindy Paskey explains, "As more and more Canadian families face the challenges of raising a child with one or multiple severe allergies, a coordinated, thoughtful set of government initiatives will help to raise public understanding of anaphylaxis, and provide greater safety of its children and citizens. We ask government to take steps to help to reduce the risk of unnecessary and preventable anaphylactic attacks. Everyone benefits. Medical emergencies are avoided. Lives are saved."

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Ms. Paskey adds, “Of necessity, there is a great deal of personal responsibility when living with anaphylaxis. Avoiding your allergens is the only way to stay alive. With the support of MPs and government officials, we can raise greater public understanding, promote responsible safety measures, educate people on the signs of a reaction and how to help a person in need - similar to CPR education. This coordinated government approach will lead to reducing risk and to safer environments for those living with life-threatening allergies and to those providing care and services. Canadians and our governments have successfully tackled a wide range of health concerns that has made Canada a safer, healthier, happier place to live. Anaphylaxis deserves the same attention.”

The NASK group is very optimistic about the prospects of their awareness drive given recent attention in Ottawa on anaphylaxis. Just weeks ago, the House of Commons passed a unanimous motion to recognize May as Food Allergy Awareness Month. The Canadian Transportation Agency is about to make a ruling regarding airlines’ safety protocols respecting allergies. Also, Health Canada is reviewing new food labeling regulations that highlight the importance of listing ingredients and allergy information.

Mindi Ferkul, NASK member says, “We are very thankful to Dean Allison and his commitment to this awareness drive. We will reach out to MPs and have other Canadians concerned about the government’s response to this issue reaching out to their local MPs. Through this effort with Parliamentarians, we trust we will see action from the government, from the Health Minister and Transport Minister. The Government should demonstrate positive leadership on this issue.”

As the federal government is uniquely placed to address this threat throughout the nation, the motion tabled by Dean Allison, MP, warrants the endorsement of this Council.

Regional Implications

Nil

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 endorse the motion tabled in the House of Commons, on behalf of those residents of Vaughan who live under the threat of anaphylaxis.

Attachments

None

Report prepared by:

Councillor Tony Carella, FRSA

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Item 33, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

33

**TERMS OF REFERENCE FOR
PEDESTRIAN/STREET SAFETY TASK FORCE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Commissioner of Planning, dated June 15, 2010:

Recommendation

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

That the Terms of Reference for the Pedestrian/Street Safety Task Force be approved.

Contribution to Sustainability

The terms of reference will provide guidelines to the task force who will be responsible for bringing forward recommendations in order to improve pedestrian and street safety.

Economic Impact

None.

Communications Plan

Not Applicable.

Purpose

The purpose of this report is to obtain Council approval of the Terms of Reference for the Pedestrian/Street Safety Task Force.

Background - Analysis and Options

Council, at its meeting of June 8, 2010, approved the appointment of 10 members of the general public for the Pedestrian/Street Safety Task Force for 1 year (June 2011). Staff is now seeking approval from Council on the Terms of Reference (Attachment No. 1).

Due to the size of the Task Force, 20 members, the quorum has been reduced from the normal majority (11) to 8 members of which the majority shall be from the (10) appointed public members.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

Not Applicable.

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Conclusion

Staff recommends that Council approve the Pedestrian/Street Safety Task Force Terms of Reference.

Attachments

1. Terms of Reference
2. General Rules, Roles and Procedures Governing Advisory Committees

Report prepared by:

Bill Robinson, Commissioner of Engineering and Public Works, Ext 8247

(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. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

**34 PETITION REQUESTING A STOP SIGN AT ROYALPARK WAY AND SUNDANCE COURT –
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 15, 2010:

Recommendation

Councillor Tony Carella recommends:

1. That the attached petition signed by the residents of Royalpark Way Court be received;
2. That the request of the petitioners for allway stop sign at the intersection of Royalpark Way and Sundance Court be referred to Traffic Engineering staff for a report to the Committee of the Whole Meeting of August 31, 2010.

Contribution to Sustainability

N/A

Economic Impact

The economic impact is confined to the cost of signage and installation.

Communications Plan

The petitioners will be informed of the recommendation adopted by Council by the ward councillor.

Purpose

To respond to a petition signed by the residents, requesting the placement of traffic control measure at the intersection of Royalpark Way and Sundance Court.

Background - Analysis and Options

The residents of Royalpark Way and Sundance Court are very concerned about the speed of vehicles driving on Royalpark Way. The road has several curves and speed humps were unable to be installed at these locations.

The residents strongly feel that the stop sign will help to make the area safer.

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

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Conclusion

It is appropriate to support the residents' request for the placement of a stop sign at Royalpark Way and Sundance Court.

Attachments

Petition signed by 40 residents.

Report prepared by:

Councillor Tony Carella

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

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Item 35, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

35

**OFFICIAL PLAN AMENDMENT FILE OP.10.003
ZONING BY-LAW AMENDMENT FILE Z.10.009
BUNGALOFT INC.
WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 15, 2010, be approved;
- 2) That the coloured elevation drawings submitted by the applicant, be received; and
- 3) That the following deputations and brochure, be received:
 - a) Mr. Sumer Rumm, Bungaloft Inc., 5145 Steeles Avenue West, Suite No. D-805, Toronto, M9L 1R5 and brochure entitled, "*Luxury Duplex Homes – Chateaus at Autumn Ridge*"; and
 - b) Mr. Max Sherman, Macroplan Limited, 5145 Steeles Avenue West, Suite No. D-805, Toronto, M9L 1R5, on behalf of applicant.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.10.003 (Bungaloft Inc.) BE APPROVED, to amend OPA #240 as amended by OPA #597, specifically to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential", and to permit a residential duplex dwelling use comprising a maximum of 12 units with a maximum permitted density of 23 units/ha, in the manner shown on Attachments #3 and #4.
2. THAT Zoning By-law Amendment File Z.10.009 (Bungaloft Inc.) BE APPROVED, to rezone the subject lands from R3 Residential Zone to R5(H) Residential Zone with the Holding Symbol "(H)", and to permit exceptions to add a residential duplex dwelling use and to reduce the minimum side yard setback from 1.5m to 1.2m, to facilitate the maximum development of 12 duplex units on 6 lots.
3. THAT the Holding Symbol "(H)" shall be removed from the subject lands zoned R5(H) Residential Zone upon site plan approval and servicing capacity being allocated by Vaughan Council.

Contribution to Sustainability

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

- i) The utilization of energy recycling technologies such as retaining waste heat from sewage water and capturing energy from combustion emissions:
- ii) Use of higher levels of insulation in excess of R-2000.
- iii) Develop overland flow for storm water and directing storm water to and through planted swales.

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- iv) The utilization of low water volume taps and high efficiency toilets and showers.

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

Economic Impact

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

Communications Plan

On March 26, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. The Public Hearing was held on April 20, 2010. Written comments were received from the owners of 8451 Islington Avenue, and Romanov Architects Incorporated on behalf of residents residing on Autumn Ridge Court. Additionally, 3 residents made deputations at the Public Hearing. Concerns were expressed that the proposal was not consistent with the character of the area. The applicant has since met with the area residents and has indicated to staff of a compromise solution as discussed in the “Planning Consideration” section of this report.

The recommendation of the Committee of the Whole on April 20, 2010, 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 May 4, 2010.

On June 9, 2010, a Notice of the subject Committee of the Whole meeting was delivered to the homes on Autumn Ridge Court and to the owners of 8451 Islington Avenue.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the development of 12 duplex dwelling units (each building includes a garage on the ground floor, and one residential unit on each of the second and third floors) on 6 lots as shown on Attachments #3 and #4:

1. An Official Plan Amendment Application (File OP.10.003) to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), specifically to redesignate the subject lands from “Low Density Residential” (maximum 8.6 units/ha) to “Medium Density Residential” (maximum 35 units/ha), and to permit a residential duplex dwelling as an additional permitted use, and consisting of a maximum of 12 duplex units having a maximum density of 23 units/ha.
2. A Zoning By-law Amendment Application (File Z.10.009) to amend By-law 1-88, to rezone the subject lands from R3 Residential Zone to R5(H) Residential Zone with the following zoning exceptions:

	By-law Standard	By-law 1-88 R5 Zone Requirements	Proposed Exception to R5 Zone
a.	Permitted Uses	Detached and Semi-Detached Dwellings	Add Duplex Dwelling Use
b.	Minimum Side Yard	1.5m	1.2m

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Background - Analysis and Options

Location

The subject lands are located on the west side of Islington Avenue, north of Hayhoe Lane, municipally known as 8450 - 8472 Islington Avenue, being Part of Block 19 on Registered Plan 65M-3883, and Lots 7-12 inclusive on Registered Plan 65M-4051, as shown on Attachments #1 and #2.

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.

Provincial 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 is supported by municipal water and wastewater systems, and would provide an alternative housing form, that maximizes the use of land with the development of 12 duplex units. As a result, the proposed development achieves the goals of the Growth Plan.

Region of York Official Plan

The subject lands are designated "Urban Area" by the Region of York Official Plan, and additionally, Islington Avenue is identified as a "Local Corridor". 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 proposed amendment is consistent with the Regional Official Plan policies that direct development to existing built-up portions of urban areas (Section 5.2.4) and increase the range of residential land uses (Section 5.6.1b). The proposed development will also provide a consistent setback adjacent to the Islington Avenue right-of-way (Section 5.6.1d). The Region of York considers the subject applications to be a matter of local significance, and as such, has exempted the Official Plan Amendment Application from Regional approval.

City of Vaughan Official Plan

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Secondary Plan).

The "Low Density Residential" designation of OPA #240, as amended, permits single-detached and semi-detached dwelling units at a maximum permitted density of 8.6 units/ha. The proposal to redesignate the property to "Medium Density Residential" to permit the proposed additional

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duplex dwelling use (currently permits townhouse and low-rise apartment uses at a maximum density of 35 units/ha) consisting of 12 duplex units with a density of 23 units/ha requires an amendment to the Official Plan.

OPA #597 (Islington Avenue Corridor Plan)

On October 15, 2001, a Special Committee of the Whole meeting was held to deal with three development applications that sought to re-designate three different sites from “Low Density Residential” to “High Density Residential” along the Islington Avenue Corridor. On October 29, 2001, Council adopted a recommendation to direct the Planning Department to conduct a comprehensive land use study for the Islington Avenue Corridor between Langstaff Road and Woodbridge Avenue and also passed an Interim Control By-law that placed a hold on lands within the study area until the study was completed.

The purpose of the Islington Avenue Corridor Secondary Plan was to provide an overall framework for the future orderly growth of the Islington Avenue corridor in accordance with sound and reasonable land use planning policies and urban design principles. The policies were meant to be responsive to the needs of the area residents, while having regard for the Provincial and Regional policy objectives. The intent of the Secondary Plan was to maintain and strengthen the existing community structure through appropriate and contemporary planning policies and design guidelines. The land use planning principles and policies that were to be included in OPA #597 were designed to achieve compatibility between land uses and their associated activities, minimize potential land use conflicts, and reinforce and enhance the existing community structure.

On June 23, 2003, Council adopted OPA #597 to implement the recommendations of the study and guide development within the Islington Avenue Corridor. OPA #597 was approved by the Region of York on May 31, 2006. OPA #597 contemplated higher densities within the study area by introducing “High Density Residential” and “Medium Density Residential” designations into the Islington Corridor Study area. The subject lands remained designated “Low Density Residential”.

Planning Considerations

The “Low Density Residential” designation permits single and semi-detached dwelling units at a maximum permitted density of 8.6 units/ha. Although a duplex style dwelling unit is similar to a semi-detached dwelling unit, the duplex dwelling was not specifically contemplated in this designation. The proposed “Medium Density” designation established by OPA #597 permits street and block townhouses and low-rise apartments (not duplexes) at a maximum density of 35 units/ha. The proposal for the 12 duplex units results in a density of 23 units/ha. The Owner has requested to redesignate the property from “Low Density Residential” to “Medium Density Residential”, with a site-specific exception to permit “duplex units” with a density of 23 units/ha.

OPA #597 requires that the development of the lands be subject to Site Plan Control. Matters such as architectural design, building placement, landscaping, access, servicing and grading, and sustainable development features will be reviewed during the review of the Site Development Application to ensure that the proposed development is successfully integrated into the existing community in a manner that is compatible with the surrounding adjacent land uses.

In light of the Provincial and Regional policies encouraging intensification and providing a mix of housing types in the community, the Development Planning Department can support the official plan amendment subject to the comments in this report.

The subject lands comprise 6 lots within an existing plan of subdivision, each with 15 m frontages on the west side of Islington Avenue. The lands are approximately 40 m north of Hayhoe Lane, which intersects with Islington Avenue on the west side. To the north of the subject lands, 2

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residential lots were consolidated for a parking lot, for the use of St. Margaret Mary Church. The lands to the south and to the west of the subject lands are comprised of single-family detached and semi-detached residential dwellings that are designated “Low Density Residential” by OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Plan) and zoned R3 Residential Zone and R4 Residential Zone by By-law 1-88.

Attachment #2 illustrates the subject lands in the context of the surrounding area. The proposed 12 duplex units are proposed to be presented to the street as 6 single family residential dwellings. The preliminary plans illustrate four parking stalls inside the structure at grade level. The Development Planning Department has been informed that the applicant has met with the residents of Autumn Ridge Court in an effort to address their concerns about integrating the proposal within the community. The Department is in receipt of correspondence from the residents and the Owner that the latter has agreed to install 20-25 mature coniferous trees along the back property belonging to Bungalow Inc. and that these trees will be approximately 6 m (20 feet) in height, as noted on Attachment #3. Furthermore, a wooden fence will be installed at the rear of Lots 4, 5 and 6 on Registered Plan 65M-4051. As previously stated, OPA #597 requires that the development of the lands be subject to Site Plan Control. Matters such as architectural design, building placement, landscaping, access, servicing and grading, and sustainable development features will be reviewed in detail to ensure that the proposed development is successfully integrated into the existing community in a manner that is compatible with the surrounding adjacent land uses.

In addition to a Site Development Application, the Owner is required to submit a Draft Plan of Condominium Application to create any proposed common elements such as parking areas, common amenity areas etc. for review and consideration by City Departments and Vaughan Council.

Zoning

The subject lands are zoned R3 Residential Zone by By-law 1-88, which permits single detached and semi-detached dwelling units on minimum 12 m frontages. The Owner has submitted a Zoning By-law Amendment Application (File Z.10.009) to rezone the subject lands from R3 Residential Zone to R5 Residential Zone (minimum 7.5m/unit frontages) with a site-specific zoning exception for reduced side yards from 1.5m to 1.2m in order to implement the development proposal. The R5 Residential Zone permits semi-detached dwelling units, however, is silent on the duplex built-form. The site-specific zoning, as with the proposed Official Plan designation, is to specifically permit the duplex built form.

The zoning exception requested for reduced side yard setbacks is considered to be appropriate for the development of the subject lands and will result in dwellings that are compatible with the surrounding land use context. On June 8, 2010, Vaughan Council enacted By-law 132-2010 to implement general amendments to By-law 1-88 including a reduction to the minimum side yard from 1.5 m to 1.2 m for the R5 Residential Zone, and therefore the subject amendment to do the same is acceptable.

The City Engineering Department has advised that the allocation of servicing for the proposed additional lots is not available at this time. Accordingly, the Development Planning Department recommends that the lands be zoned R5(H) Residential Zone with the Holding Symbol “(H)”, which will restrict any development from occurring on the subject lands until servicing is available, at which time the Holding Symbol “(H)” can be removed.

Vaughan Engineering

The City Engineering Department has reviewed the proposal and has provided the following comments:

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a) Servicing Capacity

The subject applications are not identified as a project for which servicing capacity is being allocated, reserved or assigned. Accordingly, servicing allocation capacity for the proposal needs to be assigned by Council resolution. The City's Engineering Department has advised that servicing allocation capacity for the proposed development is currently not available.

b) Environmental Site Assessment (ESA)

The environmental clearance for the subject lands was completed during the subdivision process for 19T-04V16.

c) Other

The City Engineering Department advises that additional supporting material may be required at the Site Plan stage and may include the submission of stormwater and servicing reports, noise reports, functional servicing reports, and lot grading information.

The subject lands are within a registered plan of subdivision (Anland Woodbridge Inc., File 19T-04V16 and registered as Plan 65M-4051) for which a subdivision agreement has been executed. The Owner will be required to satisfy all requirements of the Engineering Department with respect to the development of the subject lands in the context of the existing subdivision agreement.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to the applications and advises that a TRCA Permit pursuant to Ontario Regulation 166/06 is required, prior to the start of any proposed works on the site.

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 considers the subject applications to be a matter of local significance, and has exempted the Official Plan Amendment Application from approval by the Regional Planning Committee and Council.

Islington Avenue is under the jurisdiction of the Region of York, and as such, the Region's Transportation Services Department advises that a site plan application is to be circulated to the Region through the Vaughan Development Planning Department and will be subject to a detailed review and conditions of approval.

Conclusion

The Official Plan Amendment and Zoning By-law Amendment Applications have been reviewed in accordance with the Provincial Policy Statement, Provincial Places to Grow, the York Region Official Plan, OPA #240, as amended by OPA #597, By-law 1-88, comments from area residents, City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed redesignation and rezoning of the property to "Medium Density Residential" and R5(H) Residential Zone, respectively, to permit 12 duplex units is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Official Plan Amendment File OP.10.003 and Zoning By-law Amendment File Z.10.009, subject to the conditions and recommendations in this report.

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Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Elevation Plan

Report prepared by:

Clement Messere, Planner, ext. 8409

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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**ZONING BY-LAW AMENDMENT FILE Z.09.035
SITE DEVELOPMENT FILE DA.09.075
GIRONA FINANCIAL GROUP
WARD 3**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 15, 2010, be approved, subject to adding the following clause 6:
 6. That the applicant be required to landscape the private property portion of the front yard and that the applicant meet with the Mayor and Ward Councillor prior to ratification at Council with a proposed landscape plan; and
- 2) That the following deputations be received:
 - a) Mr. Lucio Polsinelli, History Hill Group, 8700 Dufferin Street, Vaughan, L4K 4S6, on behalf of the applicant; and
 - b) Mr. Anthony Martelli, Greenpark Homes, 8700 Dufferin Street, Concord, L4K 4S6, on behalf of the applicant.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.035 (Girona Financial Group) BE APPROVED, to rezone the subject lands from C4 Neighbourhood Commercial Zone to C4 Neighbourhood Commercial Zone and RT1 Residential Townhouse Zone in the manner shown on Attachment #3, and to include the zoning exceptions to the C4 Zone and RT1 Zone as identified in TABLE 1 of this report.
2. THAT Site Development File DA.09.075 (Girona Financial Group) to facilitate the development of 8 multi-unit commercial buildings and 5 street townhouse blocks consisting of 36 residential street townhouse units as shown on Attachments #3 to #13, 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 final site grading, servicing and lighting plans, stormwater management and functional servicing reports, parking study and traffic report, shall be approved by the Vaughan Engineering Department;
 - iii) the Owner shall provide documented proof of the satisfactory registration of the Record of Site Condition (RSC) with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE), which includes the acknowledgement from the MOE and a signed copy of the RSC by a Qualified Person, which must be submitted to the Vaughan Engineering Department;

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- iv) the Owner shall satisfy all requirements of the Ministry of Transportation (MTO), including, but not limited to, receiving MTO Permits prior to any construction;
 - v) the Owner shall pay to the City, a Woodlot Development Charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-end Agreement; and,
 - vi) the final development plans shall be in accordance with the City of Vaughan Waste Collection Design Standards Policy and be approved to the satisfaction of the Vaughan Public Works Department.
3. THAT the Owner shall obtain approval of a Consent Application to sever the commercial from the proposed residential lands from the Vaughan Committee of Adjustment, which shall be in full force and effect; or alternatively, the Owner shall apply for Part Lot Control Application with a by-law enacted by Vaughan Council to facilitate the same.
 4. THAT the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands for the 36 residential townhouses, and 2% for the commercial component, prior to issuance of a building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
 5. THAT Council pass the following resolution with respect to the allocation of servicing capacity to Site Plan Application DA.09.075:

"IT IS HEREBY RESOLVEFD THAT Site Plan Application DA.09.075 is allocated sanitary sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 36 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 subject to the execution of a Site Plan Agreement/Letter of Undertaking, to the satisfaction of the City."

Contribution to Sustainability

The Owner has advised that the sustainable features that will be incorporated into the proposed development include as follows:

For the residential portion:

- Low-E windows throughout (incl. basement) with Energy Star Zone 'B' Rating;
- Energy Star Rated Compact Fluorescent Bulbs (CFL) throughout;
- Energy Star Programmable Thermostat;
- Dual Flush Toilets throughout;
- Low Flow Air Raters on all faucets in kitchens, bathrooms and laundry room;
- In house electricity use monitor.

For the commercial portion:

- Eco-Stone Pervious Pavers for the Outdoor Patio Areas for Buildings "C", "D", "E", "F", "G" and "H";

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- Infiltration Trenches will be incorporated in the grassed areas where feasible for surface drainage prior to entering the Storm Sewer System;
- Glazing system for all buildings will be made up of thermally-broken curtain wall system with low emissivity glass coating (Low “E”);
- Exterior building materials which comprises stone, architectural precast and stucco accents are all locally manufactured;
- To reduce heat island effect (thermal gradient differences between developed and undeveloped areas) and to minimize the impact on microclimate by using light coloured roof finish, thus cutting down heat generated by the roof; and,
- All roof top units are screened from view by a continuous building parapet. This approach mitigates both sound emitted by the roof-top units and visual exposure.

Economic Impact

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

Communications Plan

On January 29, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Vellore Woods Ratepayer’s Association. The Public Hearing was held on February 23, 2010, and the recommendation to receive the Public Hearing report and to hold a Ward 3 Sub-Committee meeting, was ratified by Vaughan Council on March 9, 2010.

Through the circulation of the Public Hearing Notice, the following comments were received:

- concern with there being too much residential units in the area;
- townhouse height being too tall; want two storey not three storey units as proposed;
- concern about smell and odour coming from proposed restaurant so close to residential;
- traffic along Vellore Woods Boulevard is congested already, and how will new proposal accommodate this;
- suggested that the location for the townhouses be a berm instead to screen the commercial component from the adjacent residential to the north.

Ward 3 Sub-Committee Meeting

In accordance with Council's resolution, a Ward 3 Sub-Committee meeting including the Local Councillor, local ratepayers’ association, residents, applicant, and Development Planning Staff was held on May 27, 2010. Concerns related to the residential/commercial development respecting the number of units and the height of the townhouses was discussed, and by the end of the meeting, the residents were generally satisfied and accepting of the development proposal shown on Attachment #3. However, it was determined that concerns related to increased traffic would be resolved separately through alternative measures with the assistance of the Ward 3 Councillor.

Purpose

1. The Owner has submitted a Zoning By-law Amendment Application (File Z.09.035), to amend By-law 1-88, specifically to rezone the vacant subject lands (Attachments #1 and #2) from C4 Neighbourhood Commercial Zone to C4 Neighbourhood Commercial Zone and RT1 Residential Townhouse Zone, to facilitate the development of 8 multi-unit commercial buildings and 5 street townhouse blocks consisting of 36 residential street townhouse units as shown on Attachments #3 to #13, and to permit site-specific exceptions to the C4 Zone and RT1 Zone as identified in Table 1 of this report.

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- 2. A Site Development Application (File DA.09.075) to facilitate the development of 8 multi-unit commercial buildings and 5 street townhouse blocks consisting of 36 residential street townhouse units as shown on Attachments #3 to #13.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the northwest corner of Rutherford Road and Highway #400, being Block 1 on Registered Plan 65M-3849 and Part of Block 148 on Registered Plan 65M-3348, in Part of Lot 16, Concession 5, City of Vaughan. The subject lands have an area of 3.99 ha. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Medium Density Residential/Commercial” with a “Neighbourhood Commercial” overlay by OPA #600.

The “Medium Density Residential/Commercial” designation of OPA #600 permits retail and office uses provided all such uses face a primary (Vellore Woods Boulevard) or arterial (Rutherford Road) road. Buildings “A” and “B” have double frontages with entrances on both sides. Due to the lower grade of the site affecting visibility into the site from Rutherford Road (and the Highway #400 ramp, which are both elevated above the property), Buildings “C”, “D”, “E”, “F”, “G” and “H” face internal to the site with upgraded rear elevations.

The “Medium Density Residential/Commercial” and “Neighbourhood Commercial” designations permit commercial and residential townhouse development. The proposed development shown on Attachment #3 conforms to the Official Plan. The proposed street-townhouse units will provide a consistent interface with the existing street townhouse units on the north side of Hawkview Boulevard, and will allow the proposed commercial to be close to Rutherford Road, which conforms to the Official Plan.

Zoning

The property is currently zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1180), which permits four commercial building envelopes and corresponding site-specific C4 Zone standards.

An amendment to Zoning By-law 1-88 is required to rezone the property from C4 Neighbourhood Commercial Zone to the proposed C4 Neighbourhood Commercial Zone and RT1 Residential Townhouse Zone in the manner shown on Attachment #3, and to provide the necessary zoning exceptions to facilitate the proposed commercial and residential street townhouse development. The details of the zoning amendment are as follows:

TABLE 1:

- i) Proposed Exceptions to the C4 Neighbourhood Commercial Zone:

	By-law Standard	By-law 1-88 Requirements (C4 Zone)	Proposed Exceptions to By-law 1-88 (C4 Zone)
a.	Minimum Landscape Strip Width Abutting a Street (Vellore Woods Boulevard)	6m	3.5m

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b.	Maximum Gross Floor Area	7000m ²	7,251.58m ²
c.	Minimum Setback from a Residential Zone (to the north)	22.5m	12m
d.	Minimum Number of Parking Spaces (Total Building GFA of 7,251.25m ²)	435 spaces (6 spaces/100m ² of GFA –gross floor area)	322 spaces (4.44 spaces/100m ² of (commercial floor area)
e.	Maximum Lot Area	25,000m ²	31,512m ²
f.	Minimum Rear Yard	15m	14m
g.	Outdoor Patio	<p>i. shall not exceed 50% of the GFA devoted to patron use of the eating establishment;</p> <p>ii. parking required for the outdoor patio shall be equal to that required for the main eating establishment</p>	<p>i. outdoor patio sizes to exceed as shown on Attachment #3;</p> <p>ii. no parking shall be required for outdoor patios subject to the parking study required and approved by Vaughan Engineering</p>

ii) Proposed Exceptions to the RTI Residential Townhouse Zone:

	By-law Standard	By-law 1-88 Requirements (RT1 Zone)	Proposed Exceptions to By-law 1-88 (RT1 Zone)
a.	Maximum Number of Townhouse Units Constructed in a Row	6 units	8 units (Townhouse Blocks “1”, “2” and “3”)
b.	Minimum Lot Frontage	6m/unit	5.8m/unit
c.	Maximum Building Height	11m	12m
d.	Minimum Exterior Side Yard Setback	4.5m	3.3m
e.	Minimum Rear Yard Setback	7.5m	5.2m for Unit 36 (far east unit)

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The above-noted exceptions to the C4 and RT1 Zones are considered to be appropriate for the proper and orderly development of the commercial and street townhouse lands.

The exception to the landscape strip for the commercial portion is a result of the double sided facades and parking located in front of Building “A” to facilitate a more street-oriented development. The applicant exceeds the 7,000m² maximum gross floor area by 251.58m² and is considered to be minor. The reduction in the minimum setback between the commercial from the proposed residential townhouses is acceptable, as there will be a 6m wide landscaping strip behind the residential units, which will act as a buffer. The reduction in parking is justified through a parking study approved by the Vaughan Engineering Department. The outdoor patio area exceptions are appropriate as the Owner is not currently aware of the tenant, nor how much patio area they require, which will allow flexibility. In addition, an exception to not require parking for outdoor patios is considered to be appropriate as such use is seasonal, and parking is shared with other uses on the site, which may operate at different times.

The exceptions to the RT1 Zone for lot frontage, height, and exterior setback are minor and are considered to facilitate an appropriate interface between the existing residential and the proposed commercial. Unit 36 (far east unit) abutting Highway 400 requires a portion of the rear yard to be reduced, but is located adjacent to the 14m wide landscaped MTO setback area, which will provide a natural setting.

Committee of Adjustment/Part Lot Control

A Severance Application or a Part Lot Control Application to create the street townhouse blocks must be filed in order to sever the residential portion of land from the commercial. A condition to this effect has been included in the recommendation of this report.

A Part Lot Control Application and implementing by-law will also be required in the future to create the individual townhouse blocks and lots, once the townhouse units have been constructed and can be surveyed by an Ontario Land Surveyor.

Site Plan

Site Plan approval is required for the development of the subject lands to facilitate the development of 8 multi-unit commercial buildings and 5 street townhouse blocks consisting of 36 residential street townhouse units as shown on Attachments #3 to #13, with 322 parking spaces for the commercial component and two required parking spaces per unit for the townhouse units. The commercial portion will have two accesses both from Vellore Woods Boulevard. The street townhouse units will have individual driveway access onto Hawkview Boulevard. The site statistics for the proposed site plan are as follows:

a) Site Plan

Land Use	Area
Total Combined Commercial and Residential Lot Area:	39,936.23 m ²

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Lot Area for the Proposed Commercial:	31,511.36 m ²
Building A GFA	1,557.58 m ²
Building B GFA	1,879.75 m ²
Building C GFA	948.00 m ²
Building D GFA	438.90 m ²
Building E GFA	1,072.00 m ²
Building F GFA	544.42 m ²
Building G GFA	538.90 m ²
Building H GFA	371.70 m ²
Total number of Buildings = 8	Total Commercial GFA = 7,251.25 m ²
Lot Area for the proposed Street Townhouses:	8,424.87 m ²

b) Urban Design/Landscaping

The commercial and residential building elevations are shown on Attachments #4 - #11. Buildings "A" and "B" have double front elevations facing Vellore Woods Boulevard and internal to the site. The commercial building facades and materials are residential in character and complementary to the proposed and existing residential street townhouses on the site and in the surrounding community.

The applicant has provided Development Planning Staff with the floor plan of the end townhouse units in the most easterly townhouse block, which are smaller and have an irregular shape. Staff find the units to be of appropriate size and configuration to provide a comfortable living environment for the future townhouse owners, which will be adjacent to proposed new landscaping to be planted within the 14m MTO setback from the Highway 400 off-ramp.

The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands and must be approved by the Control Architect for Planning Block 32 West. Stamped approved drawings by Watchorn Architect Inc. have been included in the site plan submission, however, all final drawings must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect has been included in the recommendation of this report.

Vaughan Engineering Department

The Vaughan Development/Transportation Engineering Department has no objection to the proposal and provides the following comments:

a) Environmental Site Assessment (ESA)

The Phase 1 ESA (Environmental Site Assessment) and the Soil Investigation Report submitted in support of the applications have been approved. However, prior to the execution of the Site Plan Letter of Undertaking, the Owner shall provide documentation of the satisfactory registration of the Record of Site Condition (RSC) with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE), which includes acknowledgement from the MOE and a signed copy of the RSC, to be submitted to the Vaughan Engineering Department. A condition to this effect has been included in the recommendation of this report.

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b) Servicing Allocation Capacity

On June 8, 2010, Vaughan Council reserved sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for 36 residential townhouse units for Site Plan File DA.09.075 (Girona Financial Group) with allocation by Vaughan Council upon site plan approval.

The subject staff report recommends site plan approval by the Development Planning Department, and therefore, the Engineering Department recommends that Council allocate servicing capacity for 36 units to the subject lands. If Council concurs, the condition to allocate is included in the recommendation of this report.

c) Engineering/Transportation

Review of the final plans and reports will be given to stormwater management, sanitary and water servicing, and lot grading, and to the parking, traffic and Functional Servicing Reports, to the satisfaction of the Vaughan Engineering Department.

Vaughan Real Estate Division

The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands for the 36 residential street townhouse units, and 2% for the commercial component, prior to issuance of a building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect has been included in the recommendation of this report.

City Reserves & Investments Department

Prior to the execution of the Site Plan Letter of Undertaking, the Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and City's Woodlot Acquisition Front-end Agreement. A condition to this effect has been included in the recommendation of this report.

Ministry of Transportation (MTO)

The subject lands abut Highway #400. The MTO is protecting a 14m right-of-way along the Highway #400 corridor in order to facilitate any future widening. The MTO advises the Owner shall satisfy all requirements of the Ministry of Transportation, including, but not limited to, receiving MTO Permits prior to any construction. A condition to this effect 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 Region of York Transportation Services Department has reviewed the proposal and has advised the applicant of their requirements. The applicant is working with the Region and is aware that the Owner must obtain a fully executed Regional Site Plan Agreement.

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Conclusion

Zoning By-law Amendment File Z.09.035 (Girona Financial Group) and Site Development File DA.09.075 (Girona Financial Group) have been reviewed in accordance with the policies of OPA #600, the requirements of the C4 Neighbourhood Commercial Zone and RT1 Residential Townhouse Zone of By-law 1-88, comments from City Departments and external public agencies, and from the Ward 3 Sub-Committee Meeting, and the area context. The applications will facilitate the development of 8 multi-unit commercial buildings and 5 street townhouse blocks consisting of 36 residential street townhouse units. The Development Planning Department is satisfied that the proposal can be developed in a manner that is appropriate and compatible with the existing community, and which conforms to the Official Plan, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations - Building "A"
5. Elevations - Building "B"
6. Elevations - Building "C"
7. Elevations - Building "D"
8. Elevations - Building "E"
9. Elevations - Building "F"
10. Elevations - Building "G"
11. Elevations - Building "H"
12. Typical Elevations - Street Townhouse Block(s) - 8 unit shown
13. Landscape Plan

Report prepared by:

Margaret Holyday, Planner, ext. 8216
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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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2010

Item 37, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

37 APPOINTMENTS TO YORK REGION ROAD WATCH COMMITTEE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Safe City Committee, dated June 15, 2010:

Recommendation

The Safe City Committee recommends:

1. That the appointment of Mr. Frank Civichino and Councillor Bernie DiVona to the York Region Road Watch Committee be reconfirmed for the remainder of the term;
2. That Mr. Robert Leonardis be appointed as alternate member to the York Region Road Watch Committee for the remainder of the term;
3. That the City of Vaughan's contribution of \$500.00 per year to Road Watch to be taken out of the Safe City Committee budget, be approved; and
4. That the \$500.00 per year contribution to Road Watch be included in the Safe City Committee budget in each subsequent year.

Contribution to Sustainability

N/A

Economic Impact

The \$500 contribution to the York Region Road Watch Program is to be funded from the Safe City Committee budget.

Communications Plan

The York Region Road Watch Committee will be advised of the appointments through correspondence to be sent from the Office of the City Clerk.

Purpose

The purpose of this report is to submit for Council's approval the recommendations of the Safe City Committee with respect to the appointment of City of Vaughan appointees to the York Region Road Watch Committee, and further to respond to a request from the York Region Road Watch Committee that each participating municipality contribute \$500 to fund education and marketing for the program.

Background - Analysis and Options

By letter dated April 21, 2010 addressed to Mayor Jackson, the York Region Road Watch Committee requested that the City of Vaughan appoint a member of council and a community member to the York Region Road Watch Committee. The letter is set out in full in Attachment 1 to this report.

The letter was referred by staff to the Safe City Committee meeting of June 10, 2010, which meeting gave rise to the recommendations set out in this report.

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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

This report facilitates the City of Vaughan's participation in the York Region Road Watch Committee.

Conclusion

The Safe City Committee has recommended the appointment of Mr. Frank Civichino and Councillor Bernie Di Vona to the York Region Road Watch Committee. Upon approval by Council, the appointments will be in effect for the balance of this term, concluding November 30, 2010.

Attachments

Attachment 1: Letter to Mayor Jackson dated April 21, 2010, from York Region Road Watch Committee

Report prepared by:

Jeffrey A. Abrams, 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 29, 2010

Item 38, Report No. 31, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 29, 2010, as follows:

By receiving the additional report of the Integrity Commissioner, dated June 29, 2010; and

By receiving the revised “page 17” of the Annual Report, attached as Appendix A.

38 ANNUAL REPORT OF THE INTEGRITY COMMISSIONER 2009-2010 AND COMPLAINT INVESTIGATION REPORT #04.27.10

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Integrity Commissioner, dated June 15, 2010:

Recommendation

The Integrity Commissioner recommends:

- 1) That in relation to the Annual Report of the Integrity Commissioner 2009-2010, a complete written report will be available for the Council meeting of June 29, 2010; and
- 2) That in relation to the Integrity Commissioner's Complaint File #04.27.10, a complete written report will be available for the Council meeting of June 29, 2010.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

N/A

Purpose

To report to City Council on the activities of the Office of the Integrity Commissioner for the year 2009-2010 and the findings from the investigation of complaint File # 04.27.10.

Background

The Complaint Protocol of the Code of Ethical Conduct provides that the Integrity Commissioner shall not make any report to Council after the last Committee of the Whole meeting of June in any year in which a regular municipal election is to be held..

Relationship to Vaughan Vision 2020/Strategic Plan

N/A

Regional Implications

There are no Regional implications to the recommendations contained in this report.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2010

Item 38, CW Report No. 31 – Page 2

Report prepared by:

Suzanne Craig
Integrity Commissioner

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2010

Item 39, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

39

MUNICIPAL OMBUDSMAN

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor DiVona and Councillor Yeung Racco, dated June 15, 2010:

Recommendation

Councillor Bernie DiVona and Councillor Sandra Yeung Racco recommends:

1. That the position of an outside/independent part time Municipal Ombudsman be approved in principle;
2. That this report be forwarded to the Accountability and Transparency Committee, in consultation with the Integrity Commissioner, for the purpose to outline the implementation, parameters, roles and responsibilities for the office of the Municipal Ombudsman modeled on the parameters as included herein;
3. That a report be brought back to a future Committee of the Whole meeting outlining the implementation, parameters, roles and responsibilities, and budgetary considerations associated with this position.

Contribution to Sustainability

N/A

Economic Impact

The economic impact will depend on the direction Council provides

Communications Plan

None at this time.

Purpose

This report has been prepared to recognize the notable changes to the Municipal Act, 2001 that has been subject to significant amendments with respect to providing local municipalities broad "governance" powers with the establishment of "**accountability officers**".

The Municipal Act amendments have included "accountability officers" to include:

1. Integrity Commissioner
2. Municipal Ombudsman
3. Auditor General
4. Lobbyist Registrar

The Association of Municipalities of Ontario have advanced and supported the amendments to the Municipal Act. Prior to the amendments to the Municipal Act, the City of Toronto alone, had additional powers to create, develop and enhance "**accountability officers**" and improve accountability and transparency. Municipalities across Ontario had supported the general principle to be provided with these additional powers.

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Integrity Commissioner

The City of Toronto, and the City of Vaughan, have established the Office of the Integrity Commissioner. Other municipalities across the Greater Toronto Area have expressed an interest and desire to do so, e.g. Town of Mississauga, Town of Aurora and the Town of Markham. There are about 8 part time and/or contract Integrity Commissioners in Ontario now. Aurora has just hired an Integrity Commissioner here in York Region.

The integrity Commissioner for the City of Vaughan has reached a milestone in terms of roles, responsibility and protocol with the establishment of a Code of Ethics and Conduct having been updated and revised in November 2009. Other municipalities have expressed an interest in reviewing and adopting a similar Code of Ethics and Conduct.

Auditor General

The City of Vaughan has established the office of a city "auditor" and has developed a multi year audit plan. The City of Vaughan has established an Operational Audit Committee to review internal management and operation processes,

Lobbyist Registrar

The City of Vaughan in September 2009 has approved of a review of a lobbyist register.

Furthermore, the City of Vaughan has established a ratepayer association register recognizing ratepayer associations typically lobby or have more direct knowledge and interest with their respective communities.

Municipal Ombudsman

The legislature has advanced their intent and desire for local governments to follow good governance practices with the opportunity to provide the office of a municipal ombudsman to investigate administrative decisions/recommendations; investigations are to be conducted in private; no court review of proceedings and decisions of ombudsmen is final except on grounds of jurisdiction.

The City of Toronto has established the Office of a Municipal Ombudsman and for 2009 had received 1,000 complaints with a resolution rate of 90% as reported by Toronto Ombudsman Fiona Crean per the first report released in January 2010.

The City of Vaughan has been receiving numerous requests from residents resulting in "Information and Privacy" decisions, internal and external audits, and review of policies and practices. Further the Integrity Commissioner has indicated that many of the informal complaints received by her office have not been with her jurisdiction to investigate as they relate to administrative issues or City staff. The role of a municipal ombudsman would enhance accountability and transparency with the policies, practices, and procedures of the municipality all designed and aimed to serve the public. It would address frustration, allegations of unfairness, bias, and outdated policies and or practices.

The office of the ombudsman would promote and enforce the role of the municipal council. The role of Council as outlined in Section 224 of the Municipal Act (emphasis added):

- a) to represent the public and to consider the well being and interests of the municipality;
- b) to develop and evaluate the policies and programs of the municipality;
- c) to determine which service the municipality provides;

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- d) to ensure the administrative policies, practices, and procedures and controllership;
- e) policies, practices and procedures are in place to implement the decisions of council;
- f) to ensure the accountability and transparency of the operations of the municipality, including the activities of the senior management of the municipality;
- g) to maintain the financial integrity of the municipality;
- h) to carry out the duties of Council under this or any other Act.

Ombudsman-Accountability and Transparency

The Federal Government of Canada, Provincial Government Agencies, Boards, Commissions, and most notable institutions across Canada and throughout the world have established an office of the "ombudsman" to enhance clarity with enhanced accountability of their policies, practices and procedures, e.g. United Nations, Government of Canada, Province of Ontario, City of Toronto, Canada Post, Workers' Safety and Insurance Board, Hospital for Sick Kids, etc.

In summary, this recommendation is intended for the City of Vaughan to continue to show leadership when it comes to accountability and transparency. With each of the "**accountability officers**", and related decisions made, the City of Vaughan has been recognized in the past to be a leader, or amongst the top municipalities in doing so. The Municipal Act has recognized the need and importance to extend accountability and transparency with our policies, practices and procedures.

Background - Analysis and Options

Municipal Ombudsman- An International Perspective

The Local Government Act 1974 established the framework for local government to allow a process for the investigation of complaints from members of the public in England and Wales. Since 1988, members of the public have been able to complaint on their own behalf without the need for them to be referred by a councillor which had been the original practice.

The ombudsmen's jurisdiction covered all local government authorities including: town or municipalities, school admission panel and policies, police authorities, and a range of other bodies owned or under the control of local government.

Ombudsmen In Canada

British Columbia, Manitoba, Ontario, New Brunswick, Nova Scotia and the Yukon have introduced the office of the ombudsman. Additional provinces across Canada have expressed a desire to introduce the Office of the Ombudsman. In 2006, several provincial ombudsmen have had their mandates expanded to include numerous matters of local boards, agencies and institutions, e.g. patient concern resolution processes in hospitals and long term care facilities, child protection systems, and regional health authorities.

In many of these provinces the ombudsmen have become increasingly prevalent in retail, financial, commercial, travel and media sectors as well.

Ontario Ombudsman

In Ontario Andre Marin was appointed in April 2005 and has been reported to be re-appointed in 2010, to "*modernize revitalize and re brand*" the Ombudsman's office, i.e. the Ontario watchdog. Mr. Marin has argued the Ontario's Ombudsman Act is outdated and has not kept pace with developments in the oversight of the broader public sector delivering critical public services while significant developments have taken place elsewhere in Canada and internationally.

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"There is a real danger that if the Bill goes forward unchanged; Ontario will be left with a system of municipal oversight plagued by inequity, inconsistency and ineffectiveness"

Andre Marin, Ontario Ombudsman Ontario Municipal Act-2006

This report and recommendations contained herein has been prepared in response to changes made by Bill 130, the Municipal Act, having received Royal Assent on December 20, 2006, and came into law, with minor exceptions, as of January 1, 2007, (Refer to Extract from Council meeting Minutes of April 23, 2007 attached).

These amendments signify the acceptance of municipalities as a level of government on the basis that municipalities, like other levels of government, institutions, and public corporations are capable of exercising their broad powers in a way that will safeguard the best interest of their residents, constituents or customers.

Sections 223.1 to 223.24 list the permissive authorities relating to the establishment of "accountability officers" including: integrity commissioner; ombudsman; auditor general; and lobbyist registrar.

Background-How has the landscape changed?

There have been developments which across Canada that has resulted in the recognition of the Government of Ontario to proceed with increased accountability and transparency:

- Government of Canada: Gomery Inquiry. Bill C2 Federal Accountability Act introduced containing sweeping changes to control mechanisms and the establishment and Conflict of interest and Ethics Commissioner and make the Public Sector Integrity Commissioner an agent of Parliament;
- City of Toronto: Bellamy Inquiry. The 244 recommendations addressed the need to address ethical lapses, process flaws, competence, communication and training issues. The key recommendation included the emphasis on ethics within the organization, ethical conduct should be regarded as among the most serious misconduct, and sanctions should include serious penalties.

Relationship to Vaughan Vision 2020/Strategic Plan

This report recommends a change from the priorities previously set by Council and the necessary resources have not been allocated.

Regional Implications

N/A

Conclusion

The ethical environment is changing with increased public expectations. Greater accountability and transparency is expected which means clearer standards of conduct are necessary. We should embrace the challenge and celebrate the new administration in the public interest.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2010

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Attachments

Council Extract Meeting Minutes of April 23, 2007.

Report prepared by:

Councillor Bernie DiVona, ext. 8339

(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 29, 2010

Item 40, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

**40 CEREMONIAL PRESENTATION – REGIONAL COUNCILLOR FERRI PRESENTING
AWARDS WITH RESPECT TO THE 2010 SCHOOLS IN BLOOM WINNERS**

Regional Councillor Ferri, the Mayor and Members of Council presented awards to the following schools for the 2010 Schools in Bloom Winners:

Ward 1: Michael Cranny PS Secondary School and St. Joan of Arc CHS

Ward 2: St. Clement CES and Toronto District Christian HS

Ward 3: St. John Bosco CES and St. Jean de Brebeuf CHS

Ward 4: Our Lady of the Rosary CES

Ward 5: Holy Family CES Secondary School and St. Elizabeth CHS

Environmental Achievement Award: Toronto Waldorf School and Toronto District Christian HS

Outstanding Elementary School: Holy Family CES

Outstanding Secondary School: Toronto District Christian HS

Outstanding School Under 200: Royalcrest Academy

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Item 41, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

**41 CEREMONIAL PRESENTATION - CERTIFICATE OF RECOGNITION
 TO THE CITY OF VAUGHAN RECEIVED AT THE CLEAN AIR AND
 CLIMATE CHANGE SUMMIT ON JUNE 2, 2010**

Regional Councillor Frustaglio congratulated staff on receiving the Certificate of Recognition at the Clean Air and Climate Change Summit on June 2, 2010.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2010

Item 42, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

**42 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
JUNE 15, 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 matters:

1. **NOMINATION OF RECIPIENT FOR THE CIVIC HERO AWARD**
(personal matters about an identifiable individual)
2. **PROPERTY MATTER – WARD 1
PROPOSED LEASE RENEWAL – REGIONAL MUNICIPALITY OF YORK
EMERGENCY MEDICAL SERVICES
9290 KEELE STREET – FIRE STATION 7-2**
(acquisition or disposition of land by the municipality or local board)
3. **PROPERTY MATTER – WARD 1
SALE OF CITY LANDS
TO THE MINISTRY OF TRANSPORTATION
WEST SIDE OF HIGHWAY 400
BETWEEN MAJOR MACKENZIE DRIVE AND TESTON ROAD**
(acquisition or disposition of land by the municipality or local board)
4. **LITIGATION MATTER
DEPUTATION – DR. ABRAHAM SASSON WITH RESPECT TO
8 ERICA ROAD, THORNHILL – WARD 5**
(litigation or potential litigation)
5. **ONTARIO MUNICIPAL BOARD HEARING
OFFICIAL PLAN AMENDMENT 695
KIPLING AVENUE CORRIDOR – WARD 2**
(litigation or potential litigation)
6. **ONTARIO MUNICIPAL BOARD HEARING
REGION OF YORK OFFICIAL PLAN AMENDMENT 52
VAUGHAN HIGHWAY 400 EMPLOYMENT AREA – WARD 1**
(litigation or potential litigation)
7. **LITIGATION MATTER
MARKNORTH PROPERTIES LTD. V. CITY OF VAUGHAN**
(litigation or potential litigation)
8. **LEGAL ADVICE SUBJECT TO SOLICITOR-CLIENT PRIVILEGE
11333 DUFFERIN STREET**
(advice that is subject to solicitor-client privilege)
9. **PROPERTY MATTER
NORTH MAPLE PARK**
(acquisition or disposition of land by the municipality or local board)

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Item 43, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

**43 PRESENTATION - MS. JO-ANNE MARR, ACTING PRESIDENT AND CEO,
YORK CENTRAL HOSPITAL, AND CHIEF OF STAFF, DR. LARRY GROSSMAN,
WITH RESPECT TO AN UPDATE ON SUCCESSES AND CURRENT CHALLENGES,
PLANNING AND DEVELOPMENT ACTIVITIES TOWARD CREATING A MAJOR
REGIONAL HEALTH CENTRE ENCOMPASSING BOTH THE EXISTING SITE IN
RICHMOND HILL AND A NEW HOSPITAL SITE IN VAUGHAN**

The Committee of the Whole recommends that the presentation by Mr. Warren Collier, Chair, Ms. Jo-Anne Marr, Acting President and CEO, and Chief of Staff, Dr. Larry Grossman, York Central Hospital, 10 Trench Street, Richmond Hill, L4C 4Z3, and presentation material entitled, "*A Year in Review – Vaughan Council Presentation June 15,2010*", be received.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2010

Item 44, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

44

**DEPUTATION - MR. JAMES PILCHAK WITH RESPECT TO
WATER CONSUMPTION READING**

The Committee of the Whole recommends that this matter be withdrawn in accordance with the deputant's written submission dated June 4, 2010.

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Item 45, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

45 DEPUTATION - MS. ISABELLA FERRARA, CHAIR, SENIORS ASSOCIATION OF VAUGHAN INITIATIVE (S.A.V.I.) WITH RESPECT TO A TENT FOR SENIORFEST AND DECLARE THE MONTH OF SEPTEMBER AS "GRANDPARENTS' MONTH"

The Committee of the Whole recommends:

- 1) That the deputation of Ms. Isabella Ferrara, SAVI, 8 Anacapri Court, Woodbridge, L4L 3J2, be received and referred to staff to include the purchase of a tent in the 2011 Community Services budget for consideration and approval as an additional resources request; and**
- 2) That the City Clerk process the request to have the month of September declared as "Grandparents' Month".**

CITY OF VAUGHAN

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Item 46, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

**46 DEPUTATION - *ELDER'S MILLS PUBLIC SCHOOL* SKATEBOARD COMMITTEE
 WITH RESPECT TO A PROPOSAL FOR A NAPA VALLEY SKATE PARK**

The Committee of the Whole recommends that the deputation of Frederick, Stefan, Steven, Nick, Adam and Kevin and Ms. Amalia Lucas, Elder's Mills Public School Skateboard Committee, 120 Napa Valley Boulevard, Woodbridge, L4H 1L1, and written submission entitled, "*Project Skate Park by the Skateboarding Committee at Elder's Mills Public School*", be received and referred to staff to investigate and report back on the feasibility of a skateboard park.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2010

Item 47, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2010.

47

NEW BUSINESS – SKYLINE MARINE

Councillor Di Vona requested that staff give consideration to a request from the Vellore Woods Community Association to conduct an evening meeting relating to Skyline Marine.

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