

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 1, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**1 PUBLIC MEETING
PROPOSED AMENDMENTS TO THE CITY'S SIGN BY-LAW
POSTER PANEL SIGNS (BILLBOARDS)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Acting Commissioner of Planning, and the Director of Building Standards, dated June 14, 2011, be approved;
- 2) That staff review the proposals made by the deputant Mr. Sid Catalano with respect to digital signage and bring forward a report on recommended future amendments to the Sign By-law;
- 3) That upon approval of the City's Official Plan, staff bring forward a revised by-law to give effect to the first recommendation in this report; and
- 4) That the following deputations and communication be received:
 1. Mr. Roy Dzeko, CBS Outdoor, 377 Horner Avenue, Toronto, M8W 1Z6;
 2. Mr. Sid Catalano, Pattison Outdoor, 2700 Matheson Boulevard, Suite 500, Mississauga, L4W 4V9 and Communication C22; and
 3. Mr. Ross Muzylo, Outdoor Opportunities Inc., 8171 Yonge Street, Suite 253, Thornhill, L3T 2C6, on behalf of Canadian Pacific Railway.

Recommendation

The Acting Commissioner of Planning, and the Director of Building Standards recommend that:

- 1) The City's Sign By-Law be amended to permit Poster Panel Signs within the "Proposed Expansion Area" as shown on Appendix 3 to this report.

Economic Impact

None

Communications Plan

Notice of this public meeting has been given in accordance subsections 4(2) and 4(4) of the City's Notice By-law No. 394-2002, as amended.

The Public Notice also included an item with respect to Postering on public properties however this matter and the related report from Legal Services Department has been deferred to a future meeting.

Purpose

To consider a report from Staff and receive public comments respecting proposed amendments to the City's Sign By-Law 203-92 as amended, that propose to expand the areas of the City in which Poster Panel Signs (Billboards) may be located.

The report from Legal Services Department respecting the proposed amendments to the City's Sign By-laws regarding Postering on public properties has been deferred. A future report regarding the matter will be brought forward by the Legal Services Department at a later date.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 1, CW Report No. 32 – Page 2

Background - Analysis and Options

1) **POSTER PANELS (Billboards)**

Poster Panel Signs or Billboard Signs are defined in the City's Sign By-law as a standardized sign structure erected and maintained by a business engaged in the sale or rental of space upon which advertising copy is displayed advertising goods or services that are not necessarily conducted within or upon the lot upon which the sign is located. These signs contain 3rd party advertising and are not associated with property owners/tenants business or use.

Attached as Appendix 1 is a copy of a photograph showing a typical Poster Panel Sign.

The current Sign By-Law provisions for Poster Panels were approved by City Council in January 1997. There have been no additional amendments respecting Poster Panels with the exception of adjustments to permit fees.

Existing By-Law Provisions

The City's Sign By-law 203-92 as amended, presently permits Poster Panels on vacant and developed lands zoned Industrial or Commercial and utility corridors as shown on Schedule "E" to the Sign By-law. The permitted areas are generally based on the industrial area designation contained within the City's Official Plan Amendment Number OPA 450.

The Sign By-law further permits a maximum 100 signs within the City subject to minimum setbacks and separation requirements of 600 metres between signs. The by-law further provides for bonusing by promoting the removal of existing signs outside the prescribed areas and permitting them inside the prescribed areas at an increased rate. (For every 2 signs removed from outside the area 3 signs were permitted within the areas identified in Schedule "E".)

At the time of the enactment of the present by-law provisions in 1997 it was believed that there were approximately 120 ± signs within the City. The majority of these signs were permitted by a previous version of the Sign By-Law.

Even with the introduction of bonusing, a large number of signs have been removed to make way for current urban developments. It is believed that there are presently only 80 to 90 signs existing within the City. Staff are currently in the process of confirming the exact number of existing signs.

Attached as Appendix 2 is a brief outline of the sign by-law history for Poster Panels.

Proposed By-law Amendments

Staff are supportive of the existing by-law that restricts Poster Panel Signs from being located near residential urban areas by only permitting them to be located within the larger employment areas of the City on lands zoned employment area, industrial or commercial and utility corridors. Accordingly, Staff are recommending that the permitted area for poster panels be expanded to roughly follow expansions in the City's western employment area with the northerly limit being the south side of Major Mackenzie Drive. In view of the uncertainty of the new employment area designations pending the approval of the City's new Official Plan, Poster Panels should not be permitted outside existing employment designated areas. The recommended expansion is shown as "Proposed Expansion Area" on Appendix 3 attached to this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 1, CW Report No. 32 – Page 3

Staff are further recommending that all other performance standards of the Sign By-Law remain unchanged. This includes, the maximum cap of 100, maximum size and area limitations and minimum setback and separation requirements.

Attached as Appendix 3 is a copy of a City map showing the Proposing Expansion Area.

Relationship to Vaughan Vision 2020

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

Regional Implications

The Region of York requires that Poster Panel Signs abutting a Regional Road obtain their approval respecting the location of the proposed signs.

Conclusion

Staff are recommending that the permitted area for poster panels be expanded to follow expansions in the City's western employment area and that the City's Sign By-Law be amended to permit Poster Panel Signs within the "Proposed Expansion Area" as shown on Appendix 3 to this report.

Attachments

- 1) Photograph of a Typical Poster Panel Sign.
- 2) History of Poster Panels (Billboards)
- 3) City Map Showing Existing and Proposed Expansion Area for Poster Panel Signs.
- 4) Excerpt of Sign By-law - Section 15 (Poster Panels)

Report prepared by:

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

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 2, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

2 KLEINBURG BUSINESS IMPROVEMENT AREA (KBIA) 2011 BUDGET AND LEVY – WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Financial Services, dated June 14, 2011:

Recommendation

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

That in accordance with the request from the Board of Management of the Kleinburg Business Improvement Area (KBIA) Council approve the 2011 KBIA budget in the amount of \$21,800 and these funds be forwarded accordingly.

Economic Impact

There is no economic impact to the City of Vaughan.

Communications Plan

A Communications Plan is not applicable to this report.

Purpose

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

Background - Analysis and Options

Each year the KBIA submits a budget for Council's approval. The 2011 budget amount of \$21,800 was approved by the Board of Management of the KBIA in May 2011. The amount is levied to all commercial property within the BIA boundary, utilizing the taxable commercial assessment of each property. The approved budget amount in 2010 was \$25,000.

The minimum and maximum special charge to pay for the 2011 budget amount is \$350 minimum and \$3,500 maximum per amended By-law 169-84.

Relationship to Vaughan Vision 2020

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

Regional Implications

There are no Regional Implications in this Report.

Conclusion

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 2, CW Report No. 32 – Page 2

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

Attachments

Attachment 1 – 2011 KBIA Proposed Budget

Report prepared by:

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

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 3, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

3

**SIGN VARIANCE APPLICATION
FILE NO: SV.11-018
OWNER: MAJORWEST COMMERCIAL 11 INC.
LOCATION: 3737 MAJOR MACKENZIE DRIVE,
LOT 20, CONCESSION NO. 5
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 14, 2011:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-018, Majorwest Commercial 11 Inc., be APPROVED subject to the existing banner sign being removed.

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 relocate a 2.9 sqm. wall sign on the north building elevation, as shown on the attached drawings.

Background - Analysis and Options

Sign Bylaw Requirements (By-Law 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

.../2

Item 3, CW Report No. 32 – Page 2

Regional Implications

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

Conclusion

The applicant is proposing to install/relocate a 2.9 sqm. wall sign from the left side of the north building elevation to the right side as shown on the attached drawings.

Members of the Sign Variance Committee have reviewed the application and have no objection to the application as submitted. Members noted that the subject sign was originally proposed and approved on the left side of the building elevation.

Members of the Sign Variance Committee are of the opinion that the intent and purpose of the 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

/as

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 4, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

4

**ASSUMPTION OF MUNICIPAL SERVICES
CORTELLUCCI DEVELOPMENT AGREEMENT
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 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Development Agreement between the City and Mario and Nick Cortellucci dated November 1, 2002, and that the municipal services letter of credit be released.

Contribution to Sustainability

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

Economic Impact

Upon assumption of these services, approximately 0.44 lane kilometers of sanitary sewers and 0.28 lane kilometers of watermain will be added to the City's network of infrastructure. This additional infrastructure will incur the normal expense associated with annual operation and maintenance activities plus eventual life cycle renewal.

Communications Plan

The pertinent City departments will be notified of the assumption of these municipal services.

Purpose

This report pertains to the assumption of the municipal services that were constructed pursuant to the Development Agreement for the site development located at the North West corner of Keele Street and Kirby Road.

Background - Analysis and Options

The Cortellucci Development Agreement provides for the construction of municipal services to the commercial site located at the north west corner of the intersection of Keele Street and Kirby Road as shown on Attachment No.1.

The Development Agreement with Mario and Nick Cortellucci was executed on November 1, 2002. The construction of the municipal services was completed in April, 2003.

The Developer has maintained the municipal services during the required minimum thirteen month maintenance period and has rectified all deficiencies. Accordingly, the Developer has requested that the municipal services be assumed by the City, and that the financial securities held by the City be released.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 4, CW Report No. 32 – Page 2

All documentation required by the Development Agreement for assumption has been submitted. Department/Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services and are now satisfied with the extend of the works. Accordingly, the Development/Transportation Engineering Department has no objection to the assumption of the municipal services completed as per the Agreement.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering, Public Works and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this Development Agreement have been satisfied.

Relationship to Vaughan Vision 2020

The construction and the assumption of these municipal services are consistent with Vaughan Vision 2020, which encourages management excellence through planned and managed growth and the maintenance of City assets and infrastructure. This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

All regional implications have been satisfied as they have conducted their own inspection of the municipal services located within the Keele Street right of way and have found the works to be satisfactory.

Conclusion

The construction of the municipal services associated with the Cortellucci Development Agreement has been completed in accordance with the terms of the Agreement. Accordingly, it is appropriate that the municipal services be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

Report prepared by:

Kevin Worth – Engineering Technologist - Development, ext. 8670

Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

KW/kw

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 5, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By approving the following in accordance with Communication C9 from the Commissioner of Engineering and Public Works, dated June 22, 2011:

That this report be received.

**5 AWARD OF TENDER T11-036
CLARENCE STREET SLOPE STABILIZATION AND SIDEWALK REPLACEMENT
WARD 2**

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 14, 2011:

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 T11-036 for the Clarence Street Slope Stabilization and Sidewalk Replacement be brought forward to Council on June 28, 2011, for authorization of award.

Contribution to Sustainability

The slope stabilization and sidewalk replacement at Clarence Street 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 time, however, all costs will be identified in the additional information report after the tender has closed.

Communications Plan

Once the project is awarded, Engineering Services staff will advise the Mayor and Members of Council and will distribute a notice of construction to the affected residents.

Purpose

Council approval to award Tender T11-036, Clarence Street Slope Stabilization and Sidewalk Replacement.

Background - Analysis and Options

The work covered under this tender includes the slope stabilization and sidewalk replacement on the west side of Clarence Street at Wycliffe Avenue (Capital Project No. EN-1813-10). See Attachment No. 1 for project location.

This tender will be advertised in the Daily Commercial News, on the Ontario Public Buyers Association (OPBA), on Biddingo and on the City webpage and it is anticipated to close on June 17, 2011. Additional information will be provided for this item after the bids have been evaluated, for Council's consideration at the June 28, 2011 meeting. Construction is scheduled to commence in late July and is expected to be completed by late Fall 2011.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 5, CW Report No. 32 – Page 2

Relationship to Vaughan Vision 2020/Strategic Plan

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

- 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

To be submitted to Council at the June 28, 2011 meeting, after the received bids have been evaluated.

Attachments

1. Location Map

Report prepared by:

John Zanchettin, C.E.T., Senior Engineering Assistant, ext. 8470

Vince Musacchio, P. Eng., PMP, Manager of Capital Planning and Infrastructure, ext. 8311

JZ:mc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 6, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

6

**AWARD OF TENDER T11-102
ASPHALT OVERLAY 2011 – VARIOUS LOCATIONS
WARDS 1, 2 AND 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 14, 2011:

Recommendation

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

1. That Tender T11-102, Asphalt Overlay 2011 – Various Locations be awarded to Coco Paving Inc. in the amount of \$420,884.04, plus applicable taxes;
2. That a contingency allowance in the amount of \$45,000.00, 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 \$8,000.00, 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.

Contribution to Sustainability

The placing of top lift asphalt for this project 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 total project cost of \$500,000.00, which includes a contingency allowance, geotechnical inspection, material testing and treasury administration falls within the approved budget amount and as such, there is no additional economic impact to the 2011 Capital Budget (Capital Project No. EN-1830-11).

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

Communications Plan

Once the project is awarded, Engineering Services staff will advise the Mayor and Members of Council and will distribute a notice of construction to the affected residents and businesses.

Purpose

Council approval to award Tender T11-102, Asphalt Overlay 2011 – Various Locations.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 6, CW Report No. 32 – Page 2

Background - Analysis and Options

The work covered by this tender includes the placement of top lift asphalt at various locations within the City of Vaughan, (Capital Budget Project No. EN-1830-11). See Attachments No. 1 and 2 for project locations.

The tender was advertised in the Daily Commercial News, on the Ontario Public Buyers Association (OPBA), on Biddingo and on the City webpage and closed on May 30, 2011. A total of 13 sets of bid documents were picked up from the Purchasing Services Department and the following 9 bids were received:

<u>Contractor</u>	<u>Total Bid Amount (excl. H.S.T.)</u>
Coco Paving Inc.	\$420,884.04
Four Seasons Site Development Ltd.	\$437,593.00
D. Crupi & Sons Limited	\$454,227.90
Gazzola Paving Limited	\$472,014.34
2026125 Ontario Limited o/a Southview Asphalt & Aggregates	\$475,415.60
Furfari Paving Co. Ltd.	\$482,429.68
Fermar Paving Limited	\$489,384.60
Pave-AI Limited	\$492,435.10
Forest Contractors Ltd.	\$570,158.50

The estimated cost for this project, including geotechnical inspection and material testing, a contingency allowance, treasury administration and all applicable taxes is \$500,000.00 and is calculated as follows:

Coco Paving Inc. Bid Price (excluding H.S.T.)	\$420,884.04
Contingency Amount (approx. 10%)	\$ 45,000.00
Inspections and Material Testing	<u>\$ 8,000.00</u>
Sub-Total	\$473,884.04
H.S.T. (1.76%)	<u>\$ 8,340.36</u>
Total	\$482,224.40
Treasury Administration (3%)	<u>\$ 14,466.73</u>
Net Total Cost	\$496,691.13

ROUNDED \$500,000.00

Engineering Services staff have reviewed the submitted bids and are satisfied that Coco Paving Inc., which has successfully completed similar work for the City in the past, is deemed qualified to undertake this project. Therefore, it is appropriate to award this contract to the low bidder, Coco Paving Inc.

The engineering estimate for the construction of this project was \$550,000.00, excluding H.S.T.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 6, CW Report No. 32 – Page 3

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

Regional Implications

The Region of York will be notified of this project.

Conclusion

Staff recommends that this contract be awarded to Coco Paving Inc. in the amount of \$420,884.04, plus applicable taxes.

Attachments

1. Location Map – 2011 Top Lift Asphalt – Part A
2. Location Map – 2011 Top Lift Asphalt – Part B

Report prepared by:

John Zanchettin, C.E.T., Senior Engineering Assistant, ext. 8470
Vince Musacchio, P. Eng., PMP, Manager of Capital Planning and Infrastructure, ext. 8311

JZ:mc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 7, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By approving the following in accordance with Communication C8 from the Commissioner of Engineering and Public Works, dated June 21, 2011:

1. ***That Tender T11-123, Watermain Replacement – Lester B. Pearson Street and Main Street be awarded to STG Construction Ltd. in the amount of \$139,760.00, plus applicable taxes;***
2. ***That a contingency allowance in the amount of \$14,000.00, 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 \$1,500.00, 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.***

7

**AWARD OF TENDER T11-123
WATERMAIN REPLACEMENT – LESTER B. PEARSON STREET AND MAIN STREET
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 14, 2011:

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 T11-123 for the Watermain Replacement – Lester B. Pearson Street and Main Street be brought forward to Council on June 28, 2011, for authorization of award.

Contribution to Sustainability

The watermain replacement 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 time, however, all costs will be identified in the additional information report after the tender has closed.

Communications Plan

Once the project is awarded, Engineering Services staff will advise the Mayor and Members of Council and will distribute a notice of construction to the affected residents and businesses.

Purpose

Council approval to award Tender T11-123, Watermain Replacement – Lester B. Pearson Street and Main Street.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 7, CW Report No. 32 – Page 2

Background - Analysis and Options

The work covered by this tender includes the replacement of watermain on Lester B. Pearson Street and Main Street, totaling approximately 275 metres in length.

The tender was advertised in the Daily Commercial News, on the Ontario Public Buyers Association (OPBA), on Biddingo and on the City webpage and it is anticipated to close on June 16, 2011. Additional information will be provided for this item after the bids have been evaluated, for Council's consideration at the June 28, 2011 meeting. Construction is scheduled to commence in July and is expected to be substantially completed by Fall 2011.

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

To be submitted to Council at the June 28, 2011 meeting, after the received bids have been evaluated.

Attachments

1. Location Map

Report prepared by:

Colin Cassar, C.E.T., Senior Engineering Assistant, ext. 8756
Vince Musacchio, P. Eng., PMP, Manager of Capital Planning and Infrastructure, ext. 8311

CC:mc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 8, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**8 PROPOSED SPEED LIMIT REDUCTION ON BEVERLY GLEN BOULEVARD
NEW WESTMINSTER DRIVE TO BATHURST STREET
WARD 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 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That By-law 284 – 94 Schedule “E” Part 1, the Speed Limit By-law, be amended to add that the speed limit be reduced from 50 km/h to 40 km/h on Beverly Glen Boulevard from the east limit of New Westminster Drive to the west limit of Bathurst Street.

Contribution to Sustainability

The reduction of the speed limit to 40 km/h on Beverly Glen Boulevard from New Westminster Drive to Bathurst Street will improve safety for the area residents, motorists and activity at neighbouring parks.

Economic Impact

Sufficient funding for installation of the “40 km/h” speed limit signs has been included in the 2011 Operating Budget. The on-going costs to maintain the signs would be incorporated in future Operating Budgets.

Communications Plan

Engineering Services staff will inform the area resident’s on the outcome of Council’s decision on this matter.

Purpose

To review the feasibility of reducing the existing statutory “50 km/h” speed limit on Beverly Glen Boulevard to 40 km/h, in keeping with the existing 40 km/h speed limit on Beverly Glen Boulevard west of New Westminster Drive.

Background - Analysis and Options

Beverly Glen Boulevard is a feeder roadway with a 23.0 metre right-of-way, and an 11.5 metre pavement width. The existing speed limit on Beverly Glen Boulevard between New Westminster Drive and Bathurst Street is a statutory 50 km/h.

Staff placed Automatic Traffic Recorders on Beverly Glen Boulevard east of New Westminster Drive and on Beverly Glen Boulevard east of Kingsbridge Circle to collect speed and volume data from Tuesday, April 26, 2011 to Friday, April 29, 2011. The collected speeds and volumes are summarized below:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 8, CW Report No. 32 – Page 2

Location #1 – Beverly Glen Boulevard east of New Westminster Drive

Direction	Average Speed	85 th Percentile Speed	Highest Speed	Average 24-hour volume
Eastbound	49 km/h	56 km/h	77 km/h	1425
Westbound	48 km/h	55 km/h	81 km/h	1495

Location #2 – Beverly Glen Boulevard east of Kingsbridge Circle

Direction	Average Speed	85 th Percentile Speed	Highest Speed	Average 24-hour volume
Eastbound	46 km/h	55 km/h	85 km/h	2810
Westbound	45 km/h	55 km/h	73 km/h	1865

The average speeds on Beverly Glen Boulevard range between 45 km/h and 49 km/h. The 85th Percentile speeds (the speed at which 85 percent of the vehicles are travelling at or below) range between 55 km/h and 56 km/h. The highest speed was recorded 85 km/h. The traffic volumes collected over a 24-hour period are acceptable for the roadway capacity designed for Beverly Glen Boulevard. The daily traffic on a feeder roadway should not exceed 8000 vehicles/day.

West of New Westminster Drive, the existing posted speed limit on Beverly Glen Boulevard is 40 km/h. With the neighbouring traffic generators such as the commercial units, the park and high-rise residential units, and to be consistent with Beverly Glen Boulevard west of New Westminster Drive, Engineering Services staff recommend reducing the speed limit to 40 km/h on Beverly Glen Boulevard between New Westminster Drive and Bathurst Street.

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 to:

- 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

Based on Engineering Services staff’s review, it is recommended that the speed limit on Beverly Glen Boulevard from the east limit of New Westminster Drive to the west limit of Bathurst Street be reduced to 40 km/h speed limit.

Attachments

1. Location Map

Report prepared by:

Mark Ranstoller, Senior Traffic Technologist, Ext. 8726
Mike Dokman, Supervisor, Traffic Engineering, Ext. 8745

MR:mc

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 8, CW Report No. 32 – Page 3

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 9, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**9 PARKING PROHIBITION REVIEW ON VIA ROMANO BOULEVARD
BETWEEN LADY VALENTINA AVENUE AND SIR FRANCESCO STREET
AND LADY VERONICA LANE
WARD 4**

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 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That By-law 1-96, the Consolidated Parking By-law, be amended to add a “No Parking” prohibition from 8:00 am - 9:00 am and 2:15 pm – 4:00 pm, Monday to Friday, September 1 to June 30 on the west side of Via Romano Boulevard between Lady Valentina Avenue and Sir Francesco Street/Lady Veronica Lane.

Economic Impact

Sufficient funding for installation of the “No Parking” prohibition signs has been included in the 2011 Operating Budget. The on-going costs to maintain the signs would be incorporated in future Operating Budgets.

Communication Plan

Engineering Services staff will contact the York Region District School Board and the Principal of Herbert H. Carnegie Public School on the outcome of Council’s decision on this matter.

Purpose

To review the feasibility of implementing a “No Parking” prohibition on the west side of Via Romano Boulevard between Lady Valentina Avenue and Sir Francesco Street/Lady Veronica Lane, in keeping with the consistency of similar parking prohibitions at other schools within the city.

Background - Analysis and Options

Via Romano Boulevard is a primary roadway with a 23.0 metre right-of-way with an 9.5 metre pavement width. Herbert H. Carnegie Public School is located on the east side of Via Romano Boulevard between Alysha Way and approximately Sweet Emily Court. The existing posted speed limit is 40 km/h for the school zone on Via Romano Boulevard between Dimarino Drive and Sweet Emily Court. There is an existing all-way stop control with a temporary crossing guard (north side) at the intersection of Via Romano Boulevard and Lady Valentina Avenue. Via Romano Boulevard is also a York Region Transit route. There are existing lay-by lanes on the east side of Via Romano Boulevard from Lady Veronica Lane to approximately Sir Stevens Drive.

A parking review was conducted on Tuesday, March 8, 2011, between 7:45 am - 8:45 am, 11:55 am - 12:55 pm and 2:00 pm - 3:00 pm, to determine if on-street parking warrants installing a parking prohibition. The study was conducted on Via Romano Boulevard from Lady Valentina Avenue to Sir Francesco Street/Lady Veronica Lane. The results have been summarized in the following:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 9, CW Report No. 32 – Page 2

Time periods	Road side	From Lady Valentina Ave to Alysha Way	From Alysha Way to Sir Francesco St	Total Parked Vehicles
7:45 am – 8:45 am	East	2	3	5
	West	1	2	3
11:55 am – 12:45 pm	East	2	0	2
	West	2	0	2
2:00 pm - 3:00 pm	East	6	4	10
	West	4	2	6

Based on staff's observations, there were a total of 28 vehicles parked on the west side of the roadway from Lady Valentina Avenue to Sir Francesco Street/Lady Veronica Lane during the study time periods. Drivers dropping off or picking up students, primarily used the lay-by lanes in front of the school on the east side of Via Romano Boulevard. When the lay-by lanes were full, drivers were observed parking on the west side of Via Romano Boulevard. Some of the students crossed the street with the crossing guard, while others crossed the street between the parked vehicles on the west side of Via Romano Boulevard (while accompanied by an adult).

Parking on both sides of the street may impede the travel of large vehicles such as emergency vehicles, YRT and school buses. Pedestrians, particularly small children who cross between parked vehicles on the west side may not be seen by approaching motorists. Based on the review, it would be beneficial to install "No Parking" prohibition signs to improve the traffic flow in front of the school as well as pedestrian safety.

Engineering Services Staff did notice that several motorists would park their vehicles close to the school's north driveway which is part of the intersection of Via Romano Blvd and Alysha Way. These vehicles may cause sight line problems for drivers exiting the school driveway and may impede the movement of school buses. Arrangements were made to install "No Parking Anytime" signs on both sides of the school's north driveway (up to 30 metres of this intersection). This prohibition can be implemented by staff under the Comprehensive Parking By-law 1-96.

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 and Wellness ; and
- Lead and Promote to Environmental Sustainability.

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

Regional Implications

Not Applicable.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 9, CW Report No. 32 – Page 3

Conclusion

Based on Engineering Services staff's review, it is recommended that a "No Parking" prohibition be implemented from 8:00 am - 9:00 am and 2:15 pm - 4:00 pm, Monday to Friday, September 1 to June 30 on the west side of Via Romano Boulevard between Lady Valentina Avenue and Sir Francesco Street/Lady Veronica Lane. The proposed time prohibitions reflect the school's arrival and departure times.

Attachments

1. Location Map

Report prepared by:

David Fan, Traffic Analyst, Ext. 8444

Mike Dokman, Supervisor Traffic Engineering, Ext. 8745

DF:mc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 10, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By approving the following in accordance with Communication C7 from the Director of Engineering Services, dated June 23, 2011, subject to excluding Thornhill Woods Public School – Autumn Hill Boulevard (east side), until a further study has taken place:

That the following existing school crossing guard locations be removed as the school crossing guard criteria is not met:

- ***Blessed Trinity Catholic Elementary School – Melville Avenue and Springside Road (east side)***
- ***Maple Creek Public School – Melville Avenue and Avro Road (north side)***
- ***St. David Catholic Elementary School – Killian Road and Brice Road (east side)***
- ***Elder’s Mills Public School – Forest Fountain Drive and Buena Vista Drive/Noble Prince Place (north side)***
- ***St. Clement Catholic Elementary School – Martin Grove Road and Forest Drive (south side)***
- ***St. Peter Catholic Elementary School – Martin Grove Road and Andrew Park Drive/Auburn Drive (north side)***
- ***Discovery Public School – Discovery Trail and Equator Crescent (south side)***
- ***St. John Bosco Catholic Elementary School – Belview Avenue and Stan Gate (east side)***
- ***Holy Family Catholic Elementary School – New Westminster Drive and Mullen Drive/Joseph Aaron Boulevard (south side); and***
- ***Thornhill Public School – Spring Gate Boulevard and Springfield Way (south side); and***

By receiving the following Communications:

- C18 Ms. Maxine Povering, 48 Ohr Menachem Way, Thornhill, L4J 8X7, dated June 27, 2011; and***
C19 Ms. Joanne Groer, dated June 27, 2011.

10

**SCHOOL CROSSING GUARD
ANNUAL LOCATION REVIEW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Engineering Services, dated June 14, 2011:

Recommendation

The Director of Engineering Services in consultation with the Director of Human Resources recommends:

That this report be received for information.

Contribution to Sustainability

The implementation of crossing guards assists children to cross a City roadway in a safe manner and minimize potential vehicle/pedestrian conflicts. The City's School Crossing Guard Policy and Procedure assists staff to ensure the most appropriate location is identified and the guard is at a location where needed.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 10, CW Report No. 32 – Page 2

Economic Impact

There is no economic impact at this time.

The cost to remove a crossing guard that does not meet the crossing guard criteria would be an initial savings reduction in the annual Operating Budgets of \$9,000. The crossing guard signs and posts could be re-used at a later date.

Based on the findings of the crossing guard studies during the weeks of June 6 and 13, if a crossing guard is recommended to be removed, the information on the cost reduction will be available in the communication to Council at its meeting on June 28, 2011.

Communications Plan

The Principals of each of the schools, and the associated School Board Trustee, impacted by the potential removal of the crossing guard have been notified. A communication memorandum will be brought forward to the June 28, 2011 Council meeting, with an update of the results of the school crossing guard studies.

The extract related to this report will be provided to both the York Region District School Board and the York Region Catholic School Board. Staff will notify each of the Principals advise of any changes to the crossing guard locations near their schools.

Purpose

To provide the results of the recent review of crossing guard locations in accordance with City School Crossing Guard Policy and Procedure. There were 18 crossing guard locations that did not meet the crossing guard criteria of 50 crossings in 2010. These locations were reviewed again in 2011 to determine if they met the crossing guard criteria. 12 of the 18 locations did not meet the crossing guard criteria, and are being reviewed during the weeks of June 6 and June 13. The results and staff's recommendations will be provided as a communication to Council at it's meeting on June 28, 2011.

Background - Analysis and Options

At its meeting on June 27, 2005 Council approved:

“That an annual program be established to conduct a review of 25 pre-selected school crossing guard locations in the field to determine the appropriateness of the crossing location for the subsequent school year.”

The current annualized cost of one crossing guard is approximately \$9,000. There are presently 92 guards approved within the budget complement for the School Crossing Guards Program in 2011.

Engineering Services staff have undertaken reviews of the school crossing guard locations that may potentially be relocated/eliminated and/or the opportunity to cross more than one leg of an intersection. Schools were surveyed during the morning and afternoon arrival/departure times. Where possible, crossing studies were undertaken during normal weather conditions (i.e., surveys were not undertaken during heavy rain and snowfall days). In addition, staff attempted to survey schools on Tuesdays, Wednesdays or Thursdays, and accounted for specific holidays.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 10, CW Report No. 32 – Page 3

During the investigations, staff observed and recorded the following details:

- Number of students using the crossing;
- Vehicular operations including parent drop off/pick-up activities;
- Crossing guard activities; and
- Type of traffic control, where applicable.

Staff conducted a pedestrian study at each of the 18 guard locations and the results are summarized in a table in Attachment No. 1.

Review of the 18 Crossing Guard Locations

A brief summary is provided from the pedestrian studies:

1. There were no issues identified with the use of the guard and/or vehicle/pedestrian conflicts noted.
2. As shown in the accompanying table (Attachment No. 1) and listed below are the 12 schools where the number of recorded crossings did not meet the minimum criteria of 50 crossings during the school time periods, in the reviews conducted in 2010 and 2011.
 - Blessed Trinity Catholic School (Melville Ave and Springside Rd, east side)
 - Maple Creek Public School (Melville Ave and Avro Rd, north side)
 - St. David's Separate School (Killian Rd and Brice Rd, east side)
 - Elder Mills Public School (Forest Fountain Dr and Buena Vista Dr/Noble Prince Pl, north side)
 - St. Clements Separate School (Martin Grove Rd and Forest Dr, south side)
 - St. Peter's Separate School (Martin Grove Rd and Andrew Park Dr/Auburn Dr, north side)
 - Discovery Public School (Discovery Trail and Equator Cres, south side)
 - St. Agnes of Assisi Catholic School (Fossil Hill Rd and La Rocca Ave, south side)
 - St. John Bosco Catholic School (Belview Ave and Stan Gate, east side)
 - Thornhill Woods Public School (Thornhill Woods Dr and Autumn Hill Blvd, east side)
 - Holy Family Catholic School (New Westminster Dr and Autumn Hill Blvd, east side)
 - Thornhill Public School (Spring Gate Blvd and Springfield Way, south side)

This report indicates that in 2010, 18 of the 25 locations reviewed did not fulfill the minimum criteria of 50 crossings during the school time periods. The 18 locations were again reviewed in 2011, and the results indicate that 12 of the 18 locations still do not fulfill the minimum criteria of 50 crossings during the school time periods. The remaining 6 locations did meet the 50 crossings minimum requirement in 2011.

Engineering Services staff are carrying out crossing guard studies of these 12 schools. The Principals of each of the schools, and the associated School Board Trustee, have been advised of these studies. As part of the communication, the information from the most recent studies will be available.

At the December 14, 2010 Council meeting, there were four new school crossing guards approved at the following locations:

- Ahmadiyya Avenue and Bashir Street, east side
- Highmark Drive and Summit Drive, east side
- Avro Road and Hawker Road, west side
- Hawker Road and Sylwood Crescent/Villandry Crescent (south leg), west side

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 10, CW Report No. 32 – Page 4

Should the results of the 12 recent locations determine that the crossing guard criteria is not met, there is the opportunity to redeploy 4 guards to the new locations, as approved in December 2010. The economic impact would be adjusted accordingly to reflect this change, to ensure that the most appropriate location is implemented.

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

Engineering Services staff identified 18 crossing guard locations in 2010 that did not meet the minimum crossing guard criteria requirements. A review of these 18 locations was undertaken again in 2011. The results indicate that 12 of the 18 locations continue to not meet the minimum crossing guard criteria requirements, and are being reviewed during the weeks of June 6 and June 13. The results and staff's recommendations will be provided as a communication to Council at its meeting on June 28, 2011.

Attachments

1. 2010/2011 Crossing Guard Review Comparison

Report prepared by:

Mark Ranstoller, Senior Traffic Technologist, Ext. 8726
Mike Dokman, Supervisor, Traffic Engineering, Ext. 8745

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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 11, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**11 DEPUTATION – MR. EDDY ACETI WITH RESPECT TO TRAFFIC CONTROL ON
MELVILLE AVENUE BETWEEN RUTHERFORD ROAD AND MAJOR MACKENZIE DRIVE
WARD 1**

The Committee of the Whole recommends:

- 1) That Clauses 1 and 2 contained in the following report of the Commissioner of Engineering and Public Works, dated June 14, 2011, be approved; and
- 2) That a Community Safety Zone be implemented on Melville Avenue from the north limit of West Maple Creek Park to Springside Drive.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That a “Heavy Truck” prohibition not be implemented on Melville Avenue between Rutherford Road and Major Mackenzie Drive;
2. That the existing speed limit not be reduced from 50 km/h to 40 km/h on Melville Avenue between Rutherford Road and Major Mackenzie Drive; and
3. That a Community Safety Zone not be implemented on Melville Avenue from the north limit of West Maple Creek Park to Springside Drive.

Contribution to Sustainability

Not Applicable.

Economic Impact

None.

Communications Plan

There have been discussions and a meeting with the resident to discuss the expressed concerns and to provide a review of the traffic data. Engineering Services staff will advise the resident on the decision of Council regarding this matter.

Purpose

The purpose of this report is to provide background information on the traffic studies undertaken on Melville Avenue, between Rutherford Road and Major Mackenzie Drive.

Background - Analysis and Options

At its meeting on March 8, 2011 Council directed:

“That the Commissioner of Engineering and Public Works address creating a Community Safety Zone with York Regional Police for the length of Melville Avenue from west of Maple Creek Park and Springside Drive and report back to a future Committee of the Whole meeting.”

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 11, CW Report No. 32 – Page 2

Melville Avenue is a four-lane collector roadway connecting Major Mackenzie Drive to Rutherford Road and has a 13.5 metres pavement width.

Melville Avenue serves as the north and south collector roadway within this part of the City. The intended function of a collector roadway, such as Melville Avenue, is to equally provide land access and service traffic. The area is shown in Attachment No. 1.

Community Safety Zones (CSZ)

The Province of Ontario amended the Highway Traffic Act (HTA) to provide municipalities and police services with an additional traffic management tool. Specifically, Bill 26 – An Act to Promote Public Safety Through the Creation of Community Safety Zones, was passed by the Ontario Legislature on June 26, 1998. Section 214.1 of the HTA reads:

“The council of a municipality may by by-law designate a part of a highway under its jurisdiction as a community safety zone if, in the council's opinion, public safety is of special concern on that part of the highway.”

Guidelines for Community Safety Zones – Approved by Council on January 31, 2000

1. Community Safety Zones should only be implemented for community based facilities such as schools, community centres, children's parks, retirement areas, or roadway sections with continual high collision rates;
2. Each by-law establishing a Community Safety Zone must indicate that the designation is in effect for 24 hours a day to assist the Police with enforcement;
3. The Regional/Municipal technical working group and the Regional Police should have direct input into the recommendation(s) for adopting any new Community Safety Zone; and
4. Community Safety Zones must always be used in conjunction with other traffic safety and police enforcement measures.

At its meeting of April 12, 2000, Council approved the designation of ten community safety zones in the city. The ten community safety zones are listed below.

Ward 1

- Islington Avenue – Kleinburg Public School, Rushworth Crescent to Stegman's Mill Road
- Melville Avenue – Divine Mercy Separate Catholic School, Roseheath Drive to Cunningham Drive

Ward 2

- Kipling Avenue – Woodbridge Avenue Public School, Highway 7 to Woodbridge Avenue
- Martin Grove Road – Holy Cross Catholic High School, 200 metres north of Roysun Road to 200 metres south of Roysun Road

Ward 3

- Aberdeen Avenue – Immaculate Conception Catholic School, Governor Crescent (north intersection) to Governor Crescent/Clover Leaf Street
- Fiori Drive – St. Gabriel the Archangel Catholic School, Beatrice Way to Father Ermanno Crescent/Olive Green Road

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 11, CW Report No. 32 – Page 3

Ward 4 (Both locations are now part of the new realigned Ward 5)

- Beverly Glen Boulevard – Wilshire Elementary School, Worth Boulevard to Ventura Way/Redford Place
- Brownridge Drive – Brownridge Public School, Carl Tennon Drive to Zahavy Drive

Ward 5

- Atkinson Avenue – Leo Baeck Day School/Netivot Hatorah Day School, Campbell Avenue/Manor Gate to Rodeo Drive
- Hilda Avenue – York Hill Public School, 100 metres north of Jonathan Gate to 200 metres south of Jonathan Gate

Staff prepared a report as a follow up on the effectiveness of the ten existing community safety zones which was adopted without amendment at the Council meeting on June 25, 2001.

Two traffic studies (before and after) were completed: one in the Summer of 2000 and the second in the Spring of 2001. The studies revealed that the vehicle speeds were relatively unchanged. It was concluded that without police presence motorists will tend to travel at a speed at which they feel comfortable, regardless of the presence of a community safety zone.

Proposed Community Safety Zone

Melville Avenue from the north limit of West Maple Creek Park and Springside Drive.

- There is an existing pedestrian signal at the walkway to West Maple Creek Park.
- There is an existing crossing guard at the pedestrian signal.
- In 2008, the number of children crossing at this location during the school peak periods was 143.
- There are no reported vehicle collisions on Melville Avenue between Springside Drive and the north limit of West Maple Creek Park.
- Maple High Secondary School is located on the northwest corner of Melville Avenue and Springside Drive.

Although the section of Melville Avenue has a park and the high school is adjacent to Melville Avenue, there is no demonstrated collision concern within this section of roadway. The existing pedestrian signal provides a safe crossing for children with the crossing guard and other pedestrians wishing to go to the Park after the weekday peak travel periods and on weekends.

Staff have discussed the matter of community safety zones with York Regional Police. York Regional Police do frequent enforcement (speed, stop signs and other HTA offences) through their Cross Smart Program. Should Council enact a by-law to implement a Community Safety Zone on Melville Avenue, York Regional Police would attempt to enforce it as resources permit.

Engineering Services staff have compiled the following traffic data information which was provided to the Deputant as per his request.

Total Vehicles and Trucks Volume Data

Utilizing Automatic Traffic Recorders (ATR's) staff conducted traffic volume and classification studies on Melville Avenue in the vicinity of Hawker Road from November 2, 2009 to November 5, 2009. The data covered a 24-hour time period and was compared to data from September 22, 2008, to September 26, 2008, to determine the amount of heavy vehicle traffic on Melville Avenue. The results for the 3 days (**November 2009**) and the 4 days (September 2008) of data collection have been summarized below.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 11, CW Report No. 32 – Page 4

Automatic Traffic Recorders (ATR's)

Direction	Year	Total Vehicles	Total number of Trucks	Total Truck Percentage	Trucks Between 7:00 am to 7:00 pm	Trucks Between 7:00 pm to 7:00 am
Northbound	2008	21,480	282	1.3%	260	22
	2009	(19,082)	(177)	(0.93%)	(156)	(21)
Southbound	2008	20,106	285	1.4%	245	40
	2009	(16,439)	(266)	(1.6%)	(226)	(40)

The heaviest recorded truck hours from the September 2008 and November 2009 traffic studies occurred:

Direction		Time Periods		
		7:00 am – 9:00 am	11:00 am – 2:00 pm	4:00 pm – 7:00 pm
Northbound	2008	39 trucks	40 trucks	156 trucks
	2009	(16 trucks)	(37 trucks)	(80 trucks)
Southbound	2008	113 trucks	43 trucks	66 trucks
	2009	(129 trucks)	(80 trucks)	(33 trucks)

Note: the first number indicates previous study results from September 22, 2008, to September 26, 2008 and the bold number in brackets represents study results from November 2, 2009, to November 5, 2009.

September 2008 Data

In total, 567(282+285) heavy vehicles were recorded utilizing Melville Avenue throughout the four days the studies were conducted, resulting in an average of 1.4% of the overall traffic. Of those 567 heavy vehicles there were 495 recorded in the classifications between class 6 and class 8, 51 recorded in classes 9 and 10 and the remaining 21 vehicles were recorded between classes 11 and 13.

November 2009 Data

In total, 443(177+266) heavy vehicles were recorded utilizing Melville Avenue throughout the three days the studies were conducted, resulting in an average of 1.3% of the overall traffic. Of those 443 heavy vehicles there were 398 recorded in the classifications between class 6 and class 8, 33 recorded in classes 9 and 10 and the remaining 12 vehicles were recorded between classes 11 and 13.

Vehicle Classification

The traffic counters class a vehicle by axle and not by numbers as was done in the past. The classification of heavy trucks are indicated by 3 single axles to 6 axles or more. (Please refer to Attachment No. 3 - The Federal Highway Administration Vehicle Classification Figures for a graphical representation of the different vehicle classes).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 11, CW Report No. 32 – Page 5

Class	Vehicle Classes	Definitions
6	Three-Axle Single-Unit Trucks	<i>All vehicles on a single frame including trucks, camping and recreational vehicles, motor homes, etc., with three axles.</i>
7	Four or More Axle Single-Unit Trucks	<i>All trucks on a single frame with four or more axles.</i>
8	Four or Fewer Axle Single-Trailer Trucks	<i>All vehicles with four or fewer axles consisting of two units, one of which is a tractor or straight truck power unit.</i>
9	Five-Axle Single-Trailer Trucks	<i>All five-axles vehicles consisting of two units, one of which is a tractor or straight truck power unit</i>
10	Five or fewer Axle Multi-Trailer Trucks	<i>All vehicles with five or fewer axles consisting of three or more units, one of which is a tractor or straight truck power unit.</i>
11	Six or More Axle Single-Trailer Trucks	<i>All vehicles with six or more axles consisting of two units, one of which is a tractor or straight truck power unit.</i>
12	Six-Axle Multi-Trailer Trucks	<i>All six-axles vehicles consisting of three or more units, one of which is a tractor or straight truck power unit.</i>
13	Seven or More Axle Multi-Trailer Trucks	<i>All vehicles with seven or more axles consisting of three or more units, one of which is a straight truck power unit.</i>

The Deputant identified to staff that the traffic volume on Melville Avenue is the same as the traffic volume of Jane Street (between Rutherford Road and Major Mackenzie Drive). Engineering Services staff have received the latest traffic volume data from the Region of York for Jane Street, which is summarized below along with the data for Melville Avenue.

Street	Total 24Hr Volume
Jane Street	25,074 vehicles
Melville Avenue	12,373 vehicles

Request for the Speed Limit Reduction to 40km/h

Staff have reviewed and analyzed the traffic data collected over a 3 day period in November 2009 on Melville Ave and have reported:

That 85th percentile speeds (average speeds) are 59 km/h (51km/h) and 67 km/h (60 km/h) in the northbound and southbound directions respectively;
 The traffic volume over the same 3 day period was 19,082 and 16,439 vehicles in the northbound and southbound directions respectively.

NOTE: The 85th percentile speed is the speed at which 85 percent of the motorists are travelling at or below.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 11, CW Report No. 32 – Page 6

Based on the design criteria for a road of this classification:

- Melville Avenue would have been designed to 70km/h (given that there are no homes fronting, nor any institutions).
- the traffic volumes recorded and the 85th percentile speeds are in keeping with industry standards.
- there was only 1 reported vehicle accident at the intersection of Melville Ave and Norwood Ave that has been received from York Regional Police in 2009.
- there are no schools immediately fronting on to this area.
- both the average and 85th percentile speeds are appropriate for a four-lane collector type roadway.
- there are no residential homes with frontage onto the roadway.

In addition, there are traffic signals on Melville Avenue at Springside Road as well as Avro Road. There is a pedestrian signal located at West Maple Creek Park (south of Norwood Avenue), and an all-way stop control at Hawker Road.

The lowering of the speed limit from 50 km/h to 40 km/h on Melville Avenue between Rutherford Road and Major Mackenzie Drive will likely create a speed enforcement issue for York Regional Police.

In view of the above, traffic on Melville Avenue is operating in a safe and efficient manner, which does not require the implementation of a truck prohibition or a reduction in the speed limits.

Engineering Services staff received comments from the Public Works Department that due to their operations, snow ploughs, salters, sweepers, vacuum trucks and other large trucks need daily access to/from the east access of the Joint Operations Centre to Melville Avenue. Also during the winter months, these operations have to respond quickly in the Maple and north east areas of the City, which would be affected with any such prohibition.

Engineering Services staff also received comments from the store owner of the Fortino's Supermarket located on the southwest corner of Major Mackenzie Drive and Melville Avenue. The owner indicated that all the supplier trucks are required to access the site from Melville Avenue to the back of the receiving area located at the rear of the building. If a 'Heavy Truck' prohibition was to be implemented on Melville Avenue, it would affect their deliveries.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 11, CW Report No. 32 – Page 7

Conclusion

Based on Engineering Services staff review, it is recommended that a “Heavy Truck” prohibition not be implemented on Melville Avenue between Rutherford Road and Major Mackenzie Drive; that the existing speed limit not be reduced from 50 km/h to 40 km/h on Melville Avenue between Rutherford Road and Major Mackenzie Drive and that a Community Safety Zone not be implemented from the north limit of West Maple Creek Park to Springside Drive.

Attachments

1. Location Map
2. The Federal Highway Administration Vehicle Classification Figures

Report prepared by:

Mike Dokman, Supervisor, Traffic Engineering, ext. 8745

MD:mc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 12, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

12 PEDESTRIAN/STREET SAFETY TASK FORCE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 14, 2011, be approved; and**
- 2) That the deputation of Ms. Elizabeth Bottos, 178 Charmaine Road, Woodbridge, L4L 1K2, on behalf of the Pedestrian/Street Safety Task Force, be received.**

Recommendation

The Commissioner of Engineering and Public Works recommends that:

1. The attached report outlining the findings of the Pedestrian/Street Safety Task Force (Task Force) be received; and
2. That staff review findings and report to a future Committee of the Whole meeting.

Contribution to Sustainability

None at this time.

Economic Impact

None at this time.

Communications Plan

Engineering Services will work with Corporate Communications to develop a communications plan for the findings of the Task Force utilizing a news release, the City's website, social media and the City Page.

Purpose

The purpose of this report is to provide the findings of the Pedestrian/Street Safety Task Force.

Background - Analysis and Options

On February 16, 2010 Council approved the following:

- 1. That the establishment of a Task Force on Pedestrian and Street Safety be undertaken by the City of Vaughan immediately which should be comprised of, but not limited to the following: Citizens, City and Regional planning and engineering professionals, police and by-law enforcement staff, school board representatives, representatives of seniors and youths, and a representative of the Province;*
- 2. That a request for application for membership be advertised in the local media and placed on the City's website;*
- 3. That the Task Force be provided with staff support coordinated by the Commissioner of Engineering and Public Works and the Commissioner of Planning; and*
- 4. That the Task Force report back to Council within 12 months with their recommendations.*

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 12, CW Report No. 32 – Page 2

The purpose of the Task Force was to bring together stakeholders and the different levels of government in order to determine the best course of action in dealing with the increasing number of roadway pedestrian fatalities in the City of Vaughan.

The following Terms of Reference were developed to guide the Pedestrian Street Safety Task Force:

- To review the current policies/practices of the City of Vaughan and the Region of York pertaining to our environment and infrastructure;
- To discuss issues such as driver and pedestrian education, legislative changes, co-ordination between various government levels and/or departments, public transit, road design recommendations, community involvement, etc;
- To work for improved pedestrian safety and better pedestrian access to public transit, schools, workplaces, shops, libraries, community centres, parks, including roads and other public spaces;
- To provide a forum for public consultation on pedestrian health and safety, convenience and comfort including working on findings to be brought forward to Committee of the Whole by June 2011;
- To provide educational programs to the general public to promote pedestrian and vehicular safety towards making roads a safer environment;
- To promote awareness of pedestrian safety as our City continues to grow; and
- To report the findings to Committee of the Whole in June, 2011 with a view to improving safety of both our drivers and pedestrians on City and Regional roads.

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.

Regional Implications

A staff representative from the Region participated on the Task Force. Staff will provide a copy of the Task Force report to the Region of York.

Conclusion

The report outlining the findings from the Pedestrian Street Safety Task Force be received for information purposes.

Attachments

1. Report from the Pedestrian Street Safety Task Force

Report prepared by:

Jack Graziosi, Director of Engineering Services, Ext 8201

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 12, CW Report No. 32 – Page 3

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 13, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

13

**NATIONAL DEMONSTRATION PROJECT UPDATE
STREET LIGHT DIMMING – PILOT PROJECT
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 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends that this report be received for information.

Contribution to Sustainability

Savings in electricity usage would not only result in decreased operating costs to the city, but it would also have a broader impact on electrical demand in general.

Economic Impact

There are no economic impacts associated with the recommendations of this report.

Communications Plan

As part of the National Demonstration Project, an on-line survey was created on the City's web site for residents to provide feed back on the project. The results are included in the report.

The final technical report has been forwarded to Natural Resources Canada and Streetlight Intelligence Inc. of Victoria, British Columbia, for their review and comments.

Purpose

To update Council on the National Demonstration Project undertaken by Public Works, in partnership with Natural Resources Canada and Streetlight Intelligence Inc., to review the impacts of remotely dimming street light levels to reduce energy consumption.

Background - Analysis and Options

In the fall of 2010, the City of Vaughan teamed with Natural Resources Canada, and Streetlight Intelligence Inc. of Victoria, British Columbia, to take part in a National Demonstration Project for adaptive roadway lighting. The pilot project was to determine the energy saving from reducing the lighting levels remotely via the internet on a portion of the City's street light system.

A total of 10 specially modified streetlights were installed on McNaughton Road (west), and the necessary software was installed on staff's computers. As part of the project arrangements, the 10 light fixtures, the controller, and the computer software, were all supplied to the City at no cost.

Public Works staff reduced the lighting levels incrementally from October 4, 2010 to November 30, 2010, and recorded the energy savings. The lighting levels were reduced, starting at approximately 7:30 p.m., and remained at a reduced level throughout the evening. In addition to determining the energy savings, this technology also remotely informed staff if any of the lights were malfunctioning.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 13, CW Report No. 32 – Page 2

Each of the test lights was monitored for energy use and controlled via the internet. Staff could remotely increase or decrease the amount of power to the lights at any time. As part of this project, the City was interested in evaluating any difference in lighting levels on the road while applying the different dimming levels.

The Lumen IQ Software was used for applying different on/off and dimming schedules for the 10 new lights.

The server, which operated the software and the ten street lights, was based in British Columbia. In order to set up the project, the relevant GIS coordinates of the 10 lights had to be determined and forwarded to Streetlight Intelligence Inc. to plot the locations on the software. Each set of 10 street lights is controlled by a Lumen IQ Station Box. The controller requires a 120V power feed and must be mounted high enough on the street light pole to eliminate the interference of signal transmission to the lights.

Findings:

During the observation period, staff indicated that there was no noticeable visual impact up to 70% dimming light on the road. Starting from 60% dimming level, the difference on the street was noticeable when comparing the dimmed section to normal streetlight lighting levels.

As part of the project, an on-line survey was set up on the City's web site to capture residents' comments about the project. The comments ranged from seeing no difference, to the road being too dark. Concerns about public and pedestrian safety were raised, with people not being in favour of reduced lighting levels for those reasons. Others saw this as a good way to save energy

The Lumen IQ software allows the user to generate the energy usage report such that the City can reveal how much energy has been saved and/or used by dimming the street lights. Using the values generated by the software, and using the electricity prices provide by PowerStream, the following table shows the electricity savings per light based on the different lighting levels:

Period	Lighting Level	Amount of Energy Savings per Street Light
Oct. 4 - 25	100 %	N/A
Oct. 27 – Nov. 2	90%	\$ 0.03519/week
Nov. 3 - 9	80%	\$ 0.07734/week
Nov. 10 - 16	70%	\$ 0.1131/week
Nov. 17 - 23	60%	\$ 0.1547/week
Nov. 24 - 30	50%	\$ 0.1547/week

The City has variety of lighting types, including, coach style, shoe box, cobra head, and others. The technology tested currently only applies to cobra head style lights. There are approximately 6,135 cobra head lights currently in place across the City. The following shows the capital costs necessary to convert those lights.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 13, CW Report No. 32 – Page 3

	Price	Quantity	Total
Lumen IQ Controllers	\$ 250.00	6,135	\$ 1,533,750.00
Lumen IQ Stations	\$ 2,500.00	*38	\$ 95,000.00
Lumen IQ Commander	\$ 5,000.00	1	\$ 5,000
Lumen IQ Software	\$ 2,500 (annually)	1	\$ 2,500.00
Lumen IQ Station Wan	\$ 15.00 (monthly)	12	\$ 180.00
		Subtotal =	\$ 1,636,430.00
Labour Cost to retrofit each light	\$ 231.00	6,135	\$ 1,417,185.00
		Total =	\$ 3,053,615.00

* Estimated Lumen IQ stations for each block

Taking the energy savings into account, and comparing them to the capital costs to implement the system across the City, it was determined that at 50% lighting levels, the payback period would be 48.2 years. Although this calculation assumes the lighting levels could be dimmed to 50% on an ongoing basis, this would not be a reasonable lighting level for City streets due to liability and safety concerns. As such, the actual payback period would be longer.

In looking for a more reasonable payback period of 10 years, it was calculated that electricity costs would need to increase 17% annually to meet the 10 year time frame. Again, this calculation was at the lighting levels being at 50% of the current level, which is not something that would be recommended.

Although the main focus of the project was to determine energy/cost savings, the technology does have other benefits that are hard to quantify their value. For example, the system will automatically report back non-functioning street lights. This feature would reduce residents' complaints, and improve repair times. The manufacturer also indicated that the system could be integrated with a 911 emergency dispatch system so that the nearest street light could be made to flash on and off to better identify where police, fire and ambulance need to respond to. Even taking these added benefits into consideration, it is hard to justify the implementation of this type of system at this time due to the capital costs and payback period.

Staff have had conversations with Streetlight Intelligence Inc. about the capital costs and payback periods, and Streetlight Intelligence Inc. have indicated that they are working on reducing their costs to make the system more economical. Staff will keep in touch with the Streetlight Intelligence Inc. representative, and should changes be brought forward that would make this type of system more economically feasible, updated reports will be presented to Council.

Relationship to Vaughan Vision 2020/Strategic Plan

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

- Goal: Service Excellence
- Objective: Lead and Promote Environmental Sustainability

- Goal: Management Excellence
- Objective: Enhance Productivity, Cost Effectiveness and Innovation

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 13, CW Report No. 32 – Page 4

Regional Implications

N/A

Conclusion

The technology does exist that would allow staff to remotely reduce street lighting levels to achieve energy savings on a large scale basis. Unfortunately, at this time, the capital costs to implement this type of system are considerable, and the payback period is too great to move ahead with implementing this technology in the City.

Staff will continue to follow up with the supplier, and should changes be brought forward that would make this type of system more economically feasible, updated reports will be presented to Council.

Attachments

N/A

Report prepared by:

Brian T. Anthony, Director of Public Works
Shawn McKenzie, Senior Engineering Assistant
Tak Yin Chan, Environmental & Technical Assistant

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 14, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

14 **ZONING BY-LAW AMENDMENT FILE Z.11.017**
 SITE DEVELOPMENT FILE DA.11.043
 R & R HOLDING CORP.
 WARD 1

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated June 14, 2011, be approved; and**

- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.11.017 (R & R Holding Corp.) BE APPROVED, to remove the Holding Symbol “(H)” from the subject lands zoned C1(H) Restricted Commercial Zone, as shown on Attachment #2, to facilitate the development of a 1,845.7m², two-storey motor vehicle sales establishment (Subaru).

2. THAT Site Development File DA.11.043 (R & R Holding Corp.) BE APPROVED, to permit the development of a 1,845.7m² motor vehicle sales establishment (Subaru) as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations and signage details shall be approved by the Vaughan Development Planning Department; and,

 - ii) the final grading and servicing plan and storm water management report shall be approved by the Vaughan Development/Transportation Engineering Department.

3. THAT the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the subject lands, prior to the 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.

Contributions to Sustainability

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

- i) bicycle racks;
- ii) drought tolerant landscaping;
- iii) permeable pavers;
- iv) low volatile organic compound interior and exterior paints; and,
- v) heat reducing roof materials.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 14, CW Report No. 32 – Page 2

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 shown on Attachments #1 and #2:

1. A Zoning By-law Amendment File Z.11.017 to remove the Holding Symbol “(H)” from the subject lands, currently zoned C1(H) Restricted Commercial Zone, to facilitate the development of a motor vehicle sales establishment as shown on Attachments #3 to #5; and,
2. A Site Development File DA.11.043 to permit the development of a 1,845.7m² two-storey motor vehicle sales establishment (Subaru) as shown on Attachments #3 to #5.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on Sweetriver Boulevard, northwest of Rutherford Road and Jane Street, within the Maple Auto Mall, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated “General Commercial – Special Policy Area” by OPA #600, which permits commercial uses, including retail stores for the buying, leasing and exchanging of goods and services. The proposed development of a motor vehicle sales establishment conforms to the Official Plan.

The subject lands are designated “Low-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and is pending approval from the Region of York. The “Low-Rise Mixed-Use” designation only permits retail uses to be located on the ground floor of residential and professional office developments. A stand alone motor vehicle sales establishment is not permitted within the “Low-Rise Mixed Use” designation. However, the subject lands are located within the Maple Auto Mall and are zoned to permit a motor vehicle sales establishment use.

The subject lands are zoned C1(H) Restricted Commercial Zone with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1031A), which permits a motor vehicle sales establishment, including the open display and storage of new and used motor vehicles. The proposal for a motor vehicle sales establishment complies with Zoning By-law 1-88. Development Planning Staff are satisfied with the site plan and are recommending approval. Should Council concur, it is also recommended that the “H” Holding provision also be removed to facilitate the development of this site.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 14, CW Report No. 32 – Page 3

Building and Site Design

The site plan shown on Attachment #3 proposes a 1,845.7m² two-storey building situated on the easterly portion of the site, with two vehicular access points from Sweetriver Boulevard. A pedestrian walkway is located on the east side of the building, providing access to Sweetriver Boulevard. Parking spaces are located throughout the site and all driveway aisles accommodate two-way vehicular traffic.

The landscape plan shown on Attachment #4 includes a 6.0 m wide landscape strip abutting Sweetriver Boulevard, with additional landscaping provided along the north and east sides of the building to screen the drive-in service bays. The site will be landscaped with coniferous, deciduous and ornamental trees, and a mix of shrubs, perennials and ornamental grasses.

The building elevations are shown on Attachment #5. The primary facade faces Sweetriver Boulevard, and consists of white precast stucco and a clear double-glazed curtain wall within aluminum frames that wrap around the north and south portions of the building. A blue aluminum panel is located along the east elevation (showroom) and includes the Subaru corporate logo. Additional Subaru signage and a pylon sign is also provided along the front façade and Sweetriver Boulevard, respectively. The drive-in overhead doors associated with the service bays are located on the west and east elevations.

The Vaughan Development Planning Department is generally satisfied with site plan, landscape plan and building elevations, and will continue to work with the applicant to finalize the details. The final site layout, building elevations, and landscape plan, must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is working with the applicant to finalize the details of the servicing and grading plans and storm water management report. The final plans and report must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Parkland Dedication

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the subject lands, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. 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 is included in the recommendation of this report and shall be included in the implementing Site Plan Letter of Undertaking.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The subject lands are located on a local road and there are no Regional implications associated with the proposal.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 14, CW Report No. 32 – Page 4

Conclusion

The Zoning By-law Amendment File Z.11.017 to remove the Holding Symbol “(H)” from the subject lands, and Site Development File DA.11.043 have been reviewed in accordance with the policies of the Official Plan, Zoning By-law 1-88, and comments from City Departments and the area context. The Development Planning Department is generally satisfied with the proposed 1,845.7 m², two-storey motor vehicle sales establishment (Subaru). Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment Application to remove the “H” Holding provision and Site Development Application, subject to the conditions in this report.

Attachments

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

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 15, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

15

**ZONING BY-LAW AMENDMENT FILE Z.11.007
SITE DEVELOPMENT FILE DA.11.021
RUTHERFORD CONTWO INVESTMENTS LIMITED
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated June 14, 2011:

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.11.007 (Rutherford Contwo Investments Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically the RVM1 (WS-A) Residential Urban Village Multiple Zone One respecting site-specific Exception 9(1063) (kii) to permit a maximum curb cut width of 5.4 m as follows:
 - “kii) For the street townhouse dwelling units on the lands zoned RVM1(WS-A) on Schedule “E-1163M” the maximum width of a driveway on private residential lands shall be 5.4 m for the end unit of a row of townhouse dwellings and a maximum of 3.75 m in width on the interior units of a row of townhouse dwellings. Both interior and end units shall have a maximum 3.2 m wide curb cut. Notwithstanding the above, street townhouse end units with double car garages shall not exceed a maximum curb cut of 5.4 m.”
2. THAT Site Development File DA.11.021 (Rutherford Contwo Investments Limited) BE APPROVED, to facilitate the widening of driveways from 3.2 m at the curb to 5.4 m for end units with a double car garage in a row of townhouse dwellings, as shown on Attachments #3 to #6, subject to the following condition:
 - a) that prior to the execution of the amending Site Plan Letter of Undertaking, the final site grading plan shall be approved by the Vaughan Development/Transportation Engineering Department.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

Two community meetings were held with the affected landowners, representatives of Fieldgate Homes, City Staff from the Development Planning and Development/Transportation Engineering Departments, and the Ward 4 Councillor on October 5, 2010 and March 23, 2011, for discussion and information purposes. At the March 23, 2011 meeting, conceptual plans (Attachments #3 to #5) were shown to the landowners by City Staff identifying all 38 properties with a curb cut of up to 5.4 m or slightly less due to individual site circumstances (e.g. location of municipal services such as fire hydrants, water meters, street light poles, etc.).

.../2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 15, CW Report No. 32 – Page 2

On April 15, 2011, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Thornhill Woods Community Association. Through the notice circulation, no written comments were received by the Vaughan Development Planning Department. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 10, 2011, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 24, 2011.

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.007 on behalf of 38 affected landowners for the subject lands shown on Attachments #1 to #5, to amend Zoning By-law 1-88, specifically the RVM1 (WS-A) Residential Urban Village Multiple Zone One respecting site-specific Exception 9(1063)(kii) to permit a maximum curb cut width of 5.4 m for each end unit with a double car garage in a row of townhouse dwellings, as shown on Attachments #3 to #6. Site-specific Exception 9(1063)(kii) currently permits a maximum driveway width of 5.4 m for end units and tapers to provide for a maximum curb cut width of 3.2 m.

The Owner has also submitted related Site Development File DA.11.021 to amend the previously approved Site Development Files DA.09.007 and DA.09.060, to facilitate the widening of driveways from 3.2 m at the curb to 5.4 m for the affected 38 end townhouse units with a double car garage.

In the Fall of 2010, during the construction of the driveways, of which some of the curb cuts for the affected lots were incorrectly cut (not in accordance with Zoning By-law 1-88), Fieldgate Homes was approached by the 38 landowners of the end units with double-car garages to widen their driveways at the curb, which is the subject of this Zoning By-law Amendment Application and related Site Development Application.

Background - Analysis and Options

Location

The 38 affected properties shown on Attachments #4 and #5 are located southeast of Rutherford Road and Pleasant Ridge Avenue, and municipally known as: 128, 145, 146, 151, 155, 156, 169, and 181 Balsamwood Road; 132, 133, 145, 158 160, 166, 168 and 180 Foxwood Road; 11, 25, 29, 30, 41, 48, 60, 76, and 88 Mary Ellen Baker Crescent; 127, 128, 132, 139, 146, 147, 158, and 163 Mintwood Road; and, 641, 651, 657, 669, and 675 Pleasant Ridge Avenue, City of Vaughan.

Official Plan

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600 and "Low-Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is subject to final approval from the Region of York. The proposal conforms to the Official Plans.

Zoning

The subject lands are zoned RVM1 (WS-A) Residential Urban Village Multiple Zone One by Zoning By-law 1-88, subject to Exception 9(1063) (kii), which reads as follows:

"For the street townhouse dwelling units on the lands zoned RVM1 (WS-A) on Schedule "E-1163M" the maximum width of a driveway on private residential lands shall be 5.4 m for the end unit of a row of townhouse dwellings and a maximum of 3.75 m in width on the interior units of a row of townhouse dwellings. Both interior and end units shall have a maximum 3.2 m wide curb cut."

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 15, CW Report No. 32 – Page 3

The proposed amendment to Zoning By-law 1-88 will permit the driveways for the end units in a row of townhouse dwellings with a double car garage to have a maximum curb cut width of 5.4 m. Some townhouse end units have been constructed with single-car garages, however, the subject zoning by-law and site plan amendment applications do not propose to widen these driveways. It is recommended that Exception 9(1063) (kii) be amended as follows (see bold) to permit the proposed curb cuts for driveways with double-car garages:

“For the street townhouse dwelling units on the lands zoned RVM1(WS-A) on Schedule “E-1163M” the maximum width of a driveway on private residential lands shall be 5.4 m for the end unit of a row of townhouse dwellings and a maximum of 3.75 m in width on the interior units of a row of townhouse dwellings. Both interior and end units shall have a maximum 3.2 m wide curb cut. **Notwithstanding the above, street townhouse end units with double car garages shall not exceed a maximum curb cut of 5.4 m.**”

Site Plan and Design

The driveways for the 38 affected end townhouse units with a double car garage shown on Attachments #4 and #5 may not have the maximum 5.4 m curb cut. Each affected unit would be permitted a the maximum possible curb cut width of 5.4 m however, due to individual site circumstances as they relate to conflict with municipal services such as fire hydrants, water metres, street light poles and hydro boxes, that lie within technical aspects of the development and construction of the subdivision the curb cut width could be less than 5.4 m. The actual curb cut width for each affected lot is as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 15, CW Report No. 32 – Page 4

BLOCK	LOT	MUNICIPAL ADDRESS	CURB CUT WIDTH
169	1	181 Balsamwood Road	5.31 m
169	6	173 Balsamwood Road	5.21 m
170	11	155 Balsamwood Road	5.21 m
171	12	151 Balsamwood Road	5.21 m
171	15	145 Balsamwood Road	5.21 m
172	16	128 Balsamwood Road	5.21 m
173	21	146 Balsamwood Road	5.21 m
173	26	156 Balsamwood Road	4.74 m
174	32	145 Foxwood Road	5.23 m
175	36	133 Foxwood Road	5.21 m
176	37	132 Foxwood Road	5.21 m
177	45	158 Foxwood Road	5.21 m
178	46	160 Foxwood Road	5.18 m
178	49	166 Foxwood Road	5.28 m
179	50	168 Foxwood Road	5.21 m
179	55	180 Foxwood Road	4.01 m
180	56	641 Pleasant Ridge	4.04 m
180	60	651 Pleasant Ridge	5.26 m
181	61	657 Pleasant Ridge	5.18 m
182	66	669 Pleasant Ridge	5.26 m
182	69	675 Pleasant Ridge	3.91 m
183	70	163 Mintwood Road	4.98 m
184	76	147 Mintwood Road	5.21 m
184	79	139 Mintwood Road	5.22 m
185	83	127 Mintwood Road	5.23 m
186	84	128 Mintwood Road	5.21 m
186	86	132 Mintwood Road	5.26 m
187	87	11 Mary Ellen Baker Cres.	5.28 m
187	92	25 Mary Ellen Baker Cres.	5.21 m
188	93	29 Mary Ellen Baker Cres.	5.21 m
188	98	41 Mary Ellen Baker Cres.	5.21 m
189	99	60 Mary Ellen Baker Cres.	4.66 m
189	104	48 Mary Ellen Baker Cres.	4.68 m
190	105	30 Mary Ellen Baker Cres.	5.21 m
192	109	146 Mintwood Road	5.31 m
192	113	158 Mintwood Road	5.31 m
193	114	88 Mary Ellen Baker Cres.	5.21 m
193	119	76 Mary Ellen Baker Cres.	5.21 m

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 15, CW Report No. 32 – Page 5

Through the review of the applications, it was determined that the proposed driveway widening may affect the existing streetscape and the residential development. The proposal would result in the following changes to the development:

- 8 boulevard trees would be removed from their current location and replanted elsewhere within the subdivision;
- 6 on-street parking spaces will be lost; and,
- 12 of the affected driveways will have a water shut-off valve situated within the enlarged paved driveway.

The affected boulevard trees and loss in parking spaces are shown on Attachments #4 and #5. The Vaughan Development Planning Department has reviewed the site plan and landscape plan and is satisfied with the revisions to the 38 affected properties.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has advised that of the 38 properties subject to the Zoning By-law and Site Development Applications, the current as built state of the driveway is as follows:

- 14 properties base curbs have not been poured;
- 22 properties have a maximum 5.4 m wide curb cut with a tapered paved driveway;
- 1 property has a 5.4 m wide curb cut, however, the driveway has not been paved; and,
- 1 property has a constructed and paved 5.4 m wide driveway and curb cut.

The Vaughan Development/Transportation Engineering Department has reviewed the applications and has no objections. The final site grading plan must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Planning Considerations

The site-specific Exception 9(1063) (kii) permits the driveways for the end units within a row of townhouse dwellings to have a maximum driveway width of 5.4 m and a tapered 3.2 m curb cut width at the street. The tapering of the driveway impedes the maneuvering capabilities of a driver when reversing. Therefore, the proposal to widen the driveway at the curb to a maximum of 5.4 m will improve vehicle maneuverability and driver safety.

The Vaughan Development Planning Department and the Vaughan Development/Transportation Engineering Department are of the opinion that the proposal is an acceptable solution to the matter. The proposed amendment to Zoning By-law 1-88 is considered to be appropriate and will not have an impact on the surrounding development. City Staff and the Owner, in consultation with affected residents and the Ward 4 Councillor, have agreed on possible measures to mitigate any impact on the streetscape and surrounding developments. For example, the 8 trees that are proposed to be removed will be relocated elsewhere within the subdivision.

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”.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 15, CW Report No. 32 – Page 6

Regional Implications

The subject lands are located on local City of Vaughan roads. The proposed zoning by-law and site plan amendments are a local issue with no Regional implications.

Conclusion

The Zoning By-law Amendment and Site Development Applications have been reviewed in accordance with the policies of OPA #600, the City of Vaughan Official Plan 2010, the requirements of Zoning By-law 1-88, the comments received from City departments, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposal to amend site-specific Exception 9(1063) (kii) to By-law 1-88 to allow end units with double car garages in a row of townhouse dwellings to have a maximum curb cut of 5.4 m, is appropriate and compatible with the existing uses in the surrounding area, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Site Plan - North
5. Site Plan - South
6. Typical Permitted and Proposed Driveway Widths

Report prepared by:

Mary Caputo, Planner 1, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 16, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

16

**ZONING BY-LAW AMENDMENT FILE Z.03.085
MARIA RUSSO
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated June 14, 2011:

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.03.085 (Maria Russo) BE APPROVED, to amend Zoning By-law 1-88, specifically the RR Rural Residential Zone, site-specific Exception 9(105), on the subject lands shown on Attachments #1 and #2, to maintain a Seasonal Nursery/Market use within the existing garden tent and two mobile trailers, and a Seasonal Eating Establishment use (Fins and Fries), with no outside storage, for a temporary period of 3 years (maximum permitted by the Planning Act) in the manner shown on Attachment #3.
2. THAT the implementing Zoning By-law shall include the following:
 - a) the site plan shown on Attachment #3 identifying the location of all structures and uses on the subject lands;
 - b) the following site specific definitions:
 - i) Seasonal Nursery/Market - Means land, buildings or structures where flowers, fruits, vegetables and plants are offered or kept for sale directly to the public at retail and shall only operate from May to November of each calendar year.
 - ii) Eating Establishment, Seasonal - Means a building or structure where food and drink are prepared and offered for sale to be primarily taken-out for consumption off the premises and may include limited outdoor seating (maximum 8 seats) as an accessory use. Such Seasonal Eating Establishment shall only operate from May to November of each calendar year.

Contribution to Sustainability

Zoning By-law Amendment File Z.03.085 seeks permission for temporary additional uses within existing structures on the site. As these uses currently exist and operate on the property, there are no sustainable features identified.

Economic Impact

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 16, CW Report No. 32 – Page 2

Communications Plan

On February 25, 2011, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands and to the Millwood Woodend Ratepayers' Association, Vellore Woods Ratepayers Association and the East Woodbridge Community Association. To date, no comments have been received by the Vaughan Development Planning Department.

The recommendation of the Committee of the Whole to receive the Public Hearing report of March 22, 2011, and to forward a technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on April 5, 2011.

Purpose

The Owner has submitted Zoning By-law Amendment File Z.03.085 for the subject lands shown on Attachments #1 and #2 to amend Zoning By-law 1-88, specifically the RR Rural Residential Zone, site-specific Exception 9(105), to permit the maintenance of an existing Seasonal Nursery/Market use within the existing garden tent and two mobile trailers, and an existing Seasonal Restaurant/trailer (Fins and Fries), for a temporary period of 3 years (maximum permitted by the Planning Act) in the manner shown on Attachment #3. These uses are currently operating on the property.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2, are located at 3836 Major Mackenzie Drive, on the north side of Major Mackenzie Drive, west of Weston Road. The property currently contains two mobile trailers, a garden tent structure, and a structure that houses a seasonal restaurant/trailer use as shown on Attachment #3. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Low Rise Residential", "Village Core", and "Village Square" by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan) as shown on Attachment #5. The lands are designated "Low-Rise Mixed-Use" by the City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending final approval from the Region of York. The proposed uses conform to the temporary use policies of the Official Plans.

Temporary Uses

The policies of OPA #600, which are similar to Section 10.1.2.4 in the new Official Plan, permit temporary uses on the following basis:

- a) the proposed uses are substantially less intensive than the planned use;
- b) the proposed use entails limited capital investment;
- c) the proposed uses do not require municipal water or sanitary services;
- d) proposed buildings are of a temporary nature;
- e) the proposed use is not automotive or industrial in nature;
- f) the proposed uses do not require outside storage;
- g) the proposed use is preferably not located within the City's existing residential and employment areas; and,
- h) the temporary use does not conflict with:
 - the planned development pattern;
 - the road pattern; and,
 - parks, schools, valley and stream corridors, greenway systems, tableland woodlots and stormwater management systems."

.../3

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 16, CW Report No. 32 – Page 3

The buildings/structures are existing and no further capital investment is proposed. The site is serviced by a private well. The uses are temporary and are not automotive or industrial in nature and can easily be terminated. No outside storage is proposed. OPA #650 identifies part of the subject lands as being within the ring road, as shown on Attachment #5, however, the surrounding lands are vacant and this use can easily be terminated. The proposed temporary uses conform to the policies of the Official Plans.

Zoning

The subject lands are zoned RR Rural Residential Zone by By-law 1-88, subject to Exception 9(105), which permits residential uses, and therefore, an exception to Zoning By-law 1-88 is required to permit the existing uses to be maintained on the property for a temporary period. A temporary use by-law must be enacted by Council to permit the proposed uses for a period of up to 3-years (maximum permitted by the Planning Act) and would allow Council to monitor and/or reconsider the uses, relative to existing and planned development in the surrounding area in the future.

The Owner has been operating the existing Seasonal Retail Nursery/Market and Seasonal restaurant uses for approximately 7 years. If the application is approved, the implementing Zoning By-law will reflect the current as-built state of the property as shown on Attachment #3.

Zoning By-law 1-88 does not define a Seasonal Nursery/Market or a Seasonal Restaurant/trailer. With respect to the Seasonal Retail Nursery/Market, the following definition is recommended, which implements the specific nature of the current operation on the site including its location in a trailer, the items sold, and the seasonal nature of the use:

Seasonal Nursery/Market - Means land, buildings or structures where flowers, fruits, vegetables and plants are offered or kept for sale directly to the public at retail and shall only operate from May to November of each calendar year.

With respect to the proposed Seasonal Restaurant, Zoning By-law 1-88 includes a definition for an Eating Establishment, which most closely captures the nature of the restaurant proposed on the site. In addition, two picnic tables are located on the property for patrons use. It is recommended that the eating establishment definition be used to implement the proposed restaurant with minor modifications to identify the location of the operation from a trailer and to recognize the seasonal nature of the use as follows:

Eating Establishment, Seasonal - Means a building or structure where food and drink are prepared and offered for sale to be primarily taken-out for consumption off the premises and may include limited outdoor seating (maximum 8 seats) as an accessory use. Such Seasonal Eating Establishment shall only operate from May to November of each calendar year.

Land Use Compatibility

The surrounding lands consist of existing residential and agricultural uses, vacant land and planned development as shown on Attachment #2. Development has occurred in the surrounding area, however, this area abutting Major Mackenzie Drive and Weston is undeveloped. On July 6, 2010, Vaughan Council approved Official Plan and Zoning By-law Amendment Files OP.08.010 and Z.08.039 (Cicchino Holdings Ltd.) on the abutting property to the east to facilitate the development of 2 residential apartment buildings, with a maximum height of 12-storeys, 14 townhouse blocks and commercial/retail uses, as shown on Attachment #4.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 16, CW Report No. 32 – Page 4

Limited use of the subject property for the proposed uses on a temporary 3 year basis should not interfere with the future development of the subject lands and surrounding uses. Although the tent structure and trailers are existing, they can be easily removed and the site redeveloped in accordance with the policies of OPA #650 and City of Vaughan Official Plan 2010. The nature of the uses meets the criteria for establishing temporary uses set out in the Official Plan. On this basis, the Development Planning Department can support the application, subject to the implementing zoning by-law including the site-specific definitions and reflecting the existing site conditions as shown on Attachment #3. Conditions of approval are included in this report.

It is noted that the uses proposed by this Application have been in operation within the existing tent structure and trailers for approximately 7 years. The Vaughan Enforcement Services Department has issued violations on the property for non-compliance with Zoning By-law 1-88, and the Owner subsequently filed the subject Zoning By-law Amendment Application to permit the existing uses to continue to operate on a temporary basis for a maximum period of 3 years.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department conducted a field visit and concluded that the overall grading and drainage for the site is all self contained with no adverse affects to adjacent properties.

There are two existing driveways to the site, of which the easterly driveway is 9.0m wide and the westerly is 6.0m wide. The parking lot is paved with parking spaces for cars including spaces for disabled persons.

This Department has no objections to the proposed Zoning By-law Amendment.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

N/A

Conclusion

Zoning By-law Amendment File Z.03.085 has been reviewed in accordance with the policies of OPA #650 (Vellore Village District Centre) and the new City of Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the temporary use of the subject lands for a Seasonal Nursery/Market and a Seasonal Eating Establishment for a maximum period of 3 years as permitted by the Planning Act is appropriate and compatible with the existing land uses in the surrounding area and will not impact on the planned land uses for the surrounding area during the temporary use period. In addition, the proposal satisfies the temporary use provisions of the Official Plan. Accordingly, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.03.085, in accordance with the conditions set out in the recommendation of this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 16, CW Report No. 32 – Page 5

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Conceptual Site Plan for Adjacent Property to the East
5. Subject Lands within OPA #650 (Vellore Village District Centre)

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 17, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

17

**SITE DEVELOPMENT FILE DA.11.037
CONNIE DRYWALL LIMITED, MARY LOU ENTERPRISES LIMITED
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated June 14, 2011:

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Site Development File DA.11.037 (Connie Drywall Limited, Mary Lou Enterprises Limited) BE APPROVED, to permit the new building elevations on the east (Keele Street) and partial south facades of the existing employment use building, as shown on Attachment #4, subject to the following condition:
 - a) that the final building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department.

Contributions to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.11.037 to permit new building elevations for the east (Keele Street) and partial south facades of the existing employment use building as shown on Attachment #4. The existing architectural block will be replaced with a sand coloured textured stucco, together with new window units.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 are located on the west side of Keele Street, north of Langstaff Road, municipally known as 8672 Keele Street, City of Vaughan. The 1.87 ha property is developed with a 2,463.2m² employment use building.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and "Prestige Employment" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and is pending final approval from the Region of York. The proposal to revise the south and east building elevations conforms to the Official Plans.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 17, CW Report No. 32 – Page 2

The subject lands are zoned EM1 Prestige Employment Area Zone, along Keele Street and EM2 General Employment Area Zone in the interior of the site in the manner shown on Attachment #2. The existing building is situated on the portion of the subject lands zoned EM1. The proposed revisions to the east and south building elevations has no impact on the existing zoning.

Site Plan Review

The Owner is not proposing any revisions to the subject lands other than the new south and east building elevations, which includes refinishing the existing architectural block with a neutral coloured (sand) stucco in two complimentary shades as shown on Attachment #4. New glazed window units will also be incorporated on the east elevation facing Keele Street. The final building elevations must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is 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

There are no Regional implications associated with the proposal.

Conclusion

The Site Development Application has been reviewed in accordance with the Official Plan, Zoning By-law 1-88, comments from City Departments and the area context. The Vaughan Development Planning Department is satisfied with the proposed revisions to the east and partial south building elevations. Accordingly, the Development Planning Department can support the approval of Site Development File DA.11.037, subject to the condition contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan
4. Proposed Elevations

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 18, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

18

**SITE DEVELOPMENT FILE DA.11.034
K. L. LAI INVESTMENTS LIMITED
WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated June 14, 2011, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Site Development File DA.11.034 (K. L. Lai Investments Limited) BE APPROVED, to permit new building elevations and an 8.8 m² building addition to the existing 379 m² eating establishment with a drive-through (McDonald's Restaurant), as shown on Attachments #3 to #8 inclusive, subject to the following condition:
 - a) the final site plan and building elevations shall be approved by the Vaughan Development Planning Department.

Contributions to Sustainability

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

- vi) low flow fixtures;
- vii) tri-sort garbage and recycling bins;
- viii) LED exterior and interior lighting; and;
- ix) LED lit signage.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.11.034 to propose new building elevations for the existing eating establishment and an 8.8 m² building addition as shown on Attachments #3 to #8 inclusive. The site is currently developed with an existing 379 m² eating establishment with a drive-through (McDonald's Restaurant).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 18, CW Report No. 32 – Page 2

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the south side of Regional Road #7 (4835 Highway #7) with flankage on the west of Pine Valley Drive, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated “Prestige Areas – Centres and Avenue Seven Corridor” by OPA #240 (Woodbridge Community Plan) as amended by OPA #661 (Highway 7 Policy Review Plan). The proposal conforms to the Official Plan.

The subject lands are designated “Mid-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and is pending approval from the Region of York. The “Mid-Rise Mixed-Use” designation allows for eating establishment uses to be located on the ground floor frontage of the development and in association with a variety of uses, such as residential and professional office uses. The proposal is to reface the entire eating establishment with new corporate elevations for McDonald’s and a small building addition, which conforms to the Official Plan.

The subject lands are zoned C1 Restricted Commercial Zone by Zoning By-law 1-88, subject to Exception 9(323). The proposal complies with By-law 1-88.

Building Design

The 1.64 ha parcel is currently developed with 2 commercial buildings and a stand alone one-storey eating establishment with a drive-through (McDonald’s Restaurant), as shown on Attachments #3 and #4. The applicant is proposing an 8.8 m² building addition located at the southeast corner of the existing building as shown on Attachments #3 and #4. The addition will expand the cash booth area of the existing drive-through use to achieve optimal spacing between the two drive-through windows to allow for a more efficient and effective drive-through operation.

The applicant has proposed new building elevations for the McDonald’s Restaurant building as shown on Attachments #5 to #8, inclusive. The upgrades to the exterior elevations also include the McDonald’s signage on the east, north and west elevations and the addition of McCafe signage to the north elevation. The applicant has noted that the overall elevations, materials and colours will correspond to the new current McDonald’s Restaurant corporate standards.

The Vaughan Development Planning Department is generally satisfied with the building elevations shown on Attachments #5 to #8 and will continue to work with the applicant to finalize the details. The final site layout and building elevations must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is 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

There are no Regional implications associated with the proposal.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 18, CW Report No. 32 – Page 3

Conclusion

The Site Development Application has been reviewed in accordance with OPA #240 (Woodbridge Community Plan) as amended by OPA #661, Zoning By-law 1-88, comments from City Departments and the area context. The Development Planning Department is generally satisfied with the new building elevations and building addition for the existing McDonald's restaurant. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Context Location Map
2. Location Map
3. Overall Site Plan
4. Detail of Cash Booth Addition
5. Elevations – North & East
6. Elevations – South & West
7. North East Rendered Elevation
8. North West Rendered Elevation

Report prepared by:

Mary Caputo, Planner 1, ext. 8215
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 19, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

19

FIRE APPARATUS PURCHASE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief, dated June 14, 2011:

Recommendation

The Fire Chief, in consultation with the Director of Purchasing, and the Director of Reserves and Investments, recommends:

1. That the City enters into a single source agreement with Smeal Fire Apparatus, Snyder NE. USA, for the Supply and Delivery of:

ONE (1) 2011 Smeal Custom 17m Rear Mount Hydraulic Ladder EHL Quint per the capital Budget Project # FR-3504-11, for the NET sum of \$687,000 US dollars plus applicable taxes or approximately \$668,000 Canadian Dollars from Smeal Fire Apparatus Company, Snyder, NE. USA. This price includes a trade in allowance of \$5,000 U.S. for a 1988 Pierce Telesquirt.

2. That the Mayor and Clerk be authorized to sign the necessary documents.

Economic Impact

Capital project FR-3504-11 in the amount of \$851,100 was approved in the 2011 capital budget. Funds are available to undertake the required purchase..

Communications Plan

Not applicable.

Purpose

To seek approval for the single source award and issuance of a purchase order to Smeal Fire Apparatus (Safetek Emergency Vehicles - Canadian Representative) for one 17m rear mount hydraulic ladder response vehicle funded from the Fire Equipment Reserve Fund.

Background - Analysis and Options

The City of Vaughan was an original partner in the York Region Fire Cooperative Purchasing Program, which issued RFPs for the supply of various models of fire apparatus for various municipalities in the Region, and has been active for the past several years. Over that time, the City has purchased sixteen (16) fire apparatus units from Smeal Fire Apparatus (Safetek), utilizing the bulk purchasing power of several municipalities working together and the vendor's ability to extend original pricing for extended periods. Monitoring the trend of apparatus sales, it appears that we have been successful in that regard.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 19, CW Report No. 32 – Page 2

The Toronto Fire Services adopted our RFP process in the fall of 2000 and sought out a vendor for their fire apparatus needs. Smeal Fire Apparatus, who had been successful with the York Region Fire Cooperative Purchasing Program, was also successful on the Toronto RFP process. In 2006 the City of Toronto entered into the largest single contract for fire apparatus in fifty years for fifteen (15) Smeal custom Cab Rescue Pumpers. In August 2008 the City of Toronto Bid Committee authorized staff to award a contract for the supply and delivery of seven (7) Rescue/Pumper Trucks to Safetek Emergency Vehicles. In addition our status as an Authorized Warranty Center for Spartan Motors, Smeal Fire Apparatus, SVI and Safetek Emergency Vehicles has enabled VFRS to consistently negotiate best price for our emergency response vehicles.

The Vaughan Fire and Rescue Service currently has purchased its last sixteen (16) apparatus from Smeal fire Apparatus (Safetek) with the same Spartan MFD chassis model, with the same diesel engine and Allison transmission etc. that Toronto and other York Region municipalities have purchased and we desire to purchase again.

The Purchasing Authorization Bid Limit Policy allows for single sourcing of goods and services greater than \$100,000 without requiring public advertisement and subject to award by Council.

The purchase of this vehicle is within the budget-approved amounts of \$ 851,000 for the rear mounted hydraulic ladder unit and funding is available. The proposed trade in unit, VFRS 79-33 (1988 Pierce Telesquirt) has reached its serviceable life span. The Administrative Fee is in addition to the purchase amount and some equipment will be purchased and installed locally to complete the projects within the approved budget amounts.

Although there are other fire apparatus manufacturers, it is recommended to single source the acquisition of this fire apparatus from the same manufacturer of the last sixteen (16) units purchased by the City of Vaughan. This will provide standardized chassis and fire-package components, servicing and parts inventory, and training/operator familiarity.

The estimated cost of the fire truck (\$Cdn) including all applicable taxes is as follows:

Single Source Agreement (before trade in)	\$673,000.00
Non-Rebatable Portion of HST (1.76%)	<u>11,844.80</u>
Sub-total	\$684,844.80
Treasury Administration (3%)	<u>20,545.34</u>
Total	<u>\$705,390.14</u>
Rounded	<u>\$705,400</u>

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

None

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 19, CW Report No. 32 – Page 3

Conclusion

The RFP process in Toronto and other York Region municipalities demonstrate that the recommended vendor, Smeal Fire Apparatus, through its local sales agent Safetek Emergency Vehicles Ltd., continues to provide a high quality product at the best price, and that award of this proposal will eliminate an extended bid-process that would unlikely produce better pricing, yet alone a standardized product from another vendor.

Attachments

N/A

Report prepared by:

Larry Bentley, Deputy Fire Chief Operations
Chris Dennis, Chief Mechanical Officer

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 20, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

20 ONTARIO HERITAGE TRUST- HERITAGE COMMUNITY RECOGNITION PROGRAM

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 14, 2011:

Recommendation

The Commissioner of Community Services, on behalf of the Heritage Vaughan Committee, recommends:

1. That the nominee / individual identified in the confidential memorandum as found in Attachment 1, as nominated by the Heritage Vaughan Committee for the 2011 Ontario Heritage Trust - Heritage Community Recognition Program, be approved.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

There is no economic impact related to this report.

Communications Plan

The award recipient will be made aware of Council's nomination by the Province and will receive an invitation to the award ceremony at Queen's Park.

Purpose

The purpose of this report is to approve the nomination of the recipient of the Heritage Community Recognition Program of the Ontario Heritage Trust.

Background - Analysis and Options

The Lieutenant Governor's Ontario Heritage Awards commemorate those who have contributed greatly to heritage conservation in their communities. Each year, recipients of these awards are invited to a special ceremony at Queen's Park, hosted by the Lieutenant Governor of Ontario.

The Ontario Heritage Trust has issued a call for nominations for the three recognition programs offered for 2011 for outstanding contributions made to identifying, preserving, protecting and promoting Ontario's heritage.

Heritage Vaughan Committee at its meeting of May 18, 2011 reviewed the criteria for each award program and put forth a nomination for the award program (Heritage Community Recognition Program) for Council's review and consideration.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 20, CW Report No. 32 – Page 2

Heritage Community Recognition Program - For Ontario residents over 18

The Ontario Heritage Trust recognizes individuals and groups who have made volunteer contributions to preserving, protecting and promoting community heritage.

Since 1996, the Ontario Heritage Trust has asked Ontario municipalities, First Nations band councils and Métis community councils to nominate individuals in their communities who have made a significant contribution to the promotion, preservation or protection of Ontario's Built Heritage, Cultural Heritage and/or Natural Heritage.

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 and the necessary resources have been allocated and approved.

Regional Implications

None

Conclusion

The Heritage Community Recognition Program is one way of recognizing the positive effects that an individual can have in a community, to make it a distinct and unique place to live, work and play. This contributes to making Vaughan, as a whole, a culturally rich place for its citizens and visitors.

Attachments

1. Confidential Memorandum (Members of Council Only)

Report Prepared By

Mary Reali, Director of Recreation and Culture, ext. 8234
Angela Palermo, Manager of Cultural Services, ext. 8139
Cecilia Nin Hernandez, Cultural Heritage Coordinator, ext. 8115

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 21, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

21 2011 CONCERTS IN THE PARK AND CANADA DAY CELEBRATION

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated June 14, 2011, be approved; and**
- 2) That the performance by "Shania Twin", be received.**

Recommendation

The Commissioner of Community Services, in consultation with the Director of Recreation and Culture, recommends:

- 1) That the schedule of dates, park locations and talent for the upcoming Concerts in the Park series be received; and
- 2) That the activities, stage schedule and headline performers for the Canada Day Celebration be received.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

The Concerts in the Park program and Canada Day Celebration are funded through the approved 2011 Events Operating Budget and through corporate sponsorship secured through the "Vaughan Celebrates" sponsorship program.

Communications Plan

Concerts in the Park and Canada Day Celebration activities are promoted through a brochure publication that is mailed to more than 92,000 residents and businesses in Vaughan. Other marketing collateral includes 150 posters per event which are printed and circulated to all community centres, libraries and separate schools in the City. Note: The York District School Board does not circulate the posters.

In addition, the events are promoted in the Recreation guide, on the City's website, through the City Page online, as well as Twitter and Facebook. Events are also promoted on mobile signs across the City and in local branches of TD, the presenting sponsor.

Other promotional vehicles include ad placements in local newspapers and publications and appearances on television and radio. All such promotion is secured through in-kind sponsorships.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 21, CW Report No. 32 – Page 2

Purpose

The purpose of this report is to present an overview of the confirmed schedule of dates, locations and talent performing at the upcoming Concerts in the Park program and to announce the headlining performers and itinerary of activities to be showcased at the City's Canada Day Celebration.

Background - Analysis and Options

CONCERTS IN THE PARK

The City of Vaughan presents its 17th annual free series of professional summer Concerts in the Park brought to you by *TD*, the Presenting Sponsor and *Tim Hortons*, the Event Sponsor. The line-up of concert talent includes three tribute performances and two local artists from the Vaughan community. The five concerts are held on Tuesday evenings and begin at 7:30 p.m. in parks located in each of the five Wards in the City. The schedule is as follows:

TUESDAY, JUNE 21, 2011

North Thornhill Community Centre (outdoor amphitheatre)
300 Pleasant Ridge Avenue, Thornhill

Featuring SHANIA TWIN - The ultimate tribute to Shania Twain.

TUESDAY, JULY 5, 2011

York Hill District Park
501 Clark Avenue West, Thornhill

Featuring UPTOWN - A crowd pleasing, high-energy band delivering the best of R&B, Soul and Dance.

TUESDAY, JULY 19, 2011

Sonoma Heights Community Park
100 Sunset Ridge, Woodbridge

Featuring THE STARS OF POP - Tributes to Lady Gaga & Katy Perry. The next best thing to the real thing!

TUESDAY, July 26, 2011

Mackenzie Glen District Park
220 Cranston Park Avenue, Maple

Featuring NEW JERSEY NIGHTS - The Story of Frankie Valli & The Four Seasons.

TUESDAY, AUGUST 9, 2011

Chancellor District Park
430 Chancellor Drive, Woodbridge

Featuring GLORY DAYS - A Bruce Springsteen Experience.

CANADA DAY

The City will celebrate Canada's 144th birthday at the City's Canada Day event on Friday, July 1, 2011 at Mackenzie Glen District Park in Maple from 3 to 8 p.m.

This annual event, presented by *TD*, will feature live headline concerts, an Inflatable zone sponsored by *Tim Hortons* and a family barbecue. Other activities will include face painting, arts and crafts, pizza-making workshop, water park, playground and much more. A variety of great food will also be available for sale.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 21, CW Report No. 32 – Page 3

Canada Day Concert Stage schedule will include:

- 4:00 p.m. Dia – Rising young star from Vaughan performing hit singles and original music
- 4:45 p.m. Official Welcome with Mayor and Members of Council
- 5:00 p.m. Danny Fernandes – Singer, songwriter and dance sensation
- 6:30 p.m. Stereos – High-energy band performing a unique blend of R&B, Punk, Pop and Hip-Hop

All event activities at Canada Day are entirely free of charge except for the purchase of food.

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.

The Events portfolio also supports the Economic Development Strategy and the Creative Together Cultural Plan for the City of Vaughan.

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

Concerts in the Park and Canada Day Celebration provide an opportunity for residents, families and neighbours to come together to celebrate the spirit of community. These events engage community participation and provide residents with first-class entertainment and exciting activities all free of charge. Concerts in the Park and Canada Day events celebrate national pride and civic pride and promote positive community relations.

Community events personalize the City administration through the participation of the Mayor, Councillors and the City Manager, and offer an opportunity for direct interaction with local citizens.

Attachments

N/A

Report Prepared By

Mary Reali, Director of Recreation and Culture, ext. 8234
Anna Dara, Manager of Events, ext. 8028

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 22, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

22

PARKING BY-LAW AMENDMENTS

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 14, 2011:

Recommendation

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

1. That Parking By-law 1-96, as amended, be further amended in accordance with the amendments in this Report.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this Report is a housekeeping amendment to the Parking By-law 1-96.

Background - Analysis and Options

The Administrative Penalty process for parking matters was adopted by Council in June 2009. In this process, Parking By-law offenders are issued a Penalty Notice rather than a Provincial Offences Notice. If the motor vehicle owner wishes to dispute the penalty notice, a hearing is held in front of a Hearings Officer appointed by the City rather than a trial in front of a Justice of the Peace in Provincial Offences Court. A By-law Enforcement Officer who witnesses a parking infraction serves the motor vehicle owner with the penalty notice. Service of the penalty notice is effectuated by affixing the penalty notice to the vehicle, or personal service of the penalty notice to either the motor vehicle owner or the person who has care and control of the vehicle. If the motor vehicle owner does not request a hearing of the penalty notice within 15 days, the penalty notice becomes final and binding. Although the motor vehicle owner will almost always receive the penalty notice, there remains a small possibility that they will not. In such a case, the penalty notice would become final and binding notwithstanding that they did not receive it. The Parking By-law does not explicitly provide any mechanism for redress in this case. Staff are recommending that the Parking By-law be amended to give the Director of Enforcement Services discretion to cancel or vary a penalty notice, or to reopen the case, in circumstances where it is established that the offender did not receive the penalty notice.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 22, CW Report No. 32 – Page 2

Motor vehicle owners sometimes evade service of a penalty notice by driving away before the By-law Enforcement Officer has an opportunity to serve it. Prior to the Administrative Penalty process, the rules for service of a parking infraction notice was strictly circumscribed by the *Provincial Offences Act*. However, the City has discretion under the *Municipal Act, 2001* to determine the methods of service for the penalty notice issued under the Administrative Penalty process. Accordingly, Staff are recommending that that the Parking By-law be amended to allow service of the penalty notice by regular mail.

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

None

Conclusion

The Administrative Penalty process is a system of issuing administrative fines rather than a system of court based fine system. As such, it is a more fair, efficient, and local way to deal with parking matters. In rare occasions, a motor vehicle owner will not receive a penalty notice. Amending the Parking By-law to allow for the Director of Enforcement Services to reopen a case in these circumstances will promote greater fairness which will increase public confidence in the system. Amending the Parking By-law to allow for service of the penalty notice by mail will enable By-law Enforcement Officers to properly serve those individuals who attempt to evade service of the penalty notice.

Attachments

None

Report prepared by:

Christopher G. Bendick
Solicitor

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 23, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

23 YORK REGIONAL POLICE MARIJUANA GROW-OP COST RECOVERY

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 14, 2011:

Recommendation

The Commissioner of Legal and Administrative Services & City Solicitor, in consultation with the Fire Chief, the Director of Building Standards, and the Director of Enforcement Services recommend:

1. That the City enact a by-law to permit recovery of costs incurred by the York Regional Police which are associated with the remediation of marijuana grow operations in the City, in accordance with this Report, and in a form acceptable to the Commissioner of Legal and Administrative Services & City Solicitor.
2. That the Mayor and City Clerk be authorized to execute a Memorandum of Understanding between the City and the Regional Municipality of York Police Service regarding the payment and collection of costs by the City to the Regional Municipality of York Police Services, prepared in a form acceptable to the Commissioner of Legal and Administrative Services & City Solicitor.

Contribution to Sustainability

N/A

Economic Impact

There is no negative economic impact in implementing this proposal. Costs incurred by the York Regional Police in remediating marijuana grow operation properties will be added to property taxes and paid only when collected. An administration fee will be paid to the City for this service. The City already collects its own costs related to grow operation properties.

Communications Plan

Public notice of the proposed fees to be charged for abatement and remediation of marijuana grow operations has been provided in accordance with Notice By-law 394-2002, as amended.

Purpose

The purpose of this Report is to recommend the enactment of a by-law that will enable the York Regional Police to recover their costs associated with the remediation and abatement of marijuana grow operations in the City, and to authorize the execution of a Memorandum of Understanding between the City and York Regional Police to govern this cost recovery process.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 23, CW Report No. 32 – Page 2

Background - Analysis and Options

On December 8, 2009, the Regional Municipality of York Police Services Board wrote to the City requesting that the City enact by-laws to enable York Regional Police (the “Police”) to recover costs incurred by the Police in the dismantling of marijuana grow operations. Once such an operation is discovered, the Police conduct numerous remediation activities, including the removal of booby traps designed to injure or kill, ventilating the premises to ensure adequate air quality, removal of the marijuana plants, and disconnection of any hydro by-pass. This remediation process enables City Fire Inspectors, Building Inspectors, and By-law Enforcement Officers to conduct their own respective inspections and remediation activities under the *Fire Code*, *Building Code*, and City By-laws. It also protects the surrounding property owners by removing fire, health and safety hazards associated with marijuana grow operations. Accordingly, the Police are performing a service for the City.

It would be necessary to codify these services into a by-law to enable the Police to recover these associated costs. The services performed by the Fire, Building, and Enforcement Services Departments, although already billed to the property owner of the illegal marijuana grow operation, can also be formally codified in the same by-law to harmonize the process. Section 128 of the *Municipal Act* permits the City to prohibit and regulate public nuisances, including matters that, in the opinion of council, are or could become public nuisances. Marijuana grow operations create fire, health and safety hazards, as well as attracting undesirable patrons and creating unsightly conditions, thereby creating a public nuisance. Pursuant to this authority, the City could pass a by-law that prohibits such a public nuisance, and provide the steps that Inspectors may take in their remediation and abatement. Fire Inspectors, Building Inspectors, By-law Enforcement Officers and the Police would be appointed as Inspectors for the purposes of the by-law. The City also has authority to impose fees for services or activities done by it or on its behalf; in this case, the remediation and abatement of the marijuana grow operation. Accordingly, Staff are recommending that the City enact a by-law that prohibits marijuana grow operations, that sets out the various steps to abate and remediate the marijuana grow operation, and that imposes fees for these services. These costs should be borne by the owner of the illegal marijuana grow operation.

A mechanism for billing and payment for the services provided by the Police is necessary should Council adopt this process. The Police propose invoicing the City for services rendered, and the City reimbursing the Police only when the fees are collected. The City can add these fees to the tax roll in the event of non-payment. Only fees related to the remediation and abatement of marijuana grow operations will be invoiced, such as the removal of booby traps, disconnection of hydro bypasses, and the removal of marijuana plants. Costs relating to enforcement of the Criminal Code of Canada, such as surveillance of the marijuana grow operation, will not be invoiced. City costs will be given priority in any disbursement of collected fees. Staff are recommending that the City enter into a memorandum of understanding with the Police to formalize this process. A similar process has been successfully implemented in other jurisdictions.

The Police have also contacted the other municipalities in York Region regarding this initiative. Markham is currently moving forward on this issue, while Aurora and Newmarket continue to consider implementation.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 23, CW Report No. 32 – Page 3

Regional Implications

The Regional Municipality of York Police Services Board will be required to enter into a Memorandum of Understanding with the City to govern the cost recovery process for services rendered by the Police in relation to the remediation and abatement of marijuana grow operations.

Conclusion

The Regional Municipality of York Police Services Board has requested that the City pass a by-law that would enable the Police to recover costs incurred by the Police in dismantling marijuana grow operations. The City has authority under the *Municipal Act* to pass such a by-law. This by-law would shift these remediation costs from the Vaughan taxpayer to the owner of the illegal marijuana grow operation, and may act as a further deterrent to the establishment of these illegal operations.

Attachments

None

Report prepared by:

Christopher G. Bendick
Solicitor

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 24, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

24

OVERNIGHT ON STREET PARKING PERMITS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 14, 2011:

Recommendation

The Director of Enforcement Services recommends:

1. That staff report back in the fall with costings for the various options.

Contribution to Sustainability

Not applicable.

Economic Impact

The economic impact is not yet known and would depend on which, if any, option is directed by Council.

Communications Plan

Staff will report back in fall.

Purpose

This report is to provide preliminary detail on potential options to facilitate the public obtaining overnight visitor parking permits.

Background - Analysis and Options

In 2002, the City of Vaughan began offering visitor parking permits for overnight parking. Five permits are available per month, per household, at a cost of \$5.00 each. These permits are only available by attending the Civic Centre Monday to Friday between 8:30am and 8:30pm. These permits generate approximately \$5000 per year.

On May 3, 2011, Council directed

“.....That appropriate staff be directed to research any and all means to make the delivery of occasional overnight on street parking permits user friendly; and that a report on this matter be returned to the Committee of The Whole before the end of June 2011.”

There are a number of options that could be considered.

1. Automated Phone-In Option

Permits may be made available by telephone, through a couple of methods.

An automated phone system could be developed with the necessary parameters, however, it would require additional upgrades to the existing ticketing hardware and software to track “real time” permits to prevent issuing tickets to a vehicle that had a permit.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 24, CW Report No. 32 – Page 2

2. On-Line Self-Serve Option

Technological solutions for selling parking permits using the internet exist and can be purchased or a solution may be able developed in-house. Such a solution might enable individuals to print permits from the internet and display them in their vehicle.

3. Bulk Pre-Purchase Manual Option

Similar to garbage tags, permits could be sold in advance to homeowners for use in the future. This option would use “scratch” style permits which would be valid if displayed in the vehicle on the date exposed.

Costs associated with these options require further investigation. I.T. is undertaking the search with respect to logistics and costing of implementation of the technological options.

It should be noted that parking permits impact on parking enforcement productivity.

Staff will undertake additional research including cost of technological solutions, and report back on potential costs.

Relationship to Vaughan Vision 2020/Strategic Plan

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

- Strategic Goal:
Service Excellence - Providing service excellence to the citizens of Vaughan.

Regional Implications

Not applicable.

Conclusion

There are several options available to enhance the overnight on street visitor parking program. More work is required to identify the financial impact involved. Staff will report back in the fall with financial impacts for further consideration.

Attachments

None

Report prepared by:

Tony Thompson, Director
Enforcement Services

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 25, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

25

**BAKER'S WOODS MANAGEMENT AGREEMENT
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services and the Director of Parks & Forestry Operations, dated June 14, 2011:

Recommendation

The Commissioner of Community Services and the Director of Parks & Forestry Operations, in consultation with the Director of Legal Services Department recommends:

1. That a bylaw be enacted authorizing the Mayor and the Clerk to execute an agreement between the Corporation of the City of Vaughan, the Regional Municipality of York (York Region) and the Toronto Region Conservation Authority (TRCA) for the management of the Baker's Woods.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1.9:

- Support outdoor recreation activities that engage citizens and visitors in our natural and green spaces as described in Vaughan' Active Together Master Plan.

Economic Impact

There is an added annual operating impact of \$8,000.00 to the 2012 budget.

Communications Plan

N/A

Purpose

The purpose of this report is to seek Council approval to execute an agreement between the Corporations of the City of Vaughan, York Region and TRCA for the management of Baker's Woods.

Background - Analysis and Options

Baker's Woods is a 31 hectare forest, located at the north-west corner of Bathurst Street and Highway 7 beside Sugarbush Heritage Park, shown on Attachment #1. It is one of the only remaining forests of its size in the City of Vaughan, and has been designated as an area of "Natural and Scientific Interest" by the Ministry of Natural Resources.

Baker's Woods is jointly owned by the City of Vaughan, York Region and the TRCA. Baker's Woods has been operated on an informal basis by an Operational Committee comprised of forestry staff from all parties. In order to ensure the effective management of the Baker's Woods woodlot, a formal agreement has been prepared. The operational responsibilities have been equally divided as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 25, CW Report No. 32 – Page 2

The City of Vaughan is responsible for the general communications with the public, preparing annual reports, organizing the management team meetings on site and regular maintenance such as; debris pick-up, tree inspections, fences repairs, and woodlot edge management.

The other partners share in the establishment of the management plan and operating work plan with consideration to the human impacts and changing environmental conditions. The TRCA and York Region monitor insects, disease and invasive plan species, as well as wildlife and bird populations. In addition, the TRCA and York Region oversee tree and shrub plantings, while the trail maintenance is shared by all three partners.

Until now, the City of Vaughan's costs have been limited to minor pick-up and grass cutting along the woodlot edge, as well as tree and site inspections. It is anticipated that the execution of the agreement will result in an increase of \$8,000.00 to the operating costs of Baker's Woods. This increase will be included in the Parks and Forestry Operations 2012 operating budget submission. Likewise, TRCA and York Region will also divide capital projects with the City of Vaughan being the treasurer of the funds. These capital funds were secured through 2010 and it is anticipated that capital works will be underway in the fourth quarter of 2011.

Relationship to Vaughan Vision 2020/Strategic Plan

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

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

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

Regional Implications

York Region is an active partner in the Baker's Woods Management Agreement.

Conclusion

The execution of the tri-party agreement is recommended to formally assign the duties and responsibilities for the management of Baker's Woods.

Attachments

1. Location Map

Report prepared by:

Marjie Fraser,
Director of Parks & Forestry Operations Department, Ext. 6137

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 26, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

26

EMERALD ASH BORER IMPACT IN THE CITY OF VAUGHAN

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 14, 2011:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Parks and Forestry Operations, recommends:

1. That this report be received for information, and;
2. That staff be directed to develop an Emerald Ash Borer (EAB) Communication Strategy in collaboration with the Regional Municipality of York (York Region) Technical Working Group.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 2, Objective 2.2.4:

- To ensure that policies in the City's new Official Plan protect all ecological features and functions as per current provincial and regional policies, and also include consideration for locally significant natural features and functions.

Economic Impact

There are no immediate budgetary impacts resulting from the adoption of this report. However, additional operating and capital funding will be required in future years and this will be requested through the 2012 budget process.

The replanting of trees will capture carbon from the atmosphere over time and positively contribute to the mitigation of climate change. This will provide an opportunity to generate VCS carbon credits.

Communications Plan

Once Council has adopted the recommendation, Parks & Forestry Operations Department will work with the Corporate Communications Department to inform residents about EAB. The information will be communicated with the use pamphlets as well as posters, which will provide maintenance tips and information on how to identify EAB.

The pamphlets will be distributed in 2012 to residents at community events such as Environmental Days and Public Works Day. Posters will be placed at all Vaughan Community Centers, Civic Centre and Joint Operations Centre. The posters and pamphlet will be made available on the City of Vaughan Website, under Parks and Forestry Operations and advertised through City Page On-Line.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 26, CW Report No. 32 – Page 2

Purpose

The purpose of this report is to present the Parks & Forestry Operations Department current management, monitoring and communication strategies as they relate to the current EAB activity.

Background - Analysis and Options

The EAB was first discovered in Windsor, Ontario in 2002 and has since spread across parts of Southern Ontario. The EAB, native to China, Japan, Korea, Russia and Taiwan, kills all species of Ash (*Fraxinus* spp.) and will have a significant impact on the decline of the Ash tree population in Vaughan Preliminary Urban Forest Effect Model (UFORE) Study results indicate that Vaughan's urban forest is approximately 8% Ash.

In comparison to Asian Long Horned Beetle ("ALHB"), EAB is a much smaller and faster spreading insect. Containment efforts by the Canadian Food Inspection Agency ("CFIA") in South-western Ontario were not successful. Removal of host trees which was done for the ALHB would not be effective, as the insect is transported further distances through the transportation of goods.

The first known EAB infestation in Vaughan occurred in the Highway 7 and Weston Rd area in Woodbridge and have since spread north into both public and private resident Ash trees. Currently, the Canadian Food and Inspection Agency has created a quarantine zone across all of York Region, Halton Region, Peel Region, Durham Region and the City of Toronto. This quarantine restricts the moving of ash wood and yard waste outside of designated infested areas in order to slow and monitor the spread of the EAB.

The City of Vaughan Parks and Forestry Operations Department has undertaken several steps to monitor and contain the EAB impact in Vaughan.

1. Parks and Forestry Operations is currently undertaking a tree inventory of all Ash trees found within City of Vaughan's boulevards, parks and open spaces. Once completed, the updated tree inventory will provide the numbers and location of publicly owned Ash trees with the exception of woodlot trees. This information will be used to quantify the impact and estimate the economic cost.
2. Parks and Forestry Operations Department has implemented several maintenance strategies to slow or prevent the spread of EAB. Infested Ash trees located along boulevards or inside a park that represent a threat have been removed and pending budget approval, will be replaced with a species other than Ash. Woodlots are designated naturalized areas and Ash trees located within woodlots will be removed and not replaced. If the tree poses a hazard to a trail or neighbouring property it will be topped and the wood will remain within the woodlot.
3. Parks and Forestry Operations Department is anticipating an increased volume of wood fiber resulting from the removal of the Ash trees. The Department is coordinating its efforts with the Region to develop strategies for increasing the processing and utilization for this added material, recognizing the travel restrictions instituted by the Canadian Food Inspection Agency
4. The Parks and Forestry Operations Department has not planted any Ash trees through its annual replacement tree planting program for the past 7 years. Additionally, subdivision developers have been asked to remove any Ash trees from landscape plans that have yet to be planted in unassumed subdivisions. Each of these practices will remain in place for the foreseeable future as it is unlikely the EAB will be eradicated and the insects will continue to infest and kill all Ash trees of any size.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 26, CW Report No. 32 – Page 3

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

The City of Vaughan Emerald Ash Borer Information update is consistent with the report approved by York Region council.

Conclusion

The Parks and Forestry Department will continue to work with the York Region EAB Technical Working Group. Through this collaboration, the latest science and best practices will be shared amongst municipalities as well as consistent monitoring and communication efforts.

Attachments

No Attachments

Report Prepared By

Marjie Fraser, Director, Parks and Forestry Operations, Ext 6137
Jeffrey Silcox-Childs, Manager, Parks Services, Ext 6140

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 27, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

27 INTERNATIONAL BUSINESS DEVELOPMENT, YIWU, CHINA – UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Economic Development, dated June 14, 2011:

Recommendation

The Director of Economic Development in consultation with the Mayor, Ward 4 Councillor and the City Manager, recommend that:

1. This report be received;

Contribution to Sustainability

Green Directions Vaughan embraces a *Sustainability First* principle and states that sustainability means we make decisions and take actions that ensure a healthy environment, vibrant communities and economic vitality for current and future generations. Under this definition, activities related to attracting and retaining business investments and consistent with the Economic Development Strategy contributes to the economic vitality of the City.

Economic Impact

All costs associated with this report were budgeted in the Economic Development Department's 2011 budget. The estimated cost per person was \$3,500, the final cost per person was \$3,300.

Communications Plan

Formal communications and one-on-one meetings will continue with the Vaughan Chamber of Commerce, the Vaughan Chinese Business Association, the Confederation of Greater Toronto Chinese Business Association and the Chinese Consulate General in Toronto. These communications will continue to emphasize Vaughan's international business development strategy and desire to open new markets for Vaughan companies. Also, the Canadian Import Centre (Canada Mart) will be highlighted in upcoming Economic Development communications such as the Business Link and the monthly Business E-Link.

Purpose

The office of the Mayor received an official letter of invitation to lead a delegation from the City of Vaughan to Yiwu, China to attend the 2011 Cultural Products Fair, April 20-23 and to participate in the Grand Opening of the Canadian Import Centre.

This report provides Council with an overview of trip lead by Mayor, Maurizio Bevilacqua, Ward 4 Councillor, Sandra Yeung Racco, City Manager, Clayton D. Harris, and the Director of Economic Development, Tim Simmonds to Shanghai, Changning District and Yiwu, China.

Background – Analysis and Options

The recently adopted 10-Year Economic Development Strategy entitled "Building A Gateway To Tomorrow's Economy" clearly emphasizes that Vaughan's international business development (IBD) must bring economic benefits to Vaughan's businesses and residents. The strategy identifies six communities that the City should pursue as international economic partners, one of which is Yiwu, China.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 27, CW Report No. 32 – Page 2

The guiding objectives for Vaughan's international business development strategy are:

1. To support local economic development by providing local businesses with an additional tool to access new markets, achieve growth, and retain their competitive edge
2. To support local economic development by pursuing foreign investment attraction
3. To create or leverage opportunities arising from multicultural or ethnic partnerships
4. To enhance Vaughan's global image

Objectives of this Initiative

As outlined in the Report titled *Travel – International Business Development, Yiwu, China - April 17-23, 2011 Committee of the Whole March 22*, the Economic Development department had the following objectives for this business development trip to Yiwu:

- Begin assessing Foreign Direct Investment opportunities through the City's economic ties to Shanghai, Changning District.
- Participate in the Official opening of Canada Mart (Canadian Import Centre)
- Create a better understanding of the City of Yiwu with an emphasis on the distribution and warehousing services, transportation logistics and customs clearance in relation to importing Canadian products

These objectives all work in concert with the above mentioned guiding objectives of the Economic Development Strategy.

Shanghai – April 18 & 19

The delegation departed Toronto at 1:30 p.m. on Sunday, April 17 and arrived in Shanghai at 3:30 p.m. on Monday, April 18. (Attachment A – Official Itinerary)

Local York Region businessman and office developer, Mr. Tommy Gong, who had previously introduced Vaughan to the Changning District of Shanghai was instrumental in assisting staff with business meetings, accommodations and in-country travel. Through his efforts, the Vaughan delegation was able to use its time efficiently while maintaining a tight schedule.

On the day of our arrival, April 18, after a 15-hour direct flight, the delegation attended a dinner with Mr. Philip Wong, Consul (Economic Affairs - Ontario), Consulate General of Canada. Mr. Wong commenced duties as head of the Ontario International Marketing Centre in Shanghai in January 2007 and has created a vast business network. He has been promoting the export of Ontario's goods and services to China, as well as facilitating two-way investment, for almost two decades. Mr. Wong had also received an invitation to the Cultural Trade Fair in Yiwu and made arrangements to remain with our delegation while in Shanghai and Yiwu.

On day two, April 19, the delegation departed Shanghai at 2 p.m. via high-speed train for Yiwu in and was greeted by Yiwu Officials for an informal welcome dinner. Prior to leaving Shanghai, the delegation had the opportunity to visit the Shanghai Business Mart and was hosted to an official lunch reception by the Changning District Mayor, Li Yaoxi and Municipal Officials Li Ronghua, Director of Changning Government Office/Director of Changning Foreign Affairs Office; Gong Ming, Director of Changning Economy Commission; Jin Weifeng, Deputy Director of Changning Government Office; Ms. Fang Jinyan, Deputy Director of Changning Foreign Affairs Office. Local Business Representatives included Mr. Gong Weibing, Mr. Wang Yong and Ms. Vacey Dai.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 27, CW Report No. 32 – Page 3

Shanghai Business Mart

The Shanghai Business Mart is in the Hongqiao area of Shanghai, a major international business and trade district. The newly-developed Hongqiao Transit Hub, a 15-minute drive from the Centre, will soon be operational and connect Shanghai's two international airports. This hub will also be an interchange for all major transport lines connecting the key cities in the Delta region, all within a two hour travel distance from Shanghai through highways and inter-city fast speed trains.

The Shanghai Business Mart is an established international trade and exhibition centre featuring permanent showrooms, trade offices, and information resources that provide both international and domestic business first class facilities and services. Every year, it holds more than one hundred trade shows and exhibitions, attracting millions of local business people from both Shanghai and the Yangtze River Delta region.

The Shanghai Business Mart provides three business functions:

- The Mart - China's first and Asia's largest permanent international trade mart with over 2,000 permanent showrooms of total floor space of more than 200,000 square meters(2.1 million sq.ft.)
- The Expo - One of the five major exhibition centres in Shanghai, which provides a state-of-the art exhibition space and multi-function convention facilities. Hundreds of international and domestic exhibitions and conferences are held here every year.
- The Offices - First-class office buildings provide high-quality and modern office space for international business operation and global procurement.

A number of countries have set up their centres at the Shanghai Business Mart, including the Japanese Culture Centre, the Chile Centre, the Sri Lanka Centre, and the All India Industrial Association.

Canada Chinese Business Council

During the tour at the Shanghai Business Mart the delegation was introduced to the Shanghai office of the Canada Chinese Business Council (CCBC). The Centre is situated in the central lobby area on the 10th floor of the Mart, a floor dedicated to international trade and business. While there, Mr. Tony Gostling, Director of Membership and Outreach, and Mr. Daniel Ding, Deputy Director, Shanghai Office, gave the delegation an overview of the Centre's mission and objectives. During the overview, a key aspect of the CCBC office that was highlighted was the Centre's "virtual" office/desk for a Canadian company that is in the early phase or investigative stage of entering the Chinese market. The virtual desk/office affords Canadian businesses with the opportunity to establish a base to conduct meetings, make use of the CCBC physical address to receive mail, internet connection and other complimentary professional support services. Staff at the CCBC will also use their network to assist the company with scheduling one-on-one introductions and meetings with government officials and Chinese firms engaged in the targeted business sector. The virtual office is very strategic and allows the Canadian business the opportunity to thoroughly research and analyze the business opportunity(s) prior to a substantial commitment of time and financial resources.

In addition, CCBC will also assist a Canadian municipality wishing to lead a delegation to China with arranging in-country meetings, travel, accommodations and any other relevant details related to the incoming municipality's business mission. As noted on the CCBC's website – www.ccbc.com.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 27, CW Report No. 32 – Page 4

The Canada China Business Council (CCBC) is the country's Canada-China bilateral trade and investment facilitator, catalyst and advocate, bringing more than three decades of experience and business relationship building to its members. A private, not-for-profit business association, CCBC is dedicated to building its members' business success in China and Canada by offering unmatched business service and support. From direct operational support in China to trade and investment advocacy on its members' behalf, CCBC is a vital resource in enhancing Canada-China bilateral trade and investment and in building prosperity for Canadians through enhanced Sino-Canadian business.

The Canada China Business Council was founded in 1978. With more than 300 member companies, its members range from the largest and best-known Canadian and Chinese firms to leading innovators and SME entrepreneurs in both countries. Members are competing in a diversity of sectors including financial services, legal services, information and communications technology, education, manufacturing, construction, transportation, mining and energy.

With this network of offices, the CCBC is well placed to gather market intelligence and information and to connect its members to opportunities in China's emerging regions. The CCBC also operates a CCBC Chapter in Beijing and is allied with the Canadian Chamber of Commerce in Shanghai, offering a range of events and broad networking opportunities at the local level.

With this information, staff in the Economic Development Office will begin to become more actively involved with the CCBC.

At the official lunch reception hosted by the Municipal Leadership of Changning District, conversations focused on Changning's strengths in office development, medical technologies, information and digital media industries, all of which dovetail closely with Vaughan's future employment sectors. The staff of the Economic Development offices in Changning also informed the delegation that the relationship it was building with Vaughan was important to the District as they work to assess and build a dedicated Canadian Import Centre in the Shanghai Business Mart.

Yiwu

The delegation arrived in Yiwu late in the afternoon of April 19 and was greeted at the Yiwu train station by Mr Chen Xubing "Tim", Chief of Canadian and Caribbean Affairs and Mr. Edison Luo, President Zhejiang Winners Trading Ltd.. That evening the delegation was hosted to an informal dinner reception to discuss and formalize the itinerary for our time in Yiwu.

2011 Yiwu Cultural Products Trade Fair

The delegation departed the hotel early via motor coach on April 20, to attend the Official opening of the 2011 Yiwu Cultural Products Trade Fair at the Yiwu Commodities International Market. The Cultural Products Trade Fair was the backdrop for the opening of the Canadian Import Centre and the recently completed International Market is the permanent home of the Canadian Import Centre.

According to the most recent statistics published by the executive office of the Yiwu Cultural Products Fair, approximately 81,000 buyers from 116 countries and regions participated in the Fair this year, including 5,252 overseas buyers.

Foreign government guests from more than 30 countries were in attendance at the Opening of the Cultural Products Fair. It should be noted that Vaughan was the only municipality in Canada to be invited to participate in the opening ceremonies by the Yiwu Municipal government. (Attachment B – Photo Gallery)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 27, CW Report No. 32 – Page 5

Immediately following the opening ceremony, Vice Chair, Mr. Dong You Qun and Yiwu Municipal Officials personally toured the delegation through a portion of the trade booths that were set-up. (Attachment B – Photo Gallery) On a number of occasions, as the group toured, Vaughan Mayor, Maurizio Bevilacqua was interviewed by local news outlets. These impromptu interviews gave the City added media exposure.

Commodities Market

Yiwu is famous in China as a commodities center. Developed and managed by Zhejiang China Commodities City Group Co., Ltd., Yiwu's China Small-Commodity Market has for six consecutive years topped China's Top 100 open markets. The International Commodities Trade Centre now encompasses more than 43-million square feet of commercial space dedicated to exported small goods and commodities; and attracts more than 200,000 incoming business people daily, in addition to the 13,000 overseas or expatriates living there.

Yiwu has just completed an Imported Goods Centre. The Imported Goods Centre, covers an area of more than 530,000-square feet, and is expected to attract 27,000 different types of commodities from more than 52 countries. A number of countries currently have permanent booth space developed in the Imported Goods Centre.

Official Opening of Canada Mart (Canadian Import Centre)

In preparation of the opening of the Canadian Import Centre, staff in the Economic Development Department had been working with municipal officials from Yiwu and Yiwu business people, Ms. Helen Dong and Mr. Edison Luo for the past 10 months to source potential products from Vaughan companies wanting to export into the Chinese market. As previously identified, staff were able to assist one Vaughan company with exporting their product to the newly established Canada Mart.

The newly established import centre has been officially named "Canada Mart" and is located in the newly constructed area of the Export Commodities Market and is being managed by Zhejiang Winners Trading Ltd. The retail location is approximately 500 square meters (5,500 sq. ft) in size and is ideally located on a corner location on the main floor.

The grand opening celebration was officiated by Mr. Edison Luo and in attendance was the Vice General Manager, Zhejiang China Commodities City Group Company Ltd., Ding Yun Feng, Vice Chair, Gong You Qun, Yiwu Chief of Canadian and Caribbean Affairs and other Yiwu Municipal staff, and local buyers. The Centre will focus on consumer goods such as food and beverages, apparel, fashion related accessories and footwear.

Distribution and Warehousing Services, Transportation and Logistics – Yiwu

In addition to wholesale trade, Yiwu is fully integrated to provide distribution and warehousing services, transportation logistics and customs clearance. As a result, more than 1,000 shipping containers leave Yiwu everyday for destinations around the world. Logistics is vital to making Yiwu the distribution center of small commodities. The Yiwu Municipal Government has a permanent logistics office that oversees the overall development of logistics in Yiwu.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 27, CW Report No. 32 – Page 6

On the delegation's last day in Yiwu prior to the return to Shanghai, Staff were introduced to Jianming Wang, Chief, Yiwu Leading Group Office of Modern Logistics Development; "Lily", Yangxiang International Logistics Company; Ellina, President, Kai Leading Trade Service Import and Export Corporation, "King", General Manager and Vice Chairman, Yiwu Kingland International Transportation Company and Yiwu International Association for Freight Forwarders and Storage. Through these discussions, staff learned about various aspects of the logistics industry - both from a municipal perspective and a logistics end-user perspective. The industry representatives both confirmed that the major port of entry that was used for Canada was Delta Port in Vancouver. This fact substantiated the work developed in the Economic Development Strategy. The discussions focused on how Vaughan is positioned to better serve the Chinese market and allow easier access into the Greater Toronto Area and Northeast United States. Through the discussions staff also learned that there was an opportunity to work with Lily and King as they indicated that they were researching how to manage the cargo process from a door-to-door perspective and a logistics centre in Vaughan could be a viable option. An invitation was extended to both of the logistics firms to visit Vaughan to continue these conversations. Also of note was that Kai Leading Trade Service has an office in Vancouver and has offered their assistance to staff in generating new business.

Relationship to Vaughan Vision 2020

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

Regional Implications

Not applicable

Conclusion

Establishing a gateway to export Vaughan products to China, builds on the "Edge City" and gateway concepts articulated in the Economic Development Strategy. Goal One recognizes that geo-political borders are inconsequential to business and flows, especially in a globalized economy, and establishing connections to international trade flows position Vaughan as an excellent gateway to the Greater Toronto Area and the economic region.

The wide scope of the Economic Development Strategy with regard to new international business development is being approached as a multi-phase program of activity and will require City Staff and Council to have much greater reliance on external agencies such as international chambers and business aggregators; consulates; and, federal and provincial economic development agencies. The process of fostering trust and communication in order to achieve economic and social benefits requires regular reciprocal visits and/or local representation or agents in the partner market.

It also means continual knowledge development on and anticipation of global trends, because if anything is true of our globalizing economy, it's that change is the only constant. Economic developers and communities who do not seek to understand how new policies, technologies, trends or news constantly reshape their work – and respond accordingly – will find themselves at a disadvantage to those who do.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 27, CW Report No. 32 – Page 7

Staff in the Economic Development Department will continue to work with the City of Yiwu, China and market the Canadian Import Centre to Vaughan and York Region businesses. In addition, staff have begun a number of initiatives that work in concert with the International Business Development actions in the Economic Development Strategy such as;

- Working with Zhejiang Winners Trading Ltd. to host an import event in Vaughan to meet Vaughan companies interested in exporting through CanadaMart.
- Taking an active role in the Canada Chinese Business Council
- Initiating a Going Global series of Export Workshops for Vaughan businesses through the Vaughan Business Enterprise Centre (Attachment C - Going Global Import/Export Conference Memo)
- Opening a dialogue with Deltaport. Deltaport is Port Metro Vancouver's largest container terminal, located at Roberts Bank. TSI operates Deltaport under a long-term lease agreement with the Vancouver Fraser Port Authority. TSI Terminal Systems Inc. is the largest container terminal in Canada, handling approximately 70% of the containerized cargo that moves through Port Metro Vancouver.
- Establishing stronger relationships with Canadian Pacific Intermodal facilities and Canadian National Marshalling Yards
- Making connections with the Federal government's initiative titled *Asia Pacific Gateway* and the Provincial government's *Ontario/Quebec Continental Gateway* to better understand future opportunity and policy framework as it relates to the movement of goods.

Attachments

Attachment A – Official Itinerary
Attachment B – Photo Gallery
Attachment C – Going Global Import/Export Conference Memo
Attachment D – Marketing Materials
Attachment E – News Clippings

Report prepared by:

Tim Simmonds, Director of Economic Development

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 28, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

28

STOP SIGN AT CALABRIA CRT/CASTLEPOINT DR. WARD 2

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Carella, dated June 14, 2011:

Member's Resolution

Submitted by: Councillor Tony Carella

Whereas, twenty-four residents in the vicinity of the intersection of Castlepoint Drive and Calabria Court have petitioned for a stop sign on Castlepoint Drive at this intersection; and

Whereas, observations by third parties have confirmed that motorists travelling in either direction along this section of Castlepoint Drive --- being a straightway from the easterly curved portion of the street to Sicilia Street --- do appear to drive at speeds in excess of the legal limit; and

Whereas, it appears that the number of families with young children living in the area is above average;

It is therefore recommended that appropriate staff be directed to post arterial stop signs at the intersection of Castlepoint Drive and Calabria Court at the earliest opportunity.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 29, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

29

VAUGHAN CYCLING FORUM

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 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends that this report regarding the proposed Vaughan Cycling Forum be received for information purposes.

Contribution to Sustainability

A Vaughan Cycling Forum is being organized to facilitate discussions with cycling enthusiasts on cycling matters and the initiatives set out in the approved City Pedestrian and Bicycle Master Plan (PBMP). Increased cycling in the City will reduce automobile dependency, traffic congestion and transportation related greenhouse gas emissions. As such, the establishment of this Cycling Forum and the implementation of the PBMP supports many of the goals and objectives of Green Directions Vaughan, in particular Objectives 3.1 and 3.3:

Objective 3.1 *To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation*

Objective 3.3 *Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit*

Economic Impact

The nominal cost associated with organizing and facilitating the Vaughan Cycling Forums (VCF) can be accommodated within the current Operating Budget of the Development & Transportation Engineering Department.

Communications Plan

Staff will use various means of identifying and communicating with individuals in the cycling community that would be interested in attending and participating in a cycling forum. This may include placing advertisements in local newspapers, bike shops and on the City's website.

Purpose

The purpose of this report is to inform Council of staff's plan to organize and facilitate regular Vaughan Cycling Forums with cycling enthusiasts living in the City.

Background - Analysis and Options

On April 2, 2007, Council approved in principle the City's PBMP, which was prepared by Marshall Macklin Monaghan. Subsequently, Council at its meeting on May 7, 2007 directed staff to develop a work program for the implementation of various components of the approved PBMP and undertake the associated work.

The approved PBMP also sets out the following objective related to the establishment of a cycling advisory group:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 29, CW Report No. 32 – Page 2

Objective 6C: Develop walking and cycling advocacy, advisory and information groups and programs

Strategy: Create a pedestrian and cycling advisory committee to provide input to City staff and Council on pedestrian and cycling initiatives to be undertaken by the City

Cycling advisory groups are common across Canada and are a useful means of bringing local cyclists together to discuss cycling policies, programs and facilities. In 2010, City staff met with a resident of Vaughan that is an avid cyclist. His input was very helpful to staff during the process of selecting the phasing of the bicycle routes in the Maple Community. Accordingly, staff believes that regular roundtable discussions with cycling groups would be extremely beneficial to the implementation of the PBMP and would encourage more cycling in Vaughan.

A Vaughan Cycling Forum would play an important role in the ongoing implementation and review of the PBMP, and provide an opportunity to discuss the following matters:

1. Cycling issues, policies, programs and other matters;
2. Design and development of cycling facilities, including standards, operations and maintenance; and
3. Priorities for the delivery of cycling facilities in Vaughan

The VCF will be open to citizens of Vaughan with an interest in cycling. Forums will be held at least once a year. Ideally, the VCF will have representation from all parts of the City. Development & Transportation Engineering Department staff will arrange and facilitate the Forum. Other City staff and members of Council will be notified of the Forum. Meeting notes will be posted on the City's new cycling website, which is currently under development. It is anticipated that the first meeting of the VCF will be held in early Fall 2011.

Pedestrian and Bicycle Master Plan Implementation Update Brief

Since the PBMP implementation update was presented to the Committee of the Whole on February 2, 2010, the following initiatives have been undertaken:

- Active transportation has been supported in the City's newly adopted Official Plan;
- The City's Draft Transportation Master Plan updated the PBMP Bicycle Network to account for the growth areas identified in the new Official Plan;
- The City secured York Region Pedestrian and Cycling Municipal Partnership Program funding in 2010-11, and submitted another application in June 2011;
- Approximately 45km of bike route signage has been established on the local road network;
- A new multi-use boulevard pathway has been constructed on south side of Teston Road between Jane Street and Keele Street; and
- The City is actively participating on the Region's Inter-Municipal Working Group on Pedestrian and Cycling Implementation.

The implementation of the approved on and off-road components of the PBMP will continue throughout the summer months. Staff will bring forward to Council the annual status update report on the implementation of the PBMP in late Fall 2011.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 29, CW Report No. 32 – Page 3

In addition to the above, the Development & Transportation Engineering Department staff is participating as a member of the technical committee that has been formed to provide support for the development of a new Ontario Traffic Manual Book 18 – Bicycle Facilities. This committee consists of representatives from the Ministry of Transportation of Ontario and participating municipalities/regions in Ontario, and has been established to guide the appointed consultant throughout the project. Book 18 will contain information on legal requirements, standards, best practices, procedures, guidelines and recommendations for bicycle facilities. It is anticipated that the initial draft manual will be published in early 2012. The City is also providing financial support for the development of Book 18.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of Vaughan Vision 2020, this report relates to the following Strategic Initiatives:

- Pursue Excellence in Service Delivery
- Enhance and Ensure Community Safety, Health and Wellness
- Plan and Manage Growth & Economic Vitality

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

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

Regional Implications

The Region of York will be invited to participate in Vaughan Cycling Forum.

Conclusion

Conducting roundtable discussions with cycling enthusiasts in Vaughan will ensure that the Pedestrian and Bicycle Master Plan is implemented with input from key stakeholders.

Attachments

N/A

Report prepared by:

Geoffrey Haines, Transportation Specialist - Ext. 8026
Selma Hubjer, Transportation Engineer - Ext. 8674

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 30, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

30

SMOKING IN OUTDOOR PUBLIC SPACES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal & Administrative Services & City Solicitor, dated June 14, 2011:

Recommendation

The Commissioner of Legal & Administrative Services & City Solicitor, in consultation with the Director of Recreation and Culture, Director of Building and Facilities, and Director of Enforcement Services, recommends:

1. That a by-law be brought forward in fall 2011 to establish a minimum nine (9) metre smoke free area outside of entrances and openings (windows) of all municipally-owned buildings and/or restricting smoking to designated areas outside of such buildings.
2. That staff obtain input at the September 2011 Sports Congress with respect to prohibiting smoking at or near wading pools, splash pads, sports fields (including soccer, baseball, etc.) playground areas, tennis and basketball courts and report back to a Committee of the Whole (Working Session) in the fall.
3. That the City Clerk circulate this report to Regional Council.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

No impact to the 2011 Operating Budget. Should additional resources will be required for signage, this will be identified in the 2012 budget.

Communications Plan

Once approved, signage indicating the by-law would be installed outside the main entrances of all municipally owned buildings and appropriate locations at municipally owned parks. Information regarding the by-law would be posted on the City website. Educational information would be developed for residents and forwarded to user groups to inform their membership.

Purpose

The purpose of this report is to provide information regarding the establishment of an increased area outside municipal buildings and to obtain input from the Sports Congress on restricting smoking at outdoor recreational areas.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 30, CW Report No. 32 – Page 2

Background - Analysis and Options

On February 17, 2011 Regional Council approved Report No. 2 of the Regional Community and Health Services Committee Meeting held on February 9, 2011 requesting local municipalities review and make consideration for smoke-free by-law implementation in outdoor recreational spaces. In addition, concerns have been received from residents upset by smoking at the entrances to community centres.

In October 2010, the Tobacco Strategy Advisory Group, established by the Ministry of Health Promotion and Sport to inform the Ontario government's direction in tobacco control, released its report to the Province. Recommendations of the Tobacco Strategy Advisory Group represent the consensus of all the leading tobacco control organizations in Ontario and focus on steps that are practical and achievable over time. One of the report's recommendations is to eliminate the smoking of tobacco products in priority settings, including: playgrounds, unenclosed restaurant and bar patios, doorways and entrances, operable windows and air intakes. The provincial government, however, indicated that it would not currently move forward with any further bans relating to the Smoke-Free Ontario Act.

Smoking is prohibited in all enclosed workplaces and enclosed public places across Ontario as of May 31, 2006 under the Smoke-Free Ontario Act (SFOA). As the dangers of secondhand smoke become better known, interest in expanding smoking restrictions to other types of outdoor public places is increasing. The harms associated with secondhand smoke have been demonstrated in many studies and the Surgeon General has reported that no level of exposure is safe in indoor environments (Surgeon General, 2007). There is now increasing evidence of the harmful effects of secondhand smoke in outdoor environments resulting in a need for more comprehensive smoke-free legislation to protect people from exposure (Klepeis, 2007; WHO, 2009). Outdoor smoke-free policies are being implemented not only to prevent drift into indoor areas but also to protect nearby individuals in outdoor environments. In addition, these by-laws promote positive role modeling, prevent cigarette litter, prevent fires started by cigarette butts and promote smoking cessation (Kennedy 2010; WHO, 2009; Shields, 2007). For all of these reasons, outdoor smoke-free by-laws are important for communities looking to expand their current smoke-free legislation.

Many communities are moving towards more comprehensive restrictions that cover outdoor environments. Many regions have elected to not include active enforcement in these ordinances resulting in concerns about their effectiveness. Currently there is a limited amount of research on compliance with outdoor smoking restrictions and enforcement issues associated with these by-laws. A study conducted in Woodstock, Ontario, which enacted a comprehensive outdoor smoking by-law in 2008, which banned or restricted smoking in parks, recreational fields, around transit stops, doorways and downtown patios had the following findings:

- Enforcement has not been an issue;
- In the first year of the by-law, there have been no tickets issued in parks or recreation fields – some warnings were given by enforcement officers in these environments;
- Approximately 50 tickets have been issued in the first year, mostly on private properties where owners sought to be listed in the by-law;
- There was no increase in staff time required to enforce this by-law.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 30, CW Report No. 32 – Page 3

In 1996, Vaughan Council enacted the "Smoking By-law" (by-law 10-96) to address smoking in enclosed spaces. In 2006, the establishment of the SFOA effectively superseded and replaced By-law 10-96. Although the act does not specifically pertain to outdoor spaces, a 3 metre smoke-free buffer zone was designated by the Corporation around municipally owned Community Centres and City Hall to identify a smoke-free buffer zone. Non-smoking signs were installed at main entrances along with a painted white line marking the buffer zone. In late 2010, in response to resident concerns, the 3 metre smoke free buffer zone was extended 9 metres at community centres. Despite these attempts to curtail smoking behaviour, problems and complaints have persisted at several community centres. Smoking often persists at the 9 metre zone still forcing residents to be inconvenienced by smoke. The Vellore Village Community Centre and Rosemount Community Centre have unique problems associated with being a joint complex with a school attached. As the SFAO prohibits smoking on school property, students seek out community centre property on which to smoke. Despite the best efforts from staff, youth consistently smoke, loiter, and engage in behaviour upsetting to residents.

In an Ontario scan of by-laws/ordinances, legislation and policies in support of tobacco-free sports and recreation, over 40 municipalities, with varying degrees, have outdoor smoking bans that are more comprehensive than the SFAO.

Options for enhancement of the SFOA have been divided into two (2) categories in order to allow consideration of the context of specific municipal comparatives. The categories are divided as follows:

1. Municipally Owned Buildings and Adjacent Property
2. Wading pools, splash pads, sports fields (including soccer, baseball and other) playground areas, tennis and basketball courts.

Municipally Owned Buildings and Adjacent Property

The Smoke-Free Ontario Act prohibits smoking within 9 metres of any entrance or exit of a public or private hospital, a psychiatric facility, a nursing home, an approved home or charitable home for the aged, or an independent health facility. The SFAO does not pertain to municipally or privately owned buildings. Numerous municipalities have enacted by-laws and legislation which create a defined buffer zone around entrances and exits of municipal buildings, prohibit smoking on municipally owned property, or permit smoking only at designated areas. A complete scan of by-laws can be found in Attachment 1.

Staff is recommending that smoking be prohibited on the property of all municipally owned buildings except in a designated smoking zone, placed a minimum 9 meters away from entrances and openings (windows) of the building perimeter. It has become evident that even when a buffer zone is established, the non-smoking community still experience discomfort and inconveniences directly outside the buffer zone. Staff believe a minimum threshold of 9 metres for the designated smoking area is both consistent with other areas within the SFOA and a reasonable baseline distance from the building perimeter, and that designating smoking areas will better protect the non-smoking public as they enter and exit buildings.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 30, CW Report No. 32 – Page 4

Wading Pools, Splash Pads, Sports Fields, Playground Areas, Tennis and Basketball Courts

The SFOA prohibits smoking on elementary and secondary school grounds and in the reserved seating areas of sport arenas or entertainment venues, including outdoor venues. Numerous municipalities have enacted by-laws and legislation that go further than the SFOA by prohibiting smoking outdoors at playgrounds, parks, wading pools, splash pads, swimming pools, sports and recreational fields and facilities, festivals, concerts, parades, markets, zoos, golf courses, etc. (See Attachment 1).

Staff believe that a by-law prohibiting smoking within 9 metres of wading pools, splash pads, sports fields (including soccer, baseball and other) playground areas, tennis and basketball courts may be consistent with municipal comparators and consistent with the values of Vaughan residents. However, staff recommend the Sports Congress in the fall of 2011 be consulted with, as they represent the bulk of the organizations whose members will be impacted. Staff would report back to a Committee of the Whole (Working Session) in the fall.

Relationship to Vaughan Vision 2020/Strategic Plan

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

- STRATEGIC GOAL:
Service Excellence – Providing service excellence to citizens
- STRATEGIC OBJECTIVES:
Enhance and Ensure Community Safety, Health and Wellness.

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

Regional Implications

Regional council has requested local Councils report on their position regarding smoke-free by-law implementation in outdoor recreational spaces.

Conclusion

Emerging evidence has led experts to agree that making outdoor recreational spaces smoke-free is an important part of a comprehensive approach to tobacco control. The recommendations in this report are designed to both take a comprehensive approach to tobacco control and recommend by-laws which respond to the specific needs of Vaughan residents. Experiences in other jurisdictions indicate that the smoke-free by-laws are effective and general supported by the community. Enacting a by-law that introduces a nine (9) metre buffer zone with designated smoking areas in outdoor spaces is consistent with the SFOA and follows examples previously implemented by other municipalities.

Attachments

1. Scan of by-laws in support of tobacco-free playgrounds, parks, recreational facilities and outdoor events in Ontario.

Report Prepared By

Adam Mobbs, Recreation Services Supervisor, ext. 7307
Paul Compton, Recreation Manager, ext. 8358

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 30, CW Report No. 32 – Page 5

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 31, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

31 FENCE HEIGHT EXEMPTION - 40 ROCMARY PLACE - WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 14, 2011:

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 40 Rocmary Place be approved.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, no objections were 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 40 Rocmary Place has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The By-law permits a fence height of 4 feet in front yards. The Applicant has requested an exemption for an existing front yard fence ranging in height from 5' to 8'.

The existing fence plans show the fence to be constructed of masonry columns ranging in height from 6'-7', with fencing in between constructed of wrought iron 5' in height and two driveway gates 7' high.

Enforcement Services staff inspected the Applicant's property and also reviewed other properties within the 60 metre radius. There are 4 other fences of similar height and design in the immediate area located at 20, 35, 60 and near 100 Rocmary Place (photos attached).

There are no site plan requirements for front yard fencing for this location.

The fence height would not appear to pose a sight line issue.

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

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

Relationship to Vaughan Vision 2020

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 31, CW Report No. 32 – Page 2

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 supports a fence height exemption for this location at its current height.

Attachments

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

Report prepared by:

Victoria Amato
Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 32, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

32 FENCE HEIGHT EXEMPTION - 312 GRAND VELLORE CRESCENT - WARD 3

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 14, 2011:

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 312 Grand Vellore Crescent be approved.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, no objections were 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 312 Grand Vellore Crescent has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The By-law permits a fence height of 4 feet in front yards. The Applicant has requested an exemption for an existing front yard fence ranging in height from 2 feet seven inches to 5 feet nine inches.

The fence consists of four pillars and three wall sections, all located on the west side of the driveway and there is a free standing pillar on the east side of the driveway.

The pillars on the west side of the driveway range in height from 5 feet 2 inches to 5 feet 9 inches. The sections of wall range in height from 2 feet 7 inches to 4 feet 5 inches. The pillar on the east side of the driveway measures 5 feet 7 inches.

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 and design in the immediate area.

This fence height violation was brought to the attention of the Enforcement Services Department as a result of a complaint. However, the complainant did not provide/submit a letter of objection to this exemption request.

There are no site plan requirements for front yard fencing for this location.

The fence height would not appear to pose a sight line issue.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 32, CW Report No. 32 – Page 2

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

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

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 supports a fence height exemption for this location at its current height.

Attachments

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

Report prepared by:

Victoria Amato
Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 33, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

33 FENCE HEIGHT EXEMPTION - 35 BRODA DRIVE - WARD 2

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Enforcement Services, dated June 14, 2011, be approved; and**
- 2) That the deputation of Mr. Ben Paniccia, 35 Broda Drive, Vaughan, L4L 1A7, be received.**

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 35 Broda Drive be approved.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, no objections were 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 35 Broda Drive 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 wooden fence in the interior side and rear yards.

The By-law permits a fence height of 6 feet in rear yards. The Applicant has requested an exemption to permit a rear yard fence ranging in height from 5' 6 ½ " to 8' 3".

This fence height violation was brought to the attention of the Enforcement Services Department as a result of a complaint. 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 and design in the immediate area.

There are no site plan requirements for a rear yard fence for this location.

The fence height does not pose a sight line issue for neighbouring properties.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 33, CW Report No. 32 – Page 2

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 supports a fence height exemption for this location at it's current height.

Attachments

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

Report prepared by:

Victoria Amato
Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 34, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

34 CONTRACT AWARD – RFP11-192 – VENDING EQUIPMENT AND CONCESSION SERVICES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 14, 2011:

Recommendation

The Commissioner of Community Services, in consultation with the Directors of Recreation and Culture and the Purchasing Services Department, recommends:

- 1) That Contract RFP11-192, Vending Equipment and Concession Services, Part A, for the provision of vending equipment and services at City recreation facilities be awarded to Imperial Vending Inc. in the total amount of \$316,250 for a three-year term effective September 1, 2011, with the option to renew on an annual basis for up to two one-year terms, at the discretion of the City; and
- 2) That Contract RFP11-192, Vending Equipment and Concession Services, Parts B and C, for the lease of space for concession operations and seasonal mobile concession operations at City recreation facilities be awarded to Ontario Concessions II in the total amount of \$162,349 for a three-year term effective September 1, 2011, with the option to renew on an annual basis for up to two one-year terms, at the discretion of the City; and
- 3) That the Mayor and City Clerk be authorized to execute all documentation necessary to complete the contract.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.2:

- Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century.

Economic Impact

In line with the current contract, the implementation of RFP11-192 will generate approximately \$478,599 in revenue (excluding HST) over the period of the contract where \$286,386 is expected in the initial first 3 years of the contract and the remaining \$192,213 executable on the discretion of the City through the two option years.

Communications Plan

RFP11-192, Vending Equipment and Concession Services, was publicly advertised on the OPBA and Biddingo website on May 13, 2011 and on the City Page on May 19, 2011, with the closing date of May 31, 2011.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 34, CW Report No. 32 – Page 2

Purpose

The purpose of this report is to obtain Council's authorization to enter into a three-year contract with an option to renew on an annual basis for up to two one-year terms, with Imperial Vending Inc. for the operation of vending services, and to enter into a three-year contract with an option to renew on an annual basis for up to two one-year terms, with Ontario Concessions II for the operation of concession operations and seasonal mobile concession operations at City recreation facilities.

Background - Analysis and Options

The current contract for Vending Services and Concession Operations will expire on August 31, 2011. The City of Vaughan issued RFP11-192 on May 13, 2011, with the closing date of May 31, 2011. The RFP was publicly advertised on the City Page, and posted on OPBA and Biddingo website. The proponents had the option to bid in part or in whole, namely Part A for snack and drink vending equipment; Part B for the lease of space for concession operations; and Part C for seasonal mobile concession operations. Seven companies picked up the RFP documents and the following six proponents responded:

1. Naccarato Enterprises Limited
2. Snackland, a Division of 1763557 Ontario Inc.
3. Imperial Vending Services Inc.
4. Ontario Concessions II
5. Island Fork T/A The Pantry
6. Ishim Sushi Inc.

An evaluation team comprised of the Business Services Manager and Business Service Supervisor of Recreation and Culture, Facilities Manager of Building and Facilities and Purchasing Services departments was established and the evaluation and selection of the proposals received was based on the following criteria, by part, as laid down in the proposal documents:

Components rating:

Revenue: Proposed guaranteed payment to the City	(40%)
Overall Business/Operation Plan	(25%)
Community focus, Holistic approach, and Incentives	(20%)
Company Profiles and References	(10%)
Financial strength	(5%)

For vending services, Imperial Vending Inc. obtained the highest overall scores based on the evaluation criteria and is therefore recommended as the preferred supplier.

Imperial Vending Inc. is a full service vending company that has been in operation since 1974. They offer a tailored vending program through the innovative use of technology to reduce their carbon footprint, track inventories, and forecast sales. Through the use of state-of-the-art vending machines that include the ability to purchase items using credit cards, Imperial Vending Inc. will provide an added convenience to recreation community centre patrons.

Imperial Vending Inc. will provide access to real-time sales figures throughout the contract. This will help inform staff decisions on future vending operations as well as provide accurate tallies of sales by centre.

For concession operations and seasonal mobile concession operations, Ontario Concessions II obtained the highest overall scores based on the evaluation criteria and is therefore recommended as the preferred supplier.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 34, CW Report No. 32 – Page 3

Ontario Concessions II serves many Southern Ontario municipalities and has been in the food industry business since 1993. The company embraces a mission statement to “provide healthy quality food at competitive prices”. The company is focused on providing a menu selection that includes healthy food choices and is strongly influenced by *Canada’s Food Guide to Healthy Eating*.

This new Contractor would provide our recreation facilities with a positive atmosphere through their commitment to customer service, healthy choices, and fair prices. In addition, Ontario Concessions II will revitalize some of the spaces to encourage interest and draw patrons to the concessions.

Ontario Concessions II will provide the City with extensive and innovative marketing plans, including but not limited to, surveying clients to determine the most suitable product lines, providing a suggestion box to obtain constructive feedback, running contests and offering membership cards and coupons to stimulate sales, and offering weekly menu specials to ensure variety. These added benefits will work to establish better customer service and forge customer retention and loyalty in the food services at recreation facilities. The products listed are priced in line with other proponents and meets the 25% healthy beverage and snack options component. Furthermore, mobile concessions will provide an innovative and convenient outdoor food service to patrons during scheduled recreational activities.

The products and associated pricing listed in both proposals are complimentary and indicate that both vendors can successfully operate in the same facility. Both vendors meet the 25% healthy beverage and snack requirement, and unflavoured bottled water, nut products, and beverages or energy drinks containing 28g of sugar or greater, will not be permitted for sale.

Relationship to Vaughan Vision 2020/Strategic Plan

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

- STRATEGIC GOAL:
Service Excellence – Providing service excellence to Citizens.
- STRATEGIC OBJECTIVE:
Enhance and Ensure Community Safety, Health & Wellness.

Regional Implications

None.

Conclusion

Awarding Contract RFP11-192, Vending Equipment and Concession Services, to two separate bidders who specialize in vending or concessions, for a three-year contract with the option to renew on an annual basis for up to two one year terms, at the discretion of the City, will provide stable and proven vending services, concession operations and seasonal mobile concession operations at City recreation facilities. In addition, the offering of vending and concession services continues to support the Active Together Master Plan’s emphasis on the benefits of multi-services at local community centres.

Attachments

None.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 34, CW Report No. 32 – Page 4

Report Prepared By

Mary Reali, Director of Recreation and Culture, ext 8234
Sunny Bains, Business Services Manager, ext 8336

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 35, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

35

CALVARY BAPTIST CHURCH
CITY LEASE OF LANDS – SPORTS FIELDS – WARD 1

The Committee of the Whole recommends:

- 1) **That the following recommendation in accordance with Communication C14 from the Commissioner of Community Services, dated June 13, 2011, be approved:**

That a by-law be enacted to authorize the execution of a five (5) year lease, with an optional five (5) year renewal, of lands owned by the Trustees of Calvary Baptist Church on Nashville Road for a nominal rent for two (2) senior soccer fields, two (2) mini soccer fields, a senior softball diamond and associated amenities; and

- 2) **That the following report of the Commissioner of Community Services, dated June 14, 2011, be received.**

Recommendation

The Commissioner of Community Services, in consultation with Directors of Parks Development, Legal Services, Recreation and Culture and Parks and Forestry Operations recommends:

- 1) That a by-law be enacted to authorize the execution of a ten (10) year lease of lands owned by the Trustees of Calvary Baptist Church on Nashville Road for a nominal rent for two (2) senior soccer fields, two (2) mini soccer fields, a senior softball diamond and associated amenities.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Park Plan, Goal 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

Economic Impact

The total capital funding requirement over the 10 year lease period is 50% of the cost of repairs to a maximum of \$105,000. The associated annual operating costs of \$10,000 are included in the Parks & Forestry Operations base budget.

Communications Plan

The Trustees of the Calvary Baptist Church will be advised of Council's decision.

Purpose

To obtain Council authorization to enter into a lease for recreational facilities two (2) senior soccer fields, two (2) mini soccer fields, a senior softball diamond and associated amenities on the Calvary Baptist Church property.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 35, CW Report No. 32 – Page 2

Background - Analysis and Options

In the last few years the sports clubs in Vaughan have experienced tremendous growth and in particular the Kleinburg Nobleton Soccer Club. In 2011, the KNSC will have 1320 registered soccer players according to the York Region Soccer Association and the demand for new fields as well as for retaining those currently in the inventory is increasing significantly. The lease with the Calvary Baptist Church will allow the City to continue to respond to the growing sports needs in Kleinburg including those of the Kleinburg Nobleton Soccer Club.

Responding to this need, the City of Vaughan approached the Calvary Baptist Church located at 6950 Nashville Road to inquire if they would consider the addition of sports facilities on their 25 acre parcel of land (refer to Attachment 1 – Location Plan). The dialogue resulted in the City of Vaughan and the Calvary Baptist Church entering into a lease agreement in 2005 that facilitated the design and construction of two (2) senior soccer fields, a softball diamond and associated amenities. The senior soccer fields and senior softball diamond were funded and constructed by the City of Vaughan in 2005. In 2008, two (2) mini soccer fields were added to the property and the lease agreement was amended accordingly. The recreational facilities are maintained by Parks and Forestry Operations to City standards. The City of Vaughan permits the fields Mondays to Fridays (6pm to 9pm) and Saturdays (9am to 6pm) from April to October each year. The Church has the use of the fields at other times. The lease agreement has now expired.

City of Vaughan staff and the Calvary Baptist Church administrator have been discussing revised terms of the lease agreement for the past several months (refer to Attachment 2 – Draft Lease Agreement). The Church is generally agreeable to a lease for \$2.00 per year. The term of the lease is for ten (10) years and will expire on October 30, 2021. As a condition of the 10 year lease agreement, the Trustees of the Calvary Baptist Church requested that the City of Vaughan contribute 50% of the cost of repairing the asphalt parking lots that are used by the various permit holders. Staff assessed the request and suggest that 50% of the cost to repair the church's existing asphalt parking lots up to a total maximum of \$105,000 is required to achieve a reasonable commercial standard similar to or better than that of the existing parking lot construction. The \$105,000 will be included in a future capital budget. The year of the capital funding request is contingent upon receipt of written notification from the Calvary Baptist Church indicating their intent to proceed with the repair work in the parking lots. The source of funding is Taxation.

Relationship to Vaughan Vision 2020 / Strategic Plan

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

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

Regional Implications

Not Applicable

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 35, CW Report No. 32 – Page 3

Conclusion

Staff support formalizing the lease agreement with the Calvary Baptist Church to facilitate continued use of the two (2) senior soccer fields, two (2) mini soccer fields, one senior softball field and associated amenities for permitting and use by City of Vaughan residents.

Attachments

Attachment 1 - Location Plan
Attachment 2 – Draft Lease Agreement

Report prepared by:

Paul Gardner, Director, Parks Development, Ext. 8858
Heather A. Wilson, Director of Legal Services, Ext. 8389

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 36, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

36 NAPA VALLEY PARK / ELDERS MILLS PUBLIC SCHOOL SKATEPARK – WARD 2

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 14, 2011:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Parks Development, recommends:

1. That this report be received for information; and,
2. That a funding request for this skateboard park be part of the 2012 Capital budget deliberations.

Contribution to Sustainability

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

Goal 2, Objective 2.2: To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

Economic Impact

There is no economic impact resulting from this report.

Communications Plan

N/A

Purpose

The purpose of this report is to respond to direction from the June 29, 2010 (Report No. 31, Item 46), Committee of the Whole meeting with for staff to investigate the feasibility of skateboard park at Napa Valley Park.

Background - Analysis and Options

As a result of a deputation from Elder's Mills Public School Skateboard Committee, Council directed staff to investigate and report back on the feasibility of a skateboard facility at Napa Valley Park.

The "Active Together" Master Plan recognizes that skateboarding, while once considered a fad, has demonstrated sustained longevity and appears to have become a mainstream pursuit among children, youth, and to a lesser extent, young adults. Additionally, the master plan states that skateboard parks have now become a popular facility in communities and have largely generated positive responses if designed appropriately. Most large communities are moving toward a skate park provision strategy that involves a small number of larger City-serving facilities (eg. 20,000 sq. ft. or greater) combined with a series of smaller community / neighbourhood level parks (eg. 12,000 – 15,000 sq.ft.). The "Active Together" Master Plan contains the following action plans:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 36, CW Report No. 32 – Page 2

- a) *The City seek creative funding opportunities in expanding its supply of larger skateboard park facilities from 1 at present to 5 or more by build-out, with a focus on developing most new facilities within the next five to ten years. Existing demand justifies the provision of skateboard parks in Thornhill, Maple, Woodbridge, Woodbridge East, and Carville, while the Long Term Residential Growth Area would be a good location for a future skate park;*
- b) *The introduction of smaller-scale skate zones into neighbourhood-level parks is encouraged to facilitate the casual use of the park by those who are seeking basic skateboarding elements;*
- c) *Local youth and skateboarding/biking representatives should be consulted in the design of any new skateboard/bike parks developed by the City.*
- d) *It would be preferable for new skateboard parks to be constructed in the more urbanized areas of Vaughan, assuming appropriate space can be secured within park sites. As recommended in the "Active Together" Master Plan, the City may also consider decommissioning surplus park facilities (ball diamonds, tennis courts, basketball courts, etc...) in favour of replacing them with skateboard parks.*

Currently, there are no skateboard parks located west of Weston Road in the City of Vaughan. This area has been identified as being deficient of skateboard park facilities and is an ideal location for a new neighbourhood level skateboard park. Parks Development staff have reviewed Napa Valley Park (refer to Attachment 'A') and have found that there is spatial capacity to allow for the addition of a neighbourhood level skateboard park facility (300m.sq. to 600m.sq.) within the park. The location is identified on Attachment "A" and is a relatively flat, grassed area that does not currently have any park facilities. The proposed location within the park are highly visible, and separated from other park facilities. This proposed location complies with CPTED (Crime Prevention Through Environmental Design) principles. The cost associated with the design and construction of a neighbourhood level skateboard park facility in Napa Valley Park at this location is estimated to be \$135,000.

Staff recommend that a 2012 capital budget funding request for this skateboard park be referred to the 2012 Budget deliberations for further consideration. The source of funding is anticipated to be Taxation.

Relationship to Vaughan Vision 2020 / Strategic Plan

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

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

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

Regional Implications

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 36, CW Report No. 32 – Page 3

Conclusion

The purpose of this report is to respond to direction from the June 29, 2010 Committee of the Whole meeting with respect to a proposal for a skateboard park which was put forwarded by Elder's Mills Public School Skateboard Committee for staff to investigate on the feasibility of skateboard park at Napa Valley Park

Staff recommends that a 2012 capital budget funding request for this skateboard park be referred to 2012 budget deliberations. The source of funding is anticipated to be Taxation.

Attachments

Attachment "A" - Location Plan of Napa Valley Park.

Report prepared by:

Paul Gardner, Director of Parks Development, Ext. 8858

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 37, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By approving the By-Law submitted, and directing that staff investigate and report back to Council any other measures that may be utilized to address this issue; and

By receiving the following Communications:

C3 Mr. Elviro Marsella, dated June 14, 2011; and

C13 Commissioner of Legal & Administrative Services/City Solicitor, dated June 23, 2011.

**37 PROPOSED BY-LAW TO REGULATE THE PLACEMENT OF CONSTRUCTION BINS ON
RESIDENTIAL PROPERTIES**

The Committee of the Whole recommends:

- 1) That appropriate staff be directed to draft a by-law for the Council meeting of June 28, 2011; and**
- 2) That the resolution submitted by Councillor Carella, dated June 14, 2011, be received.**

Recommendation

Whereas from time to time, the reconstruction, remodeling, or expansion of existing private houses occurs within established residential areas within the City of Vaughan; and

Whereas to facilitate such works homeowners caused to have placed on their property bins of various types reserved for construction debris; and

Whereas in some cases such bins have remained in placed for periods in excess of one year, and well after any observable reconstruction or renovation work has been completed; and

Whereas this situation cannot be controlled due to the absence of any municipal regulation of such bins, respecting size, usage, duration of placement, etc.;

Now therefore be it resolved that appropriate staff be directed to draft a by-law for consideration by the Committee of the Whole no later than October 31, 2011

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 38, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By receiving Communication C11 from Mr. Frank J. Sperduti, Borden Ladner Gervais LLP, Scotia Plaza, 40 King Street West, Toronto, M5H 3Y4, dated June 23, 2011.

38

**ZONING BY-LAW AMENDMENT FILE Z.06.077
SEVEN 427 DEVELOPMENTS INC.
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011:

Recommendation

The Director of Development Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.077 (Seven 427 Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to C5 Community Commercial Zone, EM3(H) Retail Warehouse Employment Area Zone with and the Holding Symbol "H" and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, to facilitate the future development of the subject lands with commercial and retail warehouse uses and a storm water management pond, subject to the following conditions:
 - a) that prior to the enactment of the implementing zoning by-law:
 - i) the road(s) alignment, location and width shall be in accordance with the approved Block 57/58 Plan and shall be reviewed and certified by the Block 57/58 Consultant and approved by the Vaughan Development/Transportation Engineering Department;
 - ii) the Owner shall submit a Storm Water Management Report that includes but is not limited to the storm pond size and location which shall be in accordance with the approved Block 57/58 Plan and shall be reviewed and certified by the Block 57/58 Consultant and approved by the Vaughan Development / Transportation Engineering Department; and,
 - iii) the Owner shall enter into a Developer's Group Agreement with the other participating land owners within Block 57/58 and the Block 57/58 Trustee shall confirm the cost sharing requirements to the satisfaction of the City. The Agreement shall be regarding but not limited to, all cost sharing for roads and municipal services within Block 57/58. This Agreement shall also include a provision for additional developers to participate in the Developers Group Agreement when they wish to develop their lands.
2. THAT the Holding Symbol "(H)" shall not be removed from the subject lands zoned EM3(H) Retail Warehouse Employment Area Zone until such time as the following conditions are addressed to the satisfaction of the City in consultation with applicable public agencies:
 - a) that a Site Development Application(s) for the subject lands is approved by Vaughan Council, pursuant to Section 41 of the Planning Act; and,

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 38, CW Report No. 32 – Page 2

- b) a traffic study supporting the retail warehouse use(s) has been submitted and approved.
- 3. THAT the implementing by-law include the following exceptions:
 - a) Definition of a Department Store:

“Department Store shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, wine, lottery products, and a garden centre; and, where a wide range of accessory services may be provided, including but not limited to: photographic services, eating establishment including take-out, optical services, medical, dental, and pharmaceutical services, banking, financial and real estate services, telecommunications services, automotive service and repair, children’s amusement facility, travel services and personal services”;
 - b) the exceptions to Zoning By-law 1-88 identified in Table 1 of this report;
 - c) permit a Department Store, Office and Stationary Supply, Print Shop, and a Drive-Through accessory to a permitted Bank or Financial Institution, as additional uses within the C5 Community Commercial Zone; and,
 - d) Any additional exceptions to Zoning By-law 1-88 that may be required upon review and approval of the road(s) alignment and location and size of the storm water management pond.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

On March 18, 2011, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. No comments were received by the Development Planning Department through the notice circulation. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 12, 2011, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on May 3, 2011.

Purpose

The Owner has submitted Zoning By-law Amendment File Z.06.077, specifically to amend Zoning By-law 1-88 to:

- i) rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to C5 Community Commercial Zone, EM3(H) Retail Warehouse Employment Area Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone in the manner shown on Attachment #3;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 38, CW Report No. 32 – Page 3

- ii) permit the following additional uses in the C5 Community Commercial Zone:
 - Department Store;
 - Office and Stationery Supply;
 - Business and Professional Office, including Regulated Health Professionals;
 - Print Shop; and,
 - a Drive-Through facility accessory to a permitted Bank or Financial Institution; and,

- ii) to permit the following exceptions to the C5 Community Commercial Zone and EM3 Retail Warehouse Employment Area Zone standards in Zoning By-law 1-88:

Table 1:

	By-law Standard	By-law 1-88 Requirements	Proposed Exceptions to By-law 1-88
a.	Maximum Building Height in the C5 Zone	11 m	8 storeys or 26.5m, whichever is less
b.	Maximum Lot Area in the C5 Zone	25,000 m ²	94,447 m ²
c.	Minimum Loading Space Requirements in the C5 Zone	Two (2) loading spaces for every 10,000 m ² GFA or portion thereof are required.	No loading spaces

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the north side of Regional Road 7, between Old Huntington Road and Highway #427, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Prestige Areas-Centres and Avenue Seven Corridor” along Regional Road 7 to a maximum of 200m north of Regional Road 7 by OPA #450 (Employment Area Plan), as amended by OPA #660 (Avenue 7 Plan) and “Employment Area General” in the interior of the site by OPA #450. The application conforms to the current Official Plan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 38, CW Report No. 32 – Page 4

The new City of Vaughan Official Plan 2010 (VOP 2010) designates the subject lands “Commercial Mixed-Use” along Regional Road 7 to a maximum of 200m north of Regional Road 7 and “General Employment” in the interior of the site under Area Specific Policy – Section 12.13 (VOP 2010, Volume 2). VOP 2010 was adopted by Vaughan Council on September 7, 2010 and is pending final approval from the Region of York. The application does not fully conform to the City of Vaughan Official Plan 2010, which does not permit retail warehouse uses in the “General Employment” designation. However, the subject zoning application was submitted in 2006, and pre-dates the adoption date of VOP 2010, and is being processed in accordance with the current in-effect Official Plan (OPA #450), which would permit retail warehouse uses in the “Employment Area General” designation.

Zoning

The subject lands are zoned “A” Agricultural Zone by By-law 1-88. The proposed commercial and retail warehouse employment uses are not permitted in the Agricultural Zone; therefore, an amendment to Zoning By-law 1-88 is required.

The rezoning of the property from A Agricultural Zone to C5 Community Commercial Zone, EM3(H) Retail Warehouse Employment Area Zone with the addition of the Holding Symbol “H” and OS1 Open Space Conservation Zone (stormwater management pond) is appropriate, conforms to the current Official Plan and would implement the approved Block 57/58 Plan (Attachment #4).

By-law 1-88 currently permits the following uses as-of-right in the C5 Community Commercial Zone:

- Office Building
- Eating Establishment, Convenience with Drive-Through
- Place of Amusement
- Any “commercial” use permitted in a C4 Zone

The permitted uses in the C4 Neighbourhood Commercial Zone are as follows:

- Bank or Financial Institution
- Brewers Retail Outlet
- Business or Professional Office (includes an office for a Regulated Health Professional)
- Club (not for profit social club) or Health Centre
- Eating Establishment including Convenience and Take-Out
- LCBO Outlet
- Personal Service Shop
- Pet Grooming Establishment
- Pharmacy
- Photography Studio
- Place of Entertainment
- Retail Store
- Service or Repair Shop
- Supermarket
- Veterinary Clinic
- Video Store

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 38, CW Report No. 32 – Page 5

The following uses are permitted as-of-right in the EM3 Retail Warehouse Employment Area Zone:

- Building Supply Outlet
- Catalogue Sales
- Convention Centre
- Retail Warehouse
- Retail Nursery
- Swimming Pool, Recreational Vehicles Leasing, Rental, Sales
- All uses permitted in an EM1 Zone

The permitted uses in the EM1 Prestige Employment Area Zone are as follows:

- Employment Use
- Accessory Retail Sales to an Employment Use
- Accessory Office Uses to an Employment Use
- Banquet Hall in a single use building
- Bowling Alley
- Business or Professional Offices, not including Regulated Health Professional
- Club (not for profit social club), Health Centre
- Convention Centre, Hotel, Motel
- Funeral Home in a single unit building
- Car Brokerage
- Office Building
- Recreational Uses
- Service and Repair Shop

The applicant is proposing to permit a department store use on the subject lands, which is not defined in Zoning By-law 1-88. However, this use has been defined in the past, and a similar definition included in the zoning by-law for the Walmart located at the northwest corner of Regional Road 27 and Milani Boulevard. The following definition for a Department Store is proposed by the applicant:

“Department Store shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, wine, lottery products, and a garden centre; and, where a wide range of accessory services may be provided, including but not limited to: photographic services, eating establishment including take-out, optical services, medical, dental, and pharmaceutical services, banking, financial and real estate services, telecommunications services, automotive service and repair, children’s amusement facility, travel services and personal services.”

The proposed definition noted above and the proposal for the additional C5 Zone uses comprising Office and Stationery Supply, and a Print Shop are consistent with the policies in OPA #660, which permits a wide range of office, business and retail uses that may be located in stand-alone buildings or as part of mixed-use complexes (PART 2, Section 10, 2, in part). The proposal for a Drive-Through facility accessory to a permitted Bank or Financial Institution is also appropriate, as the C5 Community Commercial Zone permits a convenience eating establishment with a drive-through facility. The applicant has requested the additional use of a Business or Professional Office including for a Regulated Health Professional in the C5 Zone. The C5 Zone permits C4 Zone uses that includes a Business or Professional Office use as-of-right. By-law 1-88 defines this use to also include an office for a Regulated Health Professional, and therefore, it is not necessary to add the Business or Professional Office use as an exception.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 38, CW Report No. 32 – Page 6

The exceptions to the C5 Zone and EM3(H) Zone of Zoning By-law 1-88 identified in Table 1 can be supported by the Development Planning Department. OPA #660 establishes a maximum building height of 8 storeys or 26.5m, for lands along the Avenue Seven Corridor (PART 2, Section 10, 7, d) in part). The maximum lot area of 25,000m² cannot be achieved as the bisecting roads will create larger commercial lots. No loading spaces along arterial (Regional Road 7) and local (Huntington Road and New Enterprise Way) roads is encouraged by OPA #660, which requires street related development and continuous frontages along Regional Road 7 and collector and local roads (PART 2, Section 10.9.d) in part).

Additional exceptions may be required upon review and approval of the road(s) alignment and location and size of the stormwater management pond respecting minimum lot area and lot frontage for the C5 and EM3(H) Zones and setbacks from the OS1 Zone, respectively. These and any other exceptions identified will be included in the implementing zoning by-law, if required.

Holding Symbol “H”

The Holding Symbol “(H)” shall not be removed from the lands zoned EM3(H) until such time as a Site Development Application(s) is approved by Vaughan Council and a traffic study supporting the retail warehouse use(s) is submitted and approved by the Vaughan Development / Transportation Engineering Department in consultation with applicable public agencies. These issues are discussed further in the report.

Future Site Development Application(s)

The Owner will be required to submit a future Site Development Application(s) to facilitate development on the respective C5 and EM3(H) lands, or phase thereof, to address issues including but not limited to, built form, massing and design, traffic and transportation related issues, environmental issues, sustainability initiatives and site design.

The Site Development Application(s) must show and protect for the approved stormwater management pond and the roads and rights-of-ways which traverse the subject lands in accordance with the approved servicing plan and transportation plan/network for Block 57/58 Huntington Business Park Plan, as noted below.

Huntington Business Park – Approved Block 57/58 Plan

The subject lands are located within the approved Block 57/58 Huntington Business Park Plan as shown on Attachment #4. The block plan shows a stormwater management pond located on the northeast portion of the site and the future western extension of New Enterprise Way that will connect to Huntington Road and beyond to Old Huntington Road and to Regional Road 50; and, the future southern extension of Huntington Road to New Enterprise Way and beyond to Regional Road 7. The stormwater management pond and roads will be obtained through the Site Plan Approval process and may require the Owner to enter into a Development Agreement or other Agreement to secure this infrastructure.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the application and has no objection to its approval provided that the Owner fulfill the following conditions to the satisfaction of the Department, prior to the enactment of the implementing zoning by-law:

- a) the Owner shall submit a stormwater management report which shall include the ultimate pond size and pond location. The report shall conform to the recommendations and conclusions of the approved Block 57/58 MESP (Master Environmental Servicing Plan) and shall be reviewed and certified by the Block 57/58 Consultant;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 38, CW Report No. 32 – Page 7

- b) the Road network alignment shall be reviewed and certified by the Block Consultant; and,
- c) the Owner shall enter into a Developer's Group Agreement with the other participating landowners within Block 57/58 and the Block 57/58 Trustee to confirm cost sharing requirements to the satisfaction of the City. The agreement shall be regarding but not limited to, all cost sharing for the roads and municipal services within Block 57/58. This agreement shall also include a provision for additional developers to participate in the Developer's Group Agreement when they wish to develop their lands.

Conditions to this effect have been included in the recommendation section of this report.

Vaughan Cultural Services Division

The Vaughan Cultural Services Division has no record of an archaeological assessment being completed for the subject lands. Prior to the approval of a Site Development Application(s), the Owner shall carry out an archaeological assessment of the subject lands. The lands shall be assessed by an Archaeologist licensed by the Ministry of Tourism and Culture under the provisions of the Ontario Heritage Act. The assessment shall be approved to the satisfaction of the Vaughan Cultural Services Division through the processing of the Site Development Application(s).

Ministry of Transportation (MTO)

The subject lands are located in close proximity to the existing Highway 427 interchange at Regional Road 7 and the Highway 427 Extension Study Area. The Ministry of Transportation has no objection to the proposal to rezone the subject lands; however, advises that any proposed access from Regional Road 7 shall be reviewed and approved by the MTO. The applicant must obtain the required MTO Building and Land Use Permit through the processing of the future Site Development Application(s).

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 application for their consideration and has no objection to the proposal to rezone the subject lands however, has reserved comment on the development of the subject lands until a development application(s) has been submitted. Given that the subject lands abut Regional Road 7, the Owner must satisfy all requirements of the Region through the processing of the future Site Development Application(s).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 38, CW Report No. 32 – Page 8

Conclusion

Zoning By-law Amendment File Z.06.077 has been reviewed in accordance with the policies of OPA #450, OPA #660, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposal to rezone the subject lands from A Agricultural Zone to C5 Community Commercial Zone, EM3(H) Retail Warehouse Employment Area Zone with the addition of the Holding Symbol “H” and OS1 Open Space Conservation Zone to facilitate the future development of the lands with commercial and retail warehouse uses and a stormwater management pond is appropriate and compatible with the existing and permitted uses in the surrounding area. The proposal implements the current Official Plan and the approved Block 57/58 plan for the Huntington Business Park. Accordingly, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.06.077, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning
4. Huntington Business Park - Approved Block 57/58 Plan

Report prepared by:

Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 39, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By approving Clauses 1, 3 and 4 of the Committee of the Whole recommendation; and

By approving:

That this Council request MTO to provide the City with information supporting the routing of the proposed GTA West Corridor through this Municipality specifically and York Region generally, to ensure that it will follow a route with the least socio/economic and environmental impact and be reflective of the Provincial Framework/Guidelines.

39 **MINISTRY OF TRANSPORTATION (ONTARIO)
GTA WEST CORRIDOR PLANNING AND ENVIRONMENTAL ASSESSMENT STUDY
DRAFT TRANSPORTATION DEVELOPMENT STRATEGY REPORT
WARD 1
(Deferred Item)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 31, 2011, be approved;
- 2) That the recommendation contained in the following Communication C5, Member's Resolution submitted by Regional Councillor Schulte, be approved:

WHEREAS, the Province of Ontario has required municipalities in the Greater Golden Horseshoe including York Region to plan for growth in accordance with the Provincial Growth Plan, and

WHEREAS, the Province has identified the GTA West Corridor in the Growth Plan as part of the required infrastructure to support growth, and

WHEREAS, the Ontario Ministry of Transportation is undertaking the multi-staged GTA West Corridor Environmental Assessment study, and

WHEREAS, MTO has released a draft Transportation Development Strategy Report for public comment as part of Stage 1 of the GTA West Corridor Environmental Assessment study, and

WHEREAS, Council supports the expeditious completion of the GTA West Corridor Environmental Assessment study, and

WHEREAS, the proposed GTA West Corridor through the City of Vaughan will bisect the Greenbelt and the Natural Heritage System in Vaughan, encompassing the Purpleville Creek headwaters (endangered red side dace habitat) East Humber River environmentally significant area (ESA #127)/Humber River Cold Creek environmental policy areas; and

WHEREAS, the GTA West Corridor Environmental Assessment study recognizes that the natural features of this area are important and must be protected, and

WHEREAS, the Greenbelt Plan policy 4.2.1.2(d) stipulates that "New or expanding infrastructure shall avoid key natural heritage features or key hydrologic features unless need has been demonstrated and it has been established that there is no reasonable alternative", and

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 39, CW Report No. 32 – Page 2

NOW THEREFORE BE IT RESOLVED that Council request MTO to confirm in Stage 2 of the GTA West Corridor Environmental Assessment study that the proposed GTA West Corridor through the City of Vaughan has less socio/environmental negative impacts than an alternative corridor that crosses the Oak Ridges Moraine;

- 3) That the following deputations and communications be received:
1. Mr. David Brand, 232 Camlaren Crescent, PO Box 190, Kleinburg, L0J 1C0 and Communication C24, dated June 14, 2011;
 2. Mr. Ken Nieuwhof, Kleinburg Area Ratepayers' Association, P.O. Box 202, Kleinburg, L0J 1C0 and Communication C23, dated June 24, 2011; and
 3. Mr. Stephen Roberts, Sustainable Vaughan, 143 Vaughan Mills Way, Woodbridge, L4H 1K2; and
- 4) That the following Communications be received:
- C11 Mr. Antony Niro, Time for Change Vaughan, dated June 13, 2011; and**
C16 Regional Councillor Schulte, dated June 14, 2011.

Council, at its meeting of June 7, 2011, adopted the following (Item 11, Report No. 30):

That consideration of this matter be deferred to the Committee of the Whole meeting of June 14, 2011, to permit further consultation.

Committee of the Whole recommendation of May 31, 2011:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 31, 2011, be approved; and
- 2) That the presentation by Mr. Jin Wang, Team Leader, Urban Planning Office, Ministry of Transportation, 777 Bay Street, 30th Floor, Suite 3000, Toronto, M7A 2J8 and Mr. Neil Ahmed, McCormick Rankin Corporation, 2655 North Sheridan Way, Mississauga, L5K 2P8 and Communication C2, presentation material, be received.

Report of the Commissioner of Engineering and Public Works, dated May 31, 2011

Recommendation

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

1. THAT the presentation from the Ministry of Transportation with respect to the GTA West Corridor Planning and Environmental Assessment Study and draft Transportation Development Strategy be received;
2. That Vaughan Council advise the Ministry of Transportation (Ontario) that the City of Vaughan will continue with the planning of lands affected by the GTA West Corridor Route Planning Area while ensuring appropriate secondary and official plan policies for those lands recognize and protect for the GTA West Corridor as it is being defined through the on-going Provincial environmental assessment process;
3. That the Minister of Transportation be requested to finalize the GTA West Corridor Planning and Environmental Assessment Stage 1 Study in an expeditious manner and then proceed immediately to initiate Stage 2 of the Environmental Assessment Study for the new corridor;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 39, CW Report No. 32 – Page 3

4. That the Ministry of Transportation be requested to work with the City of Vaughan and the Region of York during Stage 2 of the GTA West Corridor Environmental Assessment Study process to expedite the determination of the routing for the GTA West Corridor such that those areas within the GTA West Corridor Study Area which are not required for the new highway can be released for development in accordance with the City's Official Plan as soon as possible;
5. That the Ministry of Transportation be requested to integrate the provisions of at least one full interchange with Highway 400 to service the 400 North Employment Area Secondary Plan (OPA 637) area together with a Regional arterial connection in conjunction with Stage 2 of the GTA West Corridor Environmental Assessment Study; and
6. That a copy of this report be forwarded to the Province, the Ministry of Transportation, the City of Brampton, Town of Caledon, Township of King, Region of Peel and Region of York.

Contribution to Sustainability

The proposed GTA West Corridor is expected to contribute to economic and social sustainability by addressing long-term inter-regional transportation deficiencies and opportunities. The proposed solutions would develop an integrated, multi-modal transportation system that enables the efficient movement of people and goods, and provides better transportation linkages between Urban Growth Centres in the GTA West Preliminary Study Area. However, the GTA West Corridor is expected to traverse the most intact and sensitive area of the Greenbelt in Vaughan. To be fully sustainable, the environmental issues must be fully explored and addressed through Stage 2 of the GTA West Corridor EA.

Economic Impact

There are no immediate economic impacts associated with this report.

Communications Plan

A copy of this report will be forwarded to the Province, the Ministry of Transportation, the City of Brampton, Town of Caledon, Township of King, Region of Peel and Region of York.

Purpose

This report is intended to provide an overview of the GTA West Corridor Planning Transportation Environmental Assessment Study update and the conclusions of the draft Transportation Development Strategy (TDS) Report, which was released by MTO in March 2011 for public review and comment. In addition, it provides a series of recommended responses to the draft TDS Report for Council's consideration.

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 39, CW Report No. 32 – Page 4

Background - Analysis and Options

In June 2006, the Minister of Public Infrastructure Renewal released the *Growth Plan* for the Greater Golden Horseshoe (GGH) area. The *Growth Plan* outlines a set of policies for managing growth and development, guiding planning decisions, and presenting a planning “vision” for the GGH area. The GTA West Corridor is identified in the *Growth Plan* as part of the required transportation improvements to support the vision. The *Growth Plan* builds on other key government initiatives including the *Greenbelt Plan* (established through the *Greenbelt Act 2005*) and the *Provincial Policy Statement (2005)*. The *Growth Plan* is accompanied by the *Places to Grow Act (2005)*, which requires all planning decisions made by the Province, municipalities and other authorities to conform to the policies contained in the *Growth Plan*. Jointly, the *Greenbelt Plan* and *Growth Plan* provide clarity and certainty about urban structure, where and how future growth should be accommodated, and what must be protected for current and future generations in the GGH area.

Under this policy framework, the GTA West Corridor Planning and Environmental Assessment Study (GTA West EA) is designed to explore all modes of transportation options for facilitating more efficient movement of people and goods. The GTA West EA also considers other transportation plans such as Metrolinx Regional Transportation Plan (RTP), Region of York Viva, GO 2020 and Brampton Züm.

In 2007, MTO initiated Stage 1 of the GTA West EA. The Terms of Reference for the Individual EA were approved by the Minister of Environment (MOE) on March 4, 2008.

On May 22, 2007, Council adopted staff’s recommendation to endorse the York Region’s Planning and Economic Development Committee resolution of May 2, 2007 with respect to the GTA West Corridor Individual Environmental Assessment as follows:

“The resolution of the Region of York’s Planning and Economic Development Committee, contained in the report entitled “GTA West Transportation Corridor Environmental Assessment” (Attachment No. 2), as adopted on May 2, 2007 be endorsed;

The Ministry of Transportation, the Ministry of the Environment and the Ministry of Public Infrastructure Renewal be advised that the City of Vaughan is willing to work in cooperation with the Province and the Region of York, and any affected municipalities, to advance the GTA West Corridor Environmental Assessment process concurrently with the preparation of the Region of York’s Growth Management Review and the City’s Consolidated Growth Management Strategy – 2031.”

The Region of York’s Planning and Economic Development Committee resolution of May 2, 2007 reads as follows:

“The Ministry of Transportation and Ministry of the Environment be requested to expedite the GTA West Corridor and other environmental assessments that are needed to meet the Provincial Growth Plan for the Greater Golden Horseshoe.

The Ministry of Public Infrastructure Renewal be advised of the recommendation No. 1

The Ministries of Transportation and Public Infrastructure Renewal be requested to work with York Region and other affected municipalities to investigate other processes and mechanisms that will allow the Province to plan and protect the GTA West Corridor within a two-year period.”

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 39, CW Report No. 32 – Page 5

Generally, the purpose of the GTA West EA is to address long-term inter-regional transportation infrastructure needs. The Study also considers alternative solutions as part of developing an integrated, multi-modal transportation system that will enable the efficient movement of people and goods, and provide better economic and transportation linkages between Urban Growth Centres, which includes the Vaughan Metropolitan Centre, Downtown Brampton, Downtown Milton, and Downtown Guelph. The preliminary study area is shown in Attachment No. 1.

The GTA West EA consists of two stages. Stage 1 includes transportation system planning (e.g. roads, transit, rail, etc.), followed by Stage 2, which will include alternative methods (e.g. route location for new provincial highway/transitway). Stage 2 will also include the preliminary design of the preferred route.

Stage 1 of the GTA West EA process included the following key steps:

1. Develop a Terms of Reference that guides the study
(Public Information Centre #1 – April 2007)
2. Identify transportation problems and opportunities
(Public Information Centre #2 – March 2009)
3. Identify and assess transportation alternatives that address the problems and opportunities (Public Information Centre #3 – November / December 2009)
4. Select preferred transportation alternative(s) and recommend a multi-modal TDS for the preliminary study area (Public Information Centre #4 – June 2010)

A Municipal Advisory Group (MAG) was also formed to consult and seek technical input from municipalities and agencies at key stages of the study. Staff from the City's Development/Transportation Engineering and Policy Planning Departments together with York Region staff participated in the MAG meetings which were held prior to each public information centre. Each round of public information centres included venues in the City of Vaughan.

On September 21, 2009, Council adopted the following resolution with respect to the location of the GTA West Corridor:

“Whereas there is a significant environmental constraint within the shown East West Economic Corridor;

Whereas there is significant existing residential and planned residential development within the shown East West Economic Corridor; and

MOVE that the Regional Municipality of York, the Ministry of Transportation, Ministry of Municipal Affairs and Housing, Ministry of the Environment and Metrolinx be requested to show the GTA East West Economic Corridor north of Kirby Road from west of Concession 10 to Highway 400 in Vaughan.”

MTO also presented study updates to Regional Council in May 2007, March 2009, December 2009 and June 2010 to coincide with each round of public consultation.

The GTA West EA has reached the completion of Stage 1 in developing the Draft Transportation Development Strategy (TDS). This Strategy includes an assessment and evaluation of the area transportation system alternatives and a recommendation for the preferred alternative to be carried forward in Stage 2.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 39, CW Report No. 32 – Page 6

Draft Transportation Development Strategy Report

The Draft TDS Report documents the planning process followed in Stage 1, including identification of specific transportation problems and opportunities within the Preliminary Study Area. The draft report addresses the development, assessment and evaluation of a range of Area Transportation System Alternatives to address the identified transportation problems and opportunities within the Preliminary Study Area. Finally, the draft report recommends a TDS based on the Area Transportation System Alternatives carried forward from the evaluation.

The process began with a comprehensive assessment of the individual elements and modes of transportation alternatives (i.e. transportation demand management, transportation system management, transit, freight rail, inter-modal, air, marine as well as roads and highways) to assess their ability to address the Preliminary Study Area's future inter-regional transportation problems and opportunities. Based on this assessment, the alternatives that were capable of substantively addressing the transportation needs were carried forward to the second stage of the process, which assembled the individual alternatives into multi-modal groups.

A "building block" approach was used to assemble the group alternatives, where each type of improvement builds on the other alternatives incrementally. The objective was first, to optimize the existing transportation network, and then incorporate non-roadway infrastructure improvements before considering the provision of new roads and / or highways. This approach was developed in line with the principles of the *Growth Plan* and *Greenbelt Plan*.

The four groups of transportation alternatives that have been considered in the building block approach are described below.

Group 1 – Optimize Existing Networks

The first group of alternatives build upon the comprehensive strategies from the Metrolinx *RTP*, GO Transit 2020 Strategic Plan, MTO's High Occupancy Vehicle Lane Network Plan and Carpool Lot Program, Transportation System Management (TSM) measures, Transportation Demand Management (TDM) initiatives and municipal transportation plans.

In this group of alternatives, transportation initiatives focused on improving the performance of the existing transportation system for all modes of travel and freight transport through strategies designed to reduce automobile and truck demand and improve system operating efficiency. These optimization measures are most effective when applied in a combined and coordinated manner. The development of an Active Traffic Management Plan is one of the key outcomes of the study and will consider optimization measures including the following key elements:

- Expanded use of ramp metering
- High occupancy vehicle (HOV) / transit bypass at key locations
- Transit supportive highway corridors
- Enhanced incident / congestion management
- Expanded use of speed harmonization
- Provincial / employer led transportation demand management programs
- Long combination freight vehicles

Group 2 – New / Expanded Non-Road Infrastructure

This group of alternatives was developed to address future problems and build upon the significant transit, rail, marine and air service expansion initiatives, as envisioned by agencies, industry, Metrolinx and GO Transit. Group 2 includes the transit initiatives in the Metrolinx RTP and initiatives to develop a comprehensive transit network across the GTA West study area. These include:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 39, CW Report No. 32 – Page 7

- 15 and 25-year plans from the Metrolinx RTP
- Expanded inter-regional GO bus routes
- Inter-regional transit hubs where local transit and GO Transit connect
- New bus rapid transit links between Urban Growth Centres
- Connection beyond the GTA West study area
 - 1st Element – Inter-regional transit links to Toronto
 - 2nd Element – Linking Urban Growth Centres by transit
 - 3rd Element - Urban Growth Centres as transit gateways
- Mobility hubs
- Goods movement and freight

Group 3 – Widen / Improve Existing Roadways

This group of alternatives was developed to address the future transportation problems identified in the study area. To provide adequate traffic capacity, operations and road safety conditions on existing provincial facilities to 2031, a number of highway improvements and widening were selected beyond the current improvement program, in addition to improvements from Groups 1 and 2.

The proposed improvements include:

- widening of Highway 407ETR to 10 lanes
- extension of Highway 427 to Major Mackenzie Drive (8 lanes EA approved)
- widening of Highway 400 to 12 lanes between 407ETR and Major Mackenzie Drive
- widening of Highway 400 to 10 lanes from Major Mackenzie Drive to Highway 9

Group 4 – New Transportation Corridor (Recommended Alternative)

These final three groups of alternatives were developed to address future transportation problems in the study area. Group 4 includes all of the elements identified in Groups 1 and 2, some of the highway widenings and improvements identified in Group 3, and five corridor connection alternatives that could include freeway and transitway elements. A summary of the recommended Draft TDS Report is illustrated in Attachment No. 2.

During the fourth round of public consultation, two corridor alternatives were recommended for additional analysis as they resulted in similar sets of benefits and effects (as shown in Attachment No. 3 and No.4). Based on the additional analysis, the resulting combination includes:

- New Transportation Corridor from Highway 400 westerly to Highway 401 west of Milton (GTA West Corridor)
- North-South link to Highway 401 at 407ETR

The new corridor (GTA West and North-South Link) will, in addition to all other recommended improvements, support goods movement and the regional economy through an improved inter-regional network connecting urban areas and employment centres in the GTA North, GTA West and Niagara to GTA. Each of the elements of the TDS will benefit the overall network in the area and support planned growth in the City, York Region and beyond. The most significant element in the corridor was identified as being the New Corridor link between Highway 400 and the future extension of Highway 427. This future link will ease transportation capacity constraints along Highway 401 and 407ETR between Highway 400 and 427.

The proposed transportation corridor will consist of both a highway and transitway and / or truck-only facilities (i.e. truckway). Future HOV lanes could be accommodated where warranted. The right-of-way will range between 110m (highway) / truckway without transitway, and 170m with transitway. This will be further considered and analyzed during Stage 2 of the GTA West EA.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 39, CW Report No. 32 – Page 8

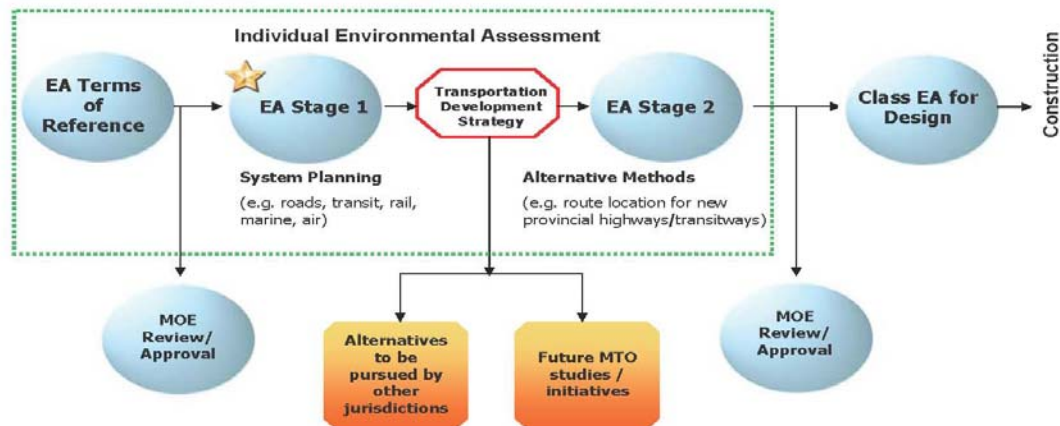
Two corridor options were used in the development of the Preliminary Route Planning Study Area illustrated in Attachment No.5. This area is defined as a geographic area within which a reasonable range of highway route alternatives can be generated. The preliminary route planning area is intended to be large enough to accommodate several route alternatives for the new highway / transitway facilities, including interchanges to connect freeways and major arterials, sideroad connections or alignments, transit stations, storm water management ponds, areas for environmental mitigation and transit station parking. The Route Planning Area will need to be refined during Stage 2 of the EA, particularly in urban areas to ensure minimal impacts to planned and existing developments and in the Greenbelt Area.

Next Steps in the EA Process

The draft Transportation Development Strategy Report (TDS) has been released by MTO for public and stakeholder review for a minimum of 90 days from March 11 to June 10, 2011. MTO will consider and respond to comments received during the public review period before finalizing the Transportation Development Strategy. A MAG meeting was held on April 20, 2011 to present and discuss the recommendations of the draft TDS Report.

Based on information that was presented at the MAG meeting, Staff understands that it will take between three and six months to finalize Stage 1 of the EA and the TDS. Once the TDS has been finalized it will be submitted to the Minister of Transportation for approval. Timing of the approval is uncertain at this time. Consideration may be affected by the proximity of the October 2011 provincial election. Stage 2 of the EA process will identify the route location and preliminary design for the new highway corridor. Before Stage 2 of the EA can commence, MTO will need to undertake a procurement process to retain the required consulting resources which may take between six to twelve months to complete. According to the GTA West project team, the Stage 2 process will take at least two years to complete.

The overall EA process for the GTA West Corridor is illustrated below:



Staff will continue to be actively involved in the GTA West EA and will provide updates to Council at key milestones in the process.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 39, CW Report No. 32 – Page 9

Issues Resulting from the Draft Transportation Development Strategy Report

Referencing the GTA West Corridor - Preliminary Route Planning Study Area, there are three planned urban development areas and a significant greenbelt within the City that are directly affected by the preliminary highway route. The affected areas are the north portion of the West Vaughan Employment Area Secondary Plan, the Huntington Road Community in the North Kleinburg-Nashville Secondary Plan, the 400 North Employment Lands Secondary Plan (OPA 637) and the Humber River valley within the Greenbelt Plan area as shown on Attachment No.6.

On April 12, 2011, staff sent the GTA West Study team a letter expressing concerns about the conflict between the preliminary corridor route and the Huntington Road Community in the North Kleinburg-Nashville Secondary Plan. In addition, staff raised issues concerning all four affected areas at the subsequent MAG meeting held on April 20, 2011. A meeting was arranged with the GTA West Study team on April 29, 2011 to further discuss the details and rationale for the proposed alignment and limits of the Preliminary Route Planning Study Area. York Region Staff also attended this meeting.

West Vaughan Employment Area Secondary Plan & Huntington Road Community

At the April 29th meeting, MTO advised that a set of principles and evaluation criteria were developed in order to define the limits of the Preliminary Route Area across the corridor. These principles are intended to provide sufficient room to accommodate a reasonable range of alignment alternatives for evaluation during Stage 2 of the EA process. These principles are outlined in Attachment No. 7.

With respect to the limits of the Preliminary Route Area in the vicinity of the West Vaughan Employment Area Secondary Plan and the Huntington Road Community, MTO advised that the limits were established with consideration for the principles and the following:

- future freeway to freeway interchange for the Highway 427 extension connection to GTA West Corridor
- modifications to the future Major Mackenzie Drive interchange at Highway 427
- vertical and horizontal considerations associated with the crossing of the existing hydro transmission corridor
- CP Rail and Humber River crossings
- municipal road crossings/connections

Humber Valley Crossing and Greenbelt Plan Area

The Preliminary Route Planning Area has significant impacts on the Humber River valley within the Greenbelt Plan area north of Kirby Road. The MTO Study team has advised that Stage 2 of the GTA West EA will entail a full assessment of the affected Greenbelt area including a detailed assessment of the environmental features together with consultation with applicable environmental agencies. The Preliminary Route Planning Area is relatively wide across the greenbelt area in order to provide for a reasonable range of Humber River crossing alternatives for consideration during the route planning stage.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 39, CW Report No. 32 – Page 10

400 North Employment Lands Secondary Plan (OPA 637)

In 2006, Council approved the Highway 400 North Employment Lands Secondary Plan (OPA 637) which re-designated the lands bounded by Teston Road, Jane Street, King-Vaughan Road and Weston Road for employment uses. The area within OPA 637 that is affected by the Preliminary Route Planning Area is illustrated in Attachment No. 6. MTO advised that the north and south limits of the Preliminary Route Planning Area in OPA 637 were primarily established based on MTO's geometric design standards that require a minimum separation of 1,000 metre from the ramp terminus of both the existing King Road and Teston Road interchanges and a freeway to freeway interchange.

In 2007, the Region of York initiated an urban expansion (ROPA 52) to bring OPA 637 lands within the urban boundary. In December 2008, the Region adopted ROPA 52, which was subject to an appeal at the Ontario Municipal Board (OMB) by the Minister of Municipal Affairs and Housing. Proceedings for the appeal of ROPA 52 resulted in Minutes of Settlement between the parties, which included the following commitment:

“The Ministry of Transportation (MTO) agrees it will proceed expeditiously with the environmental assessment process for the GTA West Area corridor (the EA Process) and will address the lands at the interchange with Highway 400 (east and west side) at the beginning of Stage 2 of the EA Process. “

OPA 637 was appealed to the Board by the 400 North Landowners Group for non-decision. An OMB Prehearing Conference was held in March 2011 and mediation is ongoing.

OPA 637 Highway 400 Interchange(s)

The transportation policies of OPA 637 identify the need for at least one new interchange on Highway 400 to support the full development of the Highway 400 North Employment Area. It was anticipated that this new interchange would be located at King-Vaughan Road and Highway 400.

York Region has identified an arterial road requirement in the Council endorsed Regional Transportation Master Plan that would provide for eastbound traffic travelling on the GTA West Corridor to continue eastbound to Bathurst Street. This is founded on policy statements in both the current Regional Official Plan and the 2010 Regional Official Plan. These policies are being further advanced through the Mid-York East-West Transportation Feasibility and Preliminary Engineering Study authorized by Regional Council in December of 2010 which is now underway.

Given the technical complexity of planning and integrating these three facilities, it is recommended that the Ministry of Transportation be requested to integrate the provisions for at least one full interchange with Highway 400 to service the 400 North Employment Area Secondary Plan (OPA 637) area together with a Regional arterial connection in conjunction with Stage 2 of the GTA West Corridor Environmental Assessment Study.

MTO Consultation Outcome

Following detailed discussion on each of the affected areas at the April 29, 2011 meeting, MTO staff advised that they were not in a position to recommend changes to the preliminary route planning area at this time due to the need to provide sufficient room to accommodate a reasonable range of alignment alternatives for evaluation during Stage 2 of the EA process.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 39, CW Report No. 32 – Page 11

Staff urged MTO to finalize the GTA West Corridor Planning and Environmental Assessment Stage 1 Study in an expeditious manner and then proceed immediately to initiate Stage 2 of the Environmental Assessment Study for the new corridor. Staff requested MTO to work with the City and York Region during the Stage 2 process to expedite the determination of the routing for the GTA West Corridor. This would permit those areas within the GTA West Corridor Study Area which are not required for the new highway to be released for development as soon as possible in accordance with the City's Official Plan.

Regional Implications

The 2009 York Region Transportation Master Plan recommends that the GTA West Corridor be planned as a new freeway extending from Highway 400 westerly into Peel Region and beyond together with a connection to the Highway 427 Extension. The recommended draft TDS for the GTA West Corridor is consistent with the objectives of the York Region Transportation Master Plan. In addition, other transportation studies in the area, including the Western Vaughan Individual EA, have included the GTA West Corridor in their 2031 network analysis.

Regional staff reported on the Draft TDS Report to the Regional Planning and Economic Development Committee on May 4, 2011. The three development areas in Vaughan affected by the preliminary planning study area for the GTA West Corridor were discussed in the York Region report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council Vaughan Vision 2020 strategic initiatives:

- To enhance and ensure community safety, health and wellness;
- To pursue excellence in service delivery; and
- To plan and manage growth and economic vitality.

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

Conclusion

On March 11, 2011, MTO released Stage 1 of the GTA West Corridor Planning and Environmental Assessment Study and draft Transportation Development Strategy for a 90-day public and stakeholder review. The report explains the planning process followed in developing the draft Transportation Development Strategy including the assessment and evaluation of the area transportation system alternatives and a recommendation for the preferred alternatives to be carried forward. Following public and stakeholder input, the report will conclude Stage 1 of the EA Study and establish the start of Stage 2 of the EA. The limits of the Preliminary Route Study Area will be revisited and refined during Stage 2 of the EA process.

Within Vaughan, there are four areas that are affected by the Preliminary Route Planning Study Area for the GTA West Corridor. Staff in their meeting with MTO on April 29, 2011 urged MTO to expedite Stage 2 of the EA process and finalize the routing for the GTA West Corridor. This would permit those areas within the GTA West Corridor Study Area which are not required for the new highway to be released for development as soon as possible in accordance with the City's Official Plan. Staff also requested that MTO provide for at least one full interchange with Highway 400 to service the 400 North Employment Area Secondary Plan (OPA 637) together with a Regional arterial connection in conjunction with Stage 2 of the GTA West Corridor Environmental Assessment Study.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 39, CW Report No. 32 – Page 12

A schedule for Stage 2 of the GTA West EA has not yet been identified by MTO; however, it will likely be at least three years before a preliminary recommended alignment is selected. Staff will continue to be actively involved in the GTA West EA and will provide updates to Council at key milestones in the process.

Attachments

1. Preliminary Study Area
2. GTA West Development Transportation Strategy Summary
3. GTA West – New Transportation Corridor Alternative 2 (carried forward)
4. GTA West – New Transportation Corridor Alternative 3 (carried forward)
5. GTA West Corridor - Preliminary Route Planning Study Area
6. Vaughan Areas Affected by the Preliminary Route Planning Study Area
7. Principles for Defining the GTA West Preliminary Route Planning Study Area

Report prepared by:

Selma Hubjer, Transportation Engineer, Ext 8674

Andrew Pearce, Director of Development /Transportation Engineering, Ext 8255

(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.)

Please also refer to Minute No. 139.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 40, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**40 TORONTO-YORK SPADINA SUBWAY EXTENSION
TEMPORARY TRAFFIC CONTROL SIGNALS
INTERCHANGE WAY AND COMMERCE STREET
WARD 4**

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 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends:

THAT Council enact the necessary by-law to provide for the installation of temporary traffic control signals at the intersection of Interchange Way and Commerce Street/temporary Toromont access driveway in conjunction with the Toronto-York Spadina Subway Extension project.

Contribution to Sustainability

The Toronto-York Spadina Subway Extension (TYSSE) project will provide higher order transit infrastructure to support compact urban form and offer an alternative mode of transportation to the single occupant vehicle. In addition, the subway extension into the City will stimulate the establishment of transit orientated development in the Vaughan Metropolitan Centre and the Official Plan Amendment 620 (Steeles West Secondary Plan) area. The TYSSE is committed to applying sustainability standards in the design and construction of the subway project.

Economic Impact

The design, construction and ultimate removal of the temporary traffic control signals at the intersection of Interchange Way and Commerce Street/temporary Toromont access driveway will be carried out in conjunction with the TYSSE project at no cost to the City.

Communications Plan

The Toronto-York Spadina Subway Extension (TYSSE) Project team will be advised of the approved recommendations originating from this report.

Purpose

The purpose of this report is to seek Council's approval of the installation of temporary traffic control signals at the intersection of Interchange Way and Commerce Street/temporary Toromont access driveway, which will be designed, constructed and ultimately removed in conjunction with the TYSSE project at no cost to the City.

Background - Analysis and Options

The Toronto-York Spadina Subway Extension (TYSSE) project is an 8.6km extension from the existing Downsview Station northwest through York University within the City of Toronto and north to the Vaughan Metropolitan Centre. The TYSSE is scheduled to open for full revenue service to the Vaughan Metropolitan Centre (VMC) by the end of 2015. In order meet this in-service date, major construction has already begun.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 40, CW Report No. 32 – Page 2

As a component of the TYSSE project, the existing driveway access to the Toromont site from Highway 7, which is across from Millway Avenue, is scheduled to be closed in late July or early August, 2011 to facilitate the construction of the VMC Subway Station. To replace this access to Toromont, TYSSE is proposing to construct a temporary driveway on a block of City owned land that is located on the east side of Interchange Way opposite Commerce Street as shown on Attachment No.1. These lands were obtained by the City for future road allowance purposes. This temporary driveway will also serve as the construction access to the subway construction area.

In addition, TYSSE is proposing to install temporary traffic control signals at the intersection of Interchange Way and Commerce Street/temporary Toromont access driveway to provide safe and efficient access to the Toromont site and for TYSSE construction vehicles. This new signalized access will temporarily replace the signalized access to the Toromont property from Highway 7 and will accommodate the high volume of site-generated heavy vehicles as well as the construction vehicles working on the Toromont site to construct the VMC station components. These temporary traffic signals will be designed and constructed in conjunction with the TYSSE project to the satisfaction of the City.

It is anticipated that the Millway Avenue and the Highway 7/Toromont access will re-open at the beginning of 2015. At this time, the traffic signals at Interchange Way and Commerce Street/temporary Toromont access will be removed to the satisfaction of the City and the new traffic control signals will be reactivated at the Highway 7 intersection.

Relationship to Vaughan Vision 2020

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

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

Specific Strategic Plan Initiatives applicable to the recommendations made in this report include Vaughan's corporate priorities to support and plan high capacity transit at strategic locations throughout the City. Accordingly, this report is consistent with the priorities previously set by Council.

Regional Implications

The Region of York is a partner in the Toronto-York Spadina Subway Extension project.

Conclusion

The installation of temporary traffic control signals at the intersection of Interchange Way and Commerce Street/temporary Toromont access driveway is required to provide safe and efficient access for TYSSE construction vehicles and for heavy vehicles that typically access the Toromont site from Highway 7. These traffic signals are being installed for a period of about three years to facilitate the construction of the Spadina Subway extension and the Vaughan Metropolitan Centre Station and will be removed at no cost to the City when they are no longer needed.

Attachments

Attachment 1: Location Plan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 40, CW Report No. 32 – Page 3

Report prepared by:

Andrew Pearce, Director of Development /Transportation Engineering, Ext 8255

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 41, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By receiving the following Communications:

- C10. Ms. Julie Seeman, Ms. Maria Bonfini and Ms. Silvana Galloro, Concord West Ratepayers Association, 7777 Keele Street, Unit 8, Box 79001, Concord, L4K 1Y0, dated June 20, 2011; and**
- C20. Mr. Stephen J. D'Agostino, Thomson Rogers, Suite 3100, 390 Bay Street, Toronto, M5H 1W2, dated June 28, 2011.**

41

**SITE DEVELOPMENT FILE DA.11.015
TONLU HOLDINGS LIMITED
WARD 3**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved; and**
- 2) That the deputation of Mr. Stephen J. D'Agostino, Thomson Rogers, Suite 3100, 390 Bay Street, Toronto, M5H 1W2, be received**

Recommendation

The Director of Development Planning recommends:

- 1. THAT Site Development File DA.11.015 (Tonlu Holdings Limited) BE APPROVED, for the installation of a 25m high telecommunication tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 to #3, and in the manner shown on Attachment #4.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

The Proponent (Rogers Wireless Inc.) has submitted a Site Development Application on the subject lands shown on Attachments #1 and #2, for the installation of a telecommunication facility consisting of a 25m high telecommunication tower and accessory radio equipment cabinet as shown on Attachments #3 and #4.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 41, CW Report No. 32 – Page 2

Background - Analysis and Options

City of Vaughan's Telecommunication Tower/Antenna Protocol

On June 23, 2003, the City of Vaughan adopted a protocol for establishing telecommunication tower/antenna facilities. In accordance with the City's protocol, all new tower/antenna systems greater than 16.6m in height require consideration by City of Vaughan Council. The proposed 25m high circular steel monopole tower exceeds the 16.6m maximum height exemption, and therefore, is subject to this application.

The protocol states that telecommunication tower/antenna facilities proposed in industrial and commercial zoned areas that are a minimum of 100m away from residential areas are exempt from the public consultation process. As the proposed telecommunication facility is located more than 100m from existing residential (located on the north side of Regional Road #7 and on the west side of Pine Valley Drive), this application is exempt from the public consultation process.

As required in the City of Vaughan's Telecommunication Tower/Antenna Protocol, the Proponent attended a pre-application consultation meeting with the Vaughan Development Planning Department and subsequently submitted a Site Development Application with the required supporting documentation and application fee. The Proponent also conducted a survey of the surrounding area and it was determined that there were no facilities suitable for co-location within the vicinity network coverage.

On June 7, 2011, Vaughan Council resolved to appoint a Telecommunication Task Force and review the City of Vaughan's existing Telecommunication Protocol in light of Industry Canada's revised procedures for installing radio communication and broadcasting antenna systems, which took effect on January 1, 2008. The opportunity to participate on the Task Force will be publicly advertised during the summer, and an appointment report will be brought forward to the Committee of the Whole meeting in September 2011. The Task Force will provide a Findings Report which supports development of a new Telecommunications Facility Siting Protocol for presentation to Vaughan Council within 5 months of the Task Force being established.

On June 7, 2011, Council resolved:

"That Site Development Applications for new telecommunication facilities submitted prior to approval of a new City protocol be reviewed under the current City of Vaughan Protocol for Establishing Telecommunication Towers/Antenna Facilities."

The subject Site Plan Application is proceeding to the June 14, 2011 Committee of the Whole meeting in light of the above resolution.

Location

The subject lands are located at 74 Alex Avenue situated at the southwest corner of Rowntree Dairy Road and Alex Avenue, in an existing employment area, as shown on Attachments #1 and #2.

Official Plan and Zoning

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Growth Management Plan). The new City of Vaughan Official Plan 2010 designates the subject lands "General Employment", as adopted by Vaughan Council on September 7, 2010, and is subject to Region of York approval. The proposal conforms to the Official Plans.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 41, CW Report No. 32 – Page 3

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The telecommunication facility consisting of the accessory radio equipment shelter and tower is located within the existing building envelope as shown on Attachment #3, and complies to the setback requirements for the EM1 Zone. However, it is noted that the siting of telecommunication tower/antenna facilities are not required to comply with the development standards set out in the City's Zoning By-law, as telecommunications is a matter of Federal jurisdiction.

Planning Considerations

The Development Planning Department conducted a review of the proposed telecommunication tower facility, its site location and design, and is of the opinion that the proposed 25 m high circular steel monopole tower and telecommunication facility within the City's Employment Area, can be supported.

The equipment compound has an area of 19.0 m² as shown on Attachment #3 and has incorporated concrete filled steel bollards along its edge as a safety measure. The compound houses a 25m high circular steel monopole telecommunication tower and accessory radio equipment cabinet (see Attachment #4). The 25m high tower is required in order to accommodate the necessary range and network demands the tower is intended to meet. The monopole design has been used throughout the City and is appropriate considering the employment area context. The design, construction and installation of the tower will be consistent with the required engineering practices including structural adequacy.

The accessory walk-in radio equipment shelter is constructed with an exterior finish that is compatible with its surroundings and is situated on top of a concrete slab. The shelter is approximately 1.0m x 2.0m with a height of 2.4m. All hydro requirements to service the equipment shelter for the telecommunications tower must be to the satisfaction of PowerStream Inc.

The location of the proposed compound does not interfere with any existing landscaping on site, the required number of parking spaces, loading area or garbage pick-up. The Development Planning Department has no objection to the proposed layout and location of the compound and telecommunications tower.

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 Planning Department undertook a review of its Telecommunication Protocol in light of Industry Canada's revised procedures for installing radio communication and broadcasting systems, which has been in effect since January 1, 2008. In 2008 and early 2009, the Region of York Planning Department met with area municipalities (including Vaughan) and industry stakeholders to update its Protocol. As a result, on April 23, 2009, the Region of York adopted Industry Canada's protocol out-right. The proposed tower conforms to the adopted Industry Canada Protocol, and in doing so, also conforms to the Region of York's Protocol.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 41, CW Report No. 32 – Page 4

Conclusion

The Development Planning Department has reviewed the proposal for a telecommunication tower and accessory radio equipment cabinet in accordance with the Official Plan and Zoning By-law, and the City of Vaughan's Protocol for Establishing Telecommunication Tower/Antenna Facilities. The installation of the 25m high monopole antenna structure and associated equipment cabinet on the subject lands is considered acceptable within the employment area context, and accordingly, the Development Planning Department can support the approval of Site Development Application DA.11.015.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Compound Plan and Tower

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 42, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By receiving the following Communications:

- C10. Ms. Julie Seeman, Ms. Maria Bonfini and Ms. Silvana Galloro, Concord West Ratepayers Association, 7777 Keele Street, Unit 8, Box 79001, Concord, L4K 1Y0, dated June 20, 2011; and**
- C20. Mr. Stephen J. D'Agostino, Thomson Rogers, Suite 3100, 390 Bay Street, Toronto, M5H 1W2, dated June 28, 2011.**

42

**SITE DEVELOPMENT FILE DA.10.088
INNOVATION COMMERCIAL CENTRE INC.
WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved;**
- 2) That the deputation of Mr. Stephen J. D'Agostino, Thomson Rogers, Suite 3100, 390 Bay Street, Toronto, M5H 1W2, be received; and**
- 3) That Communication C18 Councillor Carella, dated June 14, 2011, be received.**

Recommendation

The Director of Development Planning recommends:

- 1. THAT Site Development File DA.10.088 (Innovation Commercial Centre Inc.) BE APPROVED, for the installation of a 30m high telecommunication tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 to #3, and in the manner shown on Attachment #4.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

The Proponent (Rogers Wireless Inc.) has submitted a Site Development Application on the subject lands shown on Attachments #1 and #2, for the installation of a telecommunication facility consisting of a 30m high telecommunication tower and accessory radio equipment cabinet as shown on Attachments #3 and #4.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 42, CW Report No. 32 – Page 2

Background - Analysis and Options

City of Vaughan's Telecommunication Tower/Antenna Protocol

On June 23, 2003, the City of Vaughan adopted a protocol for establishing telecommunication tower/antenna facilities. In accordance with the City's protocol, all new tower/antenna systems greater than 16.6m in height require consideration by City of Vaughan Council. The proposed 30m high circular steel monopole tower exceeds the 16.6m maximum height exemption, and therefore, is subject to this application.

The protocol states that telecommunication tower/antenna facilities proposed in industrial and commercial zoned areas that are a minimum of 100m away from residential areas are exempt from the public consultation process. As the proposed telecommunication facility is located more than 100m from existing residential (located on the east side of Regional Road #27), this application is exempt from the public consultation process.

As required in the City of Vaughan's Telecommunication Tower/Antenna Protocol, the Proponent attended a pre-application consultation meeting with the Vaughan Development Planning Department and subsequently submitted a Site Development Application with the required supporting documentation and application fee. The Proponent also conducted a survey of the surrounding area and it was determined that there were no facilities suitable for co-location within the vicinity network coverage.

On June 7, 2011, Vaughan Council resolved to appoint a Telecommunication Task Force and review the City of Vaughan's existing Telecommunication Protocol in light of Industry Canada's revised procedures for installing radio communication and broadcasting antenna systems, which took effect on January 1, 2008. The opportunity to participate on the Task Force will be publicly advertised during the summer, and an appointment report will be brought forward to the Committee of the Whole meeting in September 2011. The Task Force will provide a Findings Report which supports development of a new Telecommunications Facility Siting Protocol for presentation to Vaughan Council within 5 months of the Task Force being established.

The subject Site Plan Application was originally considered by the Committee of the Whole on February 1, 2011, and deferred to the Council Meeting on May 3, 2011. On May 3, 2011, Council resolved "that consideration of this matter be deferred pending the review of the telecommunication tower protocol.

However, on June 7, 2011, Council resolved:

"That Site Development Applications for new telecommunication facilities submitted prior to approval of a new City protocol be reviewed under the current City of Vaughan Protocol for Establishing Telecommunication Towers/Antenna Facilities."

The subject Site Plan Application is proceeding to the June 14, 2011 Committee of the Whole meeting in light of the above resolution.

Location

The subject lands are located at 60 and 80 Innovation Drive situated on the north side of Innovation Drive, south of Langstaff Road and west of Regional Road #27, in an existing industrial area, as shown on Attachments #1 and #2.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 42, CW Report No. 32 – Page 3

Official Plan and Zoning

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Growth Management Plan). The new City of Vaughan Official Plan 2010 designates the subject lands "Commercial Mixed-Use", as adopted by Vaughan Council on September 7, 2010, and is subject to Region of York approval. The proposal conforms to the Official Plans.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The minimum rear yard setback for all buildings and structures in the EM1 Zone is 12.0m. The accessory radio equipment shelter is providing a 0.0m rear yard setback as shown on Attachment #3. The siting of telecommunication tower/antenna facilities are not required to comply with the development standards set out in the City's Zoning By-law, as telecommunications is a matter of Federal jurisdiction.

Planning Considerations

The Development Planning Department conducted a review of the proposed telecommunication tower facility, its site location and design, and is of the opinion that the proposed 30m high circular steel monopole tower and telecommunication facility within the City's Employment Area, can be supported.

The equipment compound has an area of 31.9 m² as shown on Attachment #3, and is surrounded by a 1.8m high chain link fence. The compound houses a 30m high circular steel monopole telecommunication tower and accessory radio equipment cabinet (see Attachment #4). The 30m high tower is required in order to accommodate the necessary range and network demands the tower is intended to meet. The monopole design has been used throughout the City and is appropriate considering the employment area context. The design, construction and installation of the tower will be consistent with the required engineering practices including structural adequacy.

The accessory walk-in radio equipment shelter is constructed of galvanized steel and is situated on top of a concrete slab. The shelter is approximately 2.74m x 1.62m with a height of 2.4m. All hydro requirements to service the equipment shelter for the telecommunications tower must be to the satisfaction of PowerStream Inc.

The location of the proposed compound does not interfere with any existing landscaping on site or the required number of parking spaces. The Development Planning Department has no objection to the proposed layout and location of the compound and telecommunications tower.

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 Planning Department undertook a review of its Telecommunication Protocol in light of Industry Canada's revised procedures for installing radio communication and broadcasting systems, which has been in effect since January 1, 2008. In 2008 and early 2009, the Region of York Planning Department met with area municipalities (including Vaughan) and industry stakeholders to update its Protocol. As a result, on April 23, 2009, the Region of York adopted Industry Canada's protocol out-right. The proposed tower conforms to the adopted Industry Canada Protocol, and in doing so, also conforms to the Region of York's Protocol.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 42, CW Report No. 32 – Page 4

Conclusion

The Development Planning Department has reviewed the proposal for a telecommunication tower and accessory radio equipment cabinet in accordance with the Official Plan and Zoning By-law, and the City of Vaughan's Protocol for Establishing Telecommunication Tower/Antenna Facilities. The installation of the 30m high monopole antenna structure and associated equipment cabinet on the subject lands is considered acceptable within the employment area context, and accordingly, the Development Planning Department can support the approval of Site Development Application DA.10.088.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Compound Plan and Tower

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Senior Planner, ext. 8791

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 43, Report No. 32, of the Committee of the Whole, which was considered by the Council of the City of Vaughan on June 28, 2011, was dealt with by approving:

That consideration of this matter be deferred until an appropriate alternate location is found further away from the residential component to the east of the proposed site; and

That the following Communications, be received:

- C10. Ms. Julie Seeman, Ms. Maria Bonfini and Ms. Silvana Galloro, Concord West Ratepayers Association, 7777 Keele Street, Unit 8, Box 79001, Concord, L4K 1Y0, dated June 20, 2011; and**
- C20. Mr. Stephen J. D'Agostino, Thomson Rogers, Suite 3100, 390 Bay Street, Toronto, M5H 1W2, dated June 28, 2011.**

43

**SITE DEVELOPMENT FILE DA.10.061
HL & M MARCUS INVESTMENTS INC.
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved; and**
- 2) That the deputation of Mr. Stephen J. D'Agostino, Thomson Rogers, Suite 3100, 390 Bay Street, Toronto, M5H 1W2 and Communication C12, dated June 14, 2011 be received.**

Recommendation

The Director of Development Planning recommends:

- 1. THAT Site Development File DA.10.061 (HL & M Marcus Investments Inc.) BE APPROVED, for the installation of a 40m high telecommunication tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 to #3, and in the manner shown on Attachment #4, subject to the following:**
 - a) that the Proponent obtain a Building and Land Use Permit from the Ministry of Transportation, prior to any construction or installation of the proposed Telecommunication Facility, on the subject lands.**

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 43, CW Report No. 32 – Page 2

Purpose

The Proponent (Rogers Wireless Inc.) has submitted a Site Development Application on the subject lands shown on Attachments #1 and #2, for the installation of a telecommunication facility consisting of a 40m high telecommunication tower and accessory radio equipment cabinet as shown on Attachments #3 and #4.

Background - Analysis and Options

City of Vaughan's Telecommunication Tower/Antenna Protocol

On June 23, 2003, the City of Vaughan adopted a protocol for establishing telecommunication tower/antenna facilities. In accordance with the City's protocol, all new tower/antenna systems greater than 16.6m in height require consideration by City of Vaughan Council. The proposed 40m high circular steel monopole tower exceeds the 16.6m maximum height exemption, and therefore, is subject to this application.

The protocol states that telecommunication tower/antenna facilities proposed in industrial and commercial zoned areas that are a minimum of 100m away from residential areas are exempt from the public consultation process. As the proposed telecommunication facility is more than 100m from existing residential (located to the northeast of the subject lands on the east side of Keele Street and south of Regional Road #7), this application is exempt from the public consultation process.

As required in the City of Vaughan's Telecommunication Tower/Antenna Protocol, the Proponent attended a pre-application consultation meeting with the Vaughan Development Planning Department and subsequently submitted a Site Development Application with the required supporting documentation and application fee. The Proponent also conducted a survey of the surrounding area and it was determined that there were no facilities suitable for co-location within the vicinity network coverage.

On June 7, 2011, Vaughan Council resolved to appoint a Telecommunication Task Force and review the City of Vaughan's existing Telecommunication Protocol in light of Industry Canada's revised procedures for installing radio communication and broadcasting antenna systems, which took effect on January 1, 2008. The opportunity to participate on the Task Force will be publicly advertised during the summer, and an appointment report will be brought forward to the Committee of the Whole meeting in September 2011. The Task Force will provide a Findings Report which supports development of a new Telecommunications Facility Siting Protocol for presentation to Vaughan Council within 5 months of the Task Force being established.

The subject Site Plan Application was originally considered by the Committee of the Whole on February 1, 2011, and deferred to the Council Meeting on May 3, 2011. On May 3, 2011, Council subsequently resolved "that consideration of this matter be deferred pending the review of the telecommunication tower protocol."

However, on June 7, 2011, Council resolved:

"That Site Development Applications for new telecommunication facilities submitted prior to approval of a new City protocol be reviewed under the current City of Vaughan Protocol for Establishing Telecommunication Towers/Antenna Facilities."

The subject Site Plan Application is proceeding to the June 14, 2011 Committee of the Whole meeting in light of the above resolution.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 43, CW Report No. 32 – Page 3

Location

The subject lands are located at the southwest corner of Doney Crescent and Keele Street, north of the Highway 407 on-ramp, municipally known as 25 Doney Crescent and 7500 Keele Street, in an existing industrial area, as shown on Attachments #1 and #2.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Growth Management Plan). The new City of Vaughan Official Plan 2010 designates the subject lands "Prestige Employment", as adopted by Vaughan Council on September 7, 2010, and is subject to Region of York approval. The proposal conforms to the Official Plans.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to site-specific Exception 9(339). The proposed location of the compound complies with the EM1 Zone standards with respect to front, rear and side yard setbacks and is not located within the parking area of the subject lands. It should be noted that the siting of telecommunication tower/antenna facilities are not required to comply with the development standards set out in the City's Zoning By-law, as telecommunications is a matter of Federal jurisdiction.

Planning Considerations

The Development Planning Department conducted a review of the proposed telecommunication tower facility, its site location and design, and is of the opinion that the proposed 40m high circular steel monopole tower and telecommunication facility within the City's Employment Area, can be supported.

The equipment compound located at the south end of the subject lands has an area of 52.0m² as shown on Attachment #3, and is surrounded by a 1.8m high chain link fence, which can be accessed via lands leased to the Proponent for direct access to the compound. The compound houses a 40m high circular steel monopole telecommunication tower and accessory radio equipment cabinet (see Attachment #4). The 40m high tower is required in order to accommodate the necessary range and network demands the tower is intended to meet. The monopole design has been used throughout the City and is appropriate considering the employment area context. The design, construction and installation of the tower will be consistent with the required engineering practices including structural adequacy.

The accessory walk-in radio equipment shelter is constructed of galvanized steel and is situated on top of a concrete slab. The shelter is approximately 4.0m x 1.4m with a height of 2.4m. All hydro requirements to service the equipment shelter for the telecommunications tower must be to the satisfaction of PowerStream Inc.

The location of the proposed compound does not interfere with any existing landscaping on site or the required number of parking spaces. The Development Planning Department has no objection to the proposed layout and location of the compound and telecommunication tower.

Ministry of Transportation

The location of the proposed tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 and #2 is situated within the Ministry of Transportation's (MTO) Permit Control Area. The MTO requires a minimum 14.0m setback from the Highway 407 property line for all above and below ground structures and utilities. The proposed compound is located a minimum of 20.0m away from the rear lot line of the subject lands and complies with the MTO setback requirement.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 43, CW Report No. 32 – Page 4

The Proponent is required to apply to the MTO for and be granted a Building and Land Use Permit, prior to the construction or installation of any equipment associated with the proposal. The MTO requires the Proponent to provide a site plan drawing, which is to be stamped and signed by a Professional Engineer for review and approval.

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 Planning Department undertook a review of its Telecommunication Protocol in light of Industry Canada’s revised procedures for installing radio communication and broadcasting systems, which has been in effect since January 1, 2008. In 2008 and early 2009, the Region of York Planning Department met with area municipalities (including Vaughan) and industry stakeholders to update its Protocol. As a result, on April 23, 2009, the Region of York adopted Industry Canada’s protocol out-right. The proposed tower conforms to the adopted Industry Canada Protocol, and in doing so, also conforms to the Region of York’s Protocol.

Conclusion

The Development Planning Department has reviewed the proposal for a telecommunication tower and accessory radio equipment cabinet in accordance with the Official Plan and Zoning By-law, and the City of Vaughan’s Protocol for Establishing Telecommunication Tower/Antenna Facilities. The installation of the 40m high monopole antenna structure and associated equipment cabinet on the subject lands is considered acceptable within the employment area context, and accordingly, the Development Planning Department can support the approval of Site Development Application DA.10.061.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Compound Plan and Tower

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Senior Planner, ext. 8791

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 44, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By receiving the following Communications:

- C10. Ms. Julie Seeman, Ms. Maria Bonfini and Ms. Silvana Galloro, Concord West Ratepayers Association, 7777 Keele Street, Unit 8, Box 79001, Concord, L4K 1Y0, dated June 20, 2011; and**
- C20. Mr. Stephen J. D'Agostino, Thomson Rogers, Suite 3100, 390 Bay Street, Toronto, M5H 1W2, dated June 28, 2011.**

44

**SITE DEVELOPMENT FILE DA.10.089
MACFAZZEN PROPERTIES INC. C/O ZENTIL PROPERTY MANAGEMENT
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved; and**
- 2) That the deputation of Mr. Stephen J. D'Agostino, Thomson Rogers, Suite 3100, 390 Bay Street, Toronto, M5H 1W2, be received**

Recommendation

The Director of Development Planning recommends:

- 1. THAT Site Development File DA.10.089 (Macfazzen Properties Inc. c/o Zentil Property Management) BE APPROVED, for the installation of a 35m high telecommunication tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 to #3, and in the manner shown on Attachment #4.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

The Proponent (Rogers Wireless Inc.) has submitted a Site Development Application on the subject lands shown on Attachments #1 and #2, for the installation of a telecommunication facility consisting of a 35m high telecommunication tower and accessory radio equipment cabinet as shown on Attachments #3 and #4.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 44, CW Report No. 32 – Page 2

Background - Analysis and Options

City of Vaughan's Telecommunication Tower/Antenna Protocol

On June 23, 2003, the City of Vaughan adopted a protocol for establishing telecommunication tower/antenna facilities. In accordance with the City's protocol, all new tower/antenna systems greater than 16.6m in height require consideration by City of Vaughan Council. The proposed 35m high circular steel monopole tower exceeds the 16.6m maximum height exemption, and therefore, is subject to this application.

The protocol states that telecommunication tower/antenna facilities proposed in industrial and commercial zoned areas that are a minimum of 100m away from residential areas are exempt from the public consultation process. As the proposed telecommunication facility is located more than 100m from existing residential (located southeast of the subject lands and opposite the Hydro Corridor), this application is exempt from the public consultation process.

As required in the City of Vaughan's Telecommunication Tower/Antenna Protocol, the Proponent attended a pre-application consultation meeting with the Vaughan Development Planning Department and subsequently submitted a Site Development Application with the required supporting documentation and application fee. The Proponent also conducted a survey of the surrounding area and it was determined that there were no facilities suitable for co-location within the vicinity network coverage.

On June 7, 2011, Vaughan Council resolved to appoint a Telecommunication Task Force and review the City of Vaughan's existing Telecommunication Protocol in light of Industry Canada's revised procedures for installing radio communication and broadcasting antenna systems, which took effect on January 1, 2008. The opportunity to participate on the Task Force will be publicly advertised during the summer, and an appointment report will be brought forward to the Committee of the Whole meeting in September 2011. The Task Force will provide a Findings Report which supports development of a new Telecommunications Facility Siting Protocol for presentation to Vaughan Council within 5 months of the Task Force being established.

The subject Site Plan Application was originally considered by the Committee of the Whole on February 1, 2011, and deferred to the Council Meeting on May 3, 2011. On May 3, 2011, Council resolved "that consideration of this matter be deferred pending the review of the telecommunication tower protocol.

However, on June 7, 2011, Council resolved:

"That Site Development Applications for new telecommunication facilities submitted prior to approval of a new City protocol be reviewed under the current City of Vaughan Protocol for Establishing Telecommunication Towers/Antenna Facilities."

The subject Site Plan Application is proceeding to the June 14, 2011 Committee of the Whole meeting in light of the above resolution.

Location

The subject lands are located at 221 Racco Parkway, southeast of Dufferin Street and Highway #407 on the south side of Racco Parkway, in an existing industrial area, as shown on Attachments #1 and #2.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 44, CW Report No. 32 – Page 3

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Growth Management Plan). The new City of Vaughan Official Plan 2010 designates the subject lands "Prestige Employment", as adopted by Vaughan Council on September 7, 2010, and is subject to Region of York approval. The proposal conforms to the Official Plans.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to site-specific Exception 9(1073). The minimum interior side yard and rear yard setbacks for all buildings and structures in the EM1 Zone is 6m and 12m, respectively. The accessory radio equipment cabinet is providing a 0.0m interior side yard setback and a 9m rear yard setback as shown on Attachment #3. The siting of telecommunication tower/antenna facilities are not required to comply with the development standards set out in the City's Zoning By-law, as telecommunications is a matter of Federal jurisdiction.

Planning Considerations

The Development Planning Department conducted a review of the proposed telecommunication tower facility, its site location and design, and is of the opinion that the proposed 35m high circular steel monopole tower and telecommunication facility within the City's Employment Area, can be supported.

The equipment compound located at the southeast corner of 221 Racco Parkway has an area of 57.76m² as shown on Attachment #3, and is surrounded by a 1.8m high chain link fence. The proposed location of the compound is situated in the parking area and reduces the on-site number of parking by 2 spaces. The reduction does not create a parking deficiency as the site provides for 104 parking spaces and only requires 101 spaces as a result of a Committee of Adjustment Approval for Minor Variance Application A277/03. The Development Planning Department has no objection to the proposed layout and location of the compound.

The compound houses a 35m high circular steel monopole telecommunication tower and accessory radio equipment cabinet (see Attachment #4). The 35m high tower is required in order to accommodate the necessary range and network demands the tower is intended to meet. The monopole design has been used throughout the City and is appropriate considering the employment area context and proximity to the Hydro Corridor. The design, construction and installation of the tower will be consistent with the required engineering practices including structural adequacy.

The accessory walk-in radio equipment cabinet is constructed of galvanized steel and is situated on top of a concrete slab. The cabinet is approximately 2.74m x 1.62m with a height of 2.4m. All hydro requirements to service the equipment shelter for the telecommunications tower must be to the satisfaction of PowerStream Inc.

The location of the proposed compound does not interfere with any existing landscaping on site or the required number of parking spaces. The Development Planning Department has no objection to the proposed layout and location of the compound and telecommunication tower.

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".

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 44, CW Report No. 32 – Page 4

Regional Implications

The Region of York Planning Department undertook a review of its Telecommunication Protocol in light of Industry Canada's revised procedures for installing radio communication and broadcasting systems, which has been in effect since January 1, 2008. In 2008 and early 2009, the Region of York Planning Department met with area municipalities (including Vaughan) and industry stakeholders to update its Protocol. As a result, on April 23, 2009, the Region of York adopted Industry Canada's protocol out-right. The proposed tower conforms to the adopted Industry Canada Protocol, and in doing so, also conforms to the Region of York's Protocol.

Conclusion

The Development Planning Department has reviewed the proposal for a telecommunication tower and accessory radio equipment cabinet in accordance with the Official Plan and Zoning By-law, and the City of Vaughan's Protocol for Establishing Telecommunication Tower/Antenna Facilities. The installation of the 35m high monopole structure and associated radio equipment cabinet on the subject lands is considered acceptable within the employment area context, and accordingly, the Development Planning Department can support the approval of Site Development Application DA.10.089.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Compound Layout Plan and Tower Elevation

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Senior Planner, ext. 8791

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 45, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

45

LANDSCAPE SIGNS AS A PERMITTED SIGN TYPE

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Sandra Yeung Racco, dated June 14, 2011:

Recommendation

Whereas, a number of businesses abutting Highway #400 in the Vaughan Metropolitan Centre area have approached staff and my office about permitting landscape signs on their properties;

Whereas, landscape signs are aesthetically more pleasing than traditional billboard signs;

Whereas, landscape signs provide numerous eco benefits, including using green materials over plastics, harvesting water onsite to irrigate the signage, and using solar power to light up the signage;

Whereas, landscape signs have been shown to interact positively with the community, especially as they are easily interchangeable and cost-effective;

It is therefore recommended

1. That staff look at permitting landscape signs abutting major arterial roads as a permitted sign type; and
2. That staff report back to Council in September 2011 with their findings, options and recommendations.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 46, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By receiving the confidential Communication C16 from the Director of Legal Services, dated June 24, 2011.

**46 FINALIZING THE DEVELOPMENT OF ADDITIONAL SOCCER FIELDS IN
WOODBIDGE WEST (WARD 2)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution submitted by Councillor Carella, dated June 14, 2011, be approved;
- 2) That upon staff determining the feasibility and estimated costs for both artificial and/or natural turf soccer fields at this location, a Request for Proposals be issued, to determine if there is potential for public-private partnership for purposes of developing and operating such fields; and
- 3) That Communication C21 Mr. Sal Infante, dated June 13, 2011, submitted by Councillor Carella, be received.

Recommendation

Whereas, Active Together, the City of Vaughan's recreational master plan, has identified an ongoing need for additional soccer fields over the remaining twenty year term of the plan---an indicator of the projected sustained interest in soccer as an organized sport; and

Whereas, the City desires to meet the demand for additional soccer fields in a pro-active manner; and

Whereas, lands belonging to the Ontario Realty Corporation (ORC), situated in the southwest quadrant of the intersection of Regional Road 27 (Highway 27) and Milani Boulevard/Nickle Gate, were identified over two years ago as a potential location for one or more natural or artificial turf soccer fields(see attached extracts); and

Whereas, in furtherance of a plan to develop this site for such fields the City of Vaughan has been engaged in negotiations with ORC over the past year, to obtain a license for this purpose; and

Whereas, ORC has recently indicated that the said license (or agreement) cannot be executed by the ORC until an archeological assessment has been made of the property in question;

It is therefore resolved, THAT staff be directed to arrange immediately for the required archeological assessment, and

THAT upon the completion of an archeological assessment satisfactory to the ORC, appropriate staff immediately arrange for the final execution of the aforementioned licensing agreement with ORC to allow City staff to assess the feasibility and estimated costs for soccer fields at this location.

Attachment – Extract, Item 33, Report No. 21 of the Committee of the Whole, which was adopted with out amendment by the Council of the City of Vaughan on May 18, 2010.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 47, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

47

**REVISED PROTOCOL
TRENCHLESS REPAIR OF CRACKED SEWER SERVICE CONNECTION TEE FITTING**

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 14, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends:

THAT the cracked sewer service connection tee fitting repair protocol be amended to authorize staff to regularly adjust the value of the required monetary payment with consideration for the performance and advancements in trenchless repair technology.

Contribution to Sustainability

The recommendation of this report has been developed with consideration for the impact on the natural and built environments, and its potential social and financial implications.

Economic Impact

The adoption of this report will authorize staff to establish the appropriate value of the funds that are collected from private sector developers with regard to the repair of cracked sewer service connection tee fittings. These funds will be deposited in the City's Sewer Reserve and used to maintain and/or replace the sewer fittings if required in the future, likely as part of a future road renewal project.

Communications Plan

The approved recommendations stemming from this report will be communicated to the private sector developers, engineering consultants and contractors through correspondence and the normal design, inspection and acceptance process.

Purpose

This report recommends the adoption of a revised protocol with respect to the financial contribution associated with the trenchless repair of cracked PVC sewer service connection tee fittings in new developments.

Background - Analysis and Options

Over the last several years, camera inspections have revealed cracks along the joint in a small number of PVC sewer lateral tee fittings. To date, there are about 300 known cracked sewer fittings in new developments City-wide. It is unclear at this point what caused these fittings to develop cracks.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 47, CW Report No. 32 – Page 2

Council, at its meeting on March 9, 2010, approved a protocol for the repair of these cracked sewer service connection fittings. According to this protocol, where a cracked fitting is identified within a newly completed road that is finished with the top asphalt, the fitting is to be repaired using trenchless technology such as a fiberglass tee liner. This repair method has been in use for about seven years now with good success. Most contractors provide a minimum five year warranty on a tee liner repair. Given the City's limited experience with the product, it was anticipated that at some point over the life span of the sewer, the cracked fitting may need to be either relined or dug up and replaced. Accordingly, the protocol also included a requirement for a monetary payment from the private sector developers for each cracked sewer service connection tee fitting that was repaired by using a fiberglass tee liner to facilitate the inspection, maintenance and ultimate replacement of the fitting. The value of the payment was based on the present day cost of replacing the tee fitting which ranged between \$5,000 and \$10,000 per fitting depending on the depth of the sewer.

Since adoption of this protocol, the Ontario Provincial Standards, Product Management Committee has reviewed the T-Liner product that is provided by DM Robichaud and has accepted it for use in Ontario applications as of March 22, 2011. It is noted that this product is also being accepted in other municipalities as an approved method for long term rehabilitation of sewer laterals.

In addition, the development community has expressed concerns that the value of the monetary payment is too high given the good performance results that are being realized from the use of fiberglass tee liners. At present, the reported failure rate of the liners is relatively low. As the City gains greater experience with this trenchless repair method, staff will be in a better position to assess the longevity and performance of the product. Accordingly, staff is recommending that the value of the monetary payment required under the cracked sewer service connection tee fitting protocol be reviewed regularly by staff with consideration for the experience, longevity, performance and reliability of the trenchless repair technology being used such as a fiberglass tee liner.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council, in particular:

- Lead & promote environmental sustainability
- Maintain assets & infrastructure
- Ensure financial sustainability
- Plan and manage growth and economic vitality.

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

Regional Implications

This report has no implications on the Region of York.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 47, CW Report No. 32 – Page 3

Conclusion

The City's current practice requires a developer to dig up and replace cracked service connection fittings on an unfinished roadway and will continue to do so. When a cracked tee is identified after the top asphalt has been placed on a road, alternative trenchless methods of repairing the cracked fitting must be used in order to avoid excavating the new road surface. Excavation of new road surfaces can lead to long term maintenance costs and premature road surface failures. The City also requires the developer to provide the City with a monetary payment for each cracked sewer service connection tee fitting that has been repaired by using a fiberglass tee liner. These funds will offset any cost the City may incur in the event the liner or fitting needs to be replaced in the future. The technology and methodology of trenchless repair work is continually evolving and advancing. Accordingly, it is recommended that the value of the monetary payment required under the City's cracked sewer service connection tee fitting protocol be reviewed regularly by staff with consideration for the experience, longevity, performance and reliability of the trenchless repair method being used such as a fiberglass tee liner.

Attachments

None

Report prepared by:

Andrew Pearce, Director of Development & Transportation Engineering, ext. 8255

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 48, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

48

WOODBIDGE VILLAGE FARMERS MARKET

The Committee of the Whole recommends approval of Clauses 1, 2, 3, 5, 6, 7 and 8 of the recommendation contained in the following report of the Director of Economic Development, dated June 14, 2011:

Recommendation

The Director of Economic Development in consultation with the Director of Recreation of Culture, Director of Policy Planning, Manager of Environmental Sustainability, and Senior Environmental Planner recommends:

1. THAT this report be received;
2. THAT as municipal support of a Farmers' Market has been previously identified as a strategic action in the 2010 Economic Development Strategy, Green Directions Vaughan, and the New Official Plan that permission be granted to the Woodbridge Village Farmers Market to operate a Farmers' market at no cost for its initial season of operation, June 9 – October 6, 2011 on the City's property (Woodbridge Pool and Memorial Arena Parking Lot) on Thursday's from 3:30 p.m. to 7:30 p.m.;
3. THAT the Farmer's Market supply their own storage unit with associated insurance at the Woodbridge Pool and Memorial Arena parking lot to a mutually agreed upon location;
4. THAT the Woodbridge Village Farmer's Market supply their own electricity by using a generator;
5. THAT staff work with the Woodbridge Village Farmer's Market and other associated stakeholders to promote, when feasible, the Woodbridge Village Farmers Market through the City's website, social media accounts and other relevant publications and mediums.
6. THAT the Woodbridge Village Farmer's Market provide to the City on an as needed basis a booth space at no cost to promote City activities and initiatives.
7. THAT this agreement only be in affect for the Woodbridge Village Farmer's Market initial season of operation at the Woodbridge Pool and Memorial Arena's Parking Lot from June 9, to October 6, 2011; and
8. THAT the Woodbridge Village Farmer's Market meet with Economic Development Staff during the operation of the market and at the conclusion of the initial season of operation and report back to Council at a future Committee of the Whole in 2011 the outcomes of operating the Farmer's Market.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 48, CW Report No. 32 – Page 2

Contribution to Sustainability

This report is consistent with *Green Directions Vaughan: Community Sustainability and Environmental Master Plan*;

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive.

Objective 4.3: To encourage the establishment of green businesses and sustainable business practices

Action 4.3.3. Investigate opportunities for farmers' markets at civic facilities to establish support for urban and near urban agriculture.

Goal 5: To be leaders in advocacy and education on sustainability issues.

Objective 5.1: To share sustainable best practices and ideas between and among municipal staff and the community.

Action 5.1.7. Develop an environmental education strategy for business and citizens. This strategy will highlight the steps that citizens and businesses can take to create a more sustainable Vaughan.

Economic Impact

Staff reviewed the City's rates for public permits and special events. The City has a Parking Lot permit fee (for 3 to 5 hours) of \$96.45 (plus HST) for locally based community activities. The Woodbridge Farmer's Market Organization is purposing to use the parking lot at the Woodbridge Pool and Memorial Arena each Thursday from 3:30-7:30 p.m. for a period of 18 weeks. If Council adopts recommendation (2) of this report, it would equate to lost revenue totaling approximately \$1,736.

Communications Plan

If approved, a meeting will be established between City Staff and the Woodbridge Village Farmer's Market organizers to identify the advertising message(s) to be used during the 18 week schedule. Once an advertising plan has been mutually agreed upon, staff will work, when feasible, to promote the Farmer's Market on the City's website, through social media, relevant publications and other mediums that could have a positive impact on the long-term viability of the Farmer's Market.

Purpose

The purpose of this report is to provide staff recommendations to Council regarding the proposal (deputation) by the Woodbridge Village Farmer's Market at Committee of the Whole on May 31, 2011.

Background – Analysis and Options

To maximize the benefits provided from urban agriculture (urban agriculture can be understood as the production, processing, and distribution of food within Vaughan and nearby towns) for improved quality of life, economic growth, and environmental management, Vaughan has an opportunity to promote and support local food production through various outlets such as the Woodbridge Village Farmer's Market.

Statistics Canada in 2006 reported that the \$85-billion Agri-Food industry is the second largest sector in Ontario's economy next to the automotive industry, employing 700,000 people in the province. Agricultural land in Vaughan ranks higher than nearly all municipalities other than the Niagara region for its productivity, and has doubled its productivity from 2001-2006.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 48, CW Report No. 32 – Page 3

In addition, Statistics Canada also reported that the production profile of farming operations in the City of Vaughan are dominated by high value, small acreage production. Greenhouse products, cattle, and vegetable farms have the highest values. The average size of a farming operation in Vaughan is 138 acres which is the smallest average in York Region.

The City of Vaughan Official Plan, adopted by Council in September 2010, includes several policies regarding farmers markets to promote tourism and support local food and agricultural practices in the City. These policies are excerpted below.

Policy 5.2.7.6. To promote Vaughan's cultural heritage, natural heritage and agricultural base through tourism and cultural opportunities that capitalize on these resources, including:

- a) Supporting agri-tourism and agricultural fairs, farmers markets and events;
- b) Promoting hiking, mountain biking, bird watching and other active and passive recreational activities in natural areas, as appropriate; and,
- c) Promoting cultural heritage buildings and districts, museums and other cultural heritage resources.

Policy 5.2.8.2. To support a wide variety of retail opportunities to bring local food and farm products to market by allowing and encouraging:

- a) Farmers market opportunities in urban areas;
- b) Farm-gate sales;
- c) Community-supported agriculture and agricultural cooperatives; and,
- d) Other retail and marketing opportunities that maintain the character and function of agricultural lands and are consistent with the policies of this Plan.

Policy 7.4.1.3. That farmers' markets are encouraged to locate in accessible locations throughout the City of Vaughan and especially in areas where access to locally grown food and healthy food products may be limited.

Local Market Operations

Farmers' markets are generally operated independently in individual communities. The markets are funded almost entirely by farmers' fees. They are community grassroot organizations that operate on very limited budgets with little in the way of resources for customer research, strategic planning, or the other practices that businesses and organizations access in order to assure their longevity. Farmers' market organizers, customers, small farmers, and local food system/security advocates and practitioners in Vaughan are concerned about the long term viability of farmers' markets and are interested in enhancing this important market channel and hub for the City.

Sources of Revenue

Market administrative revenue (stall/vendor fees) is the top source of revenue and has an impact on the ability of market organizers to contract labor to perform functions that help grow and sustain markets. The type of labor used (paid or volunteer) is directly connected to the ability of the market to generate future administrative revenue. However, once a market has established itself and grown in size, the market not only takes in more administrative revenue based on their size (number of vendors), but they also charge higher stall fees than smaller markets do when just starting operation. This adds significantly to the market's resources.

Smaller markets often experience a circular condition in which they cannot attract sufficient customers because they do not have sufficient vendors, but cannot attract sufficient vendors because they do not have sufficient customers to do so. These markets are challenged to garner the resources needed to support a paid market manager, a potential key function that recruits vendors and customers and handles other important operational aspects of the market.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 48, CW Report No. 32 – Page 4

Roadside Fruit Stands

At the Committee of the Whole meeting of May 31, 2011, questions were raised regarding fruit stands located at Pioneer Lane and Islington, and at Martin Grove and Highway #27. Enforcement Staff attended these locations on June 2, 2011 and confirmed that there are fruit stands in operation at these locations. Roadside Sales By-law 125-98 prohibits the retail sale of items on any highway or on a vacant lot adjacent to a highway, except for dairy products being sold from a non-motorized vehicle or foodstuffs being sold from a refreshment vehicle. Zoning By-law 1-88 allows fruit stands on agriculturally zoned land, provided the produce being sold is the product of the farm on which the fruit stand is located. Enforcement Staff will continue to investigate this matter and take appropriate action.

Future Potential of a Farmers' Market

In 2009, Farmers' Markets Ontario, contracted with The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) to undertake a study on the state of farmers' markets in Ontario. The completed study titled *Farmers' Markets Ontario Impact Study 2009 Report* (Attachment 1) found that:

- Markets offer a vast array of food and non-food items but clearly the largest demand is for fresh fruits, vegetables and baked goods;
- Customers feel a strong sense of community and local pride in attending farmers' markets. Most customers attend markets regularly and are strong supporters of the farmers' market industry. They are highly motivated to purchase fresh, in-season produce in clean, simple surroundings; and
- The market customer is uniquely sensitive to the need to support local primary producers. In fact, 67% said it was extremely important to buy produce from the farmer that grew it rather than buying it from a person who buys it from a food terminal or another farmer and resells it at the market.

Relationship to Vaughan Vision 2020

This report is consistent with the Vaughan Vision 2020 Goal 1: Plan and Manage Growth and Economic Vitality.

Regional Implications

Not applicable

Conclusion

In Ontario, the interest in local food and food security has resulted in a revival of farmers' markets, especially in the Greater Toronto Area (GTA). In 2008, there were approximately 70 farmers' markets in the Greenbelt and neighbouring urban areas. According to the Farmers' Market Ontario Association more than 150 markets are successfully being operated throughout the Province.

Small farmers are using farmers' markets to create a new entrepreneurial agriculture that operates independently of traditional wholesale commodity market channels and provides a gateway into farming for those with limited resources. Farmers' markets are also a crucial marketing channel for small farmers. In addition, farmers' markets play a key role in local food economies, green house gas emission reductions and the social life of communities.

It has been well-documented that shoppers appreciate and patronize farmers' markets because they can buy top-quality farm-fresh products directly from the person who produced them—and can often find products they won't find anywhere else.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 48, CW Report No. 32 – Page 5

From a City perspective, having an established farmers' market in Woodbridge has the potential to bring people together and can turn an under utilized space (parking lot) into a hive of activity, attracting extra business for stores and restaurants nearby. In addition, assisting the Woodbridge Village Farmer's Market organizers during the initial year of operation is an opportune time to give staff a better understanding of the economic, social and environmental impacts of a local farmers' market.

Attachments

Farmers' Markets Ontario Impact Study 2009 Report

Report prepared by:

Tim Simmonds, Director of Economic Development

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 49, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

49

**ZONING BY-LAW AMENDMENT FILE Z.06.058
DRAFT PLAN OF SUBDIVISION FILE 19T-06V10
MOSAİK PINEWEST INC.
WARD 3**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved; and**
- 2) **That the deputation of Ms. Rosemarie Humphries, be received.**

Recommendation

The Director of Development Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.058 (Mosaik Pinewest Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS4 Open Space Woodlot Zone in the manner shown on Attachment #5.
2. THAT Draft Plan of Subdivision File 19T-06V10 (Mosaik Pinewest Inc.) as shown on Attachment #4, BE APPROVED, as redlined on June 14, 2011, subject to the conditions of approval set out in Attachment #1.
3. THAT for the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated and/or cash-in-lieu paid in accordance with the Planning Act and conform to the Council approved "Cash-in-lieu of Parkland Policy".
4. THAT Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 24, 2011:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision Application 19T-06V10 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 147 single family residential units".

Contribution to Sustainability

The applicant has advised that the following sustainable features, but not limited to, will be included within the subdivision design to create a healthy community:

- i) preservation of existing trees to the greatest extent possible;
- ii) planting of native species within the buffer area and entrance features;
- iii) energy efficient street lighting in accordance with Vaughan Engineering protocol; and,
- iv) Energy-Star homes.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 49, CW Report No. 32 – Page 2

Economic Impact

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

Communications Plan

On February 9, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. No written responses were received through the notice circulation, and as of May 30, 2011, no responses respecting the applications have been received by the Development Planning Department. The recommendation of the Committee of the Whole to receive the Public Hearing report of March 5, 2007, and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on March 19, 2007.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.06.058 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachment #2, from A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone to the following zone categories in the manner shown on Attachment #5:
 - i) RD2 Residential Detached Zone Two (15 m frontages) for 32 lots and 4 blocks;
 - ii) RD3 Residential Detached Zone Three (9 frontages) for 11 lots;
 - iii) RD4 Residential Detached Zone Four (12 m frontages) for 100 units and 4 blocks;
 - iii) OS1 Open Space Conservation Zone for Blocks 156 and 158;
 - iv) OS2 Open Space Park Zone for Blocks 153, 154 and 155; and,
 - v) OS4 Open Space Woodlot Zone for Block 157.

2. Draft Plan of Subdivision File 19T-06V10 as shown on Attachment #4, consisting of the following:

a)	143 lots (Lots 1-143) for detached dwellings	6.75 ha
b)	Existing Residential	1.27 ha
c)	Residential Blocks (Blocks 145-152)	0.23 ha
d)	Neighbourhood Park (Block 153)	3.24 ha
e)	Linear Park (Blocks 154-155)	0.44 ha
f)	10m Open Space Buffer(Block 156)	0.60 ha
g)	Woodlot Buffer (Block 157)	0.13 ha
h)	Proposed Pumping Station/Access (Block 158)	0.37 ha
i)	0.3m Reserves (Blocks 159-180)	0.01 ha
j)	Roads	2.91 ha
	<hr style="width: 100%; border: 0.5px solid black;"/>	
	Total Area	15.95 ha

Background - Analysis and Options

The subject lands shown on Attachments #2 and #3 are located north of Major Mackenzie Drive and east of Pine Valley Drive, in Part of Lot 23, Concession 6, City of Vaughan (Planning Block 40 South). The surrounding land uses are shown on Attachment #3.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 49, CW Report No. 32 – Page 3

Block 40 South Plan

The Development Planning Department has reviewed the proposed draft plan of subdivision in consideration of the Revised Block 40 South Plan approved by Council on June 8, 2010, as shown on Attachment #6 and note a minor change in the lotting pattern for the lots north of the linear park (Block 154). The road pattern remains the same as the Approved Block 40 Plan, however Lots 85, 86, 89 to 91 inclusive and 102-105 inclusive have been re-oriented to face the linear park (Block 154) to the south whereas the flankage of these lots previously faced the park block. Staff has no objections to this minor lotting change, which promotes a safer street and linear park with an “eyes on the street” view from the new re-oriented lots.

Block 158 is located within the Open Space lands, and is reserved for a pumping station. The pumping station was identified in the Master Environmental Servicing Plan (MESP) for Block 40 South, but not on the approved Block 40 South Plan. Block 158 and the required maintenance access to this block will be discussed in the Subdivision Design and Vaughan Development/Transportation Engineering Department sections of this report.

The Policy Planning Department had provided an update on the status of the April 24, 2006, Council approved Block 40 South Plan conditions at the June 1, 2010 Committee of the Whole, and all outstanding block plan conditions with regards to an Edge Management Plan for this subdivision have been satisfied.

Official Plan

a) OPA #600

The subject lands are designated “Low Density Residential”, “Valley Lands” and “Neighbourhood Park” by OPA #600, which permits the proposed single detached uses on the developable tableland.

The “Low Density Residential” designation permits a maximum residential density of 22 units per hectare. The area included in the calculation of residential density includes the local and primary roads and the lands for the dwelling units, but excludes all other lands. For the purposes of calculating density, this subdivision consists of an area of 9.89 ha with 143 single detached units yielding a density of 14.46 units/hectare, which conforms to OPA #600.

b) City of Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Residential”, “Parks” and “Natural Area” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York.

The proposed draft plan of subdivision conforms to the Official Plans.

Zoning

The subject lands shown on Attachment #2 are zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone by By-law 1-88. To facilitate the proposed plan of subdivision shown on Attachment #4, an amendment to Zoning By-law 1-88 is required to rezone the subject lands to the following Residential and Open Space Zones in accordance with the standard requirements of Schedule “A3” in Zoning By-law 1-88, as shown on Attachment #5:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 49, CW Report No. 32 – Page 4

- i) rezone Lots 1 to 7 inclusive, Lots 27 to 49 inclusive, Lots 103, 104 and Blocks 145 to 148 inclusive, to RD2 Residential Detached Zone Two, to provide for 32 units on lots with minimum 15m frontages;
- ii) rezone Lots 8-26 inclusive, Lots 50-91 inclusive, Lots 97-99 inclusive, Lot 102, 105, 108-123 inclusive and Lots 126-143 inclusive to RD3 Residential Detached Zone Three, to provide 99 single detached dwelling units with minimum 12 m frontages;
- iii) rezone Lots 92-96 inclusive, Lots 100, 101, 106, 107, 124, 125, 141 and Blocks 149 to 152 inclusive, to RD4 Residential Detached Zone Four, to provide 12 single detached dwelling units with minimum 9 m frontages;
- iv) rezone Neighbourhood Park Block 153, Linear Park Blocks 154 and 155 from A Agricultural Zone to OS2 Open Space Park Zone; and,
- v) rezone Blocks 156 and 158 from A Agricultural Zone to OS1 Open Space Conservation Zone.

Subdivision Design

The proposed draft plan of subdivision as shown on Attachment #4 is comprised of 143 residential lots for single detached units, and 8 residential blocks (Blocks 145-152 inclusive) to be combined with adjacent residential blocks to the east (File 19T-06V04 Greenbrooke Development Inc.) to create full residential lots for single detached dwellings.

The development details for the proposed draft plan of subdivision shown on Attachment #4 were identified earlier in the "Purpose" section of the report.

The proposed road pattern as shown on Attachment #4 would result in a consistent and compatible transition from the residential subdivisions to the east and south and conforms with the approved Block 40 South Plan, as shown on Attachment #6. The proposed subdivision accommodates an open space landscape buffer (Block 156) along the north side of the subdivision for edge management planting and a linear park buffer (Blocks 154 and 155) along the south limit of the subdivision.

a) Block 158 (Pumping Station and Access)

Block 158 on the draft plan was created to locate a pumping station, which the applicant is proposing to access from the approved Plan of Subdivision File 19T-06V07 (Belmont Properties Inc.) to the south. The Vaughan Development/Transportation Engineering Department requires a minimum 9.0m wide access, which the applicant has proposed through the Belmont subdivision, as shown on Attachment #7. These lands must be conveyed to the City, free of all costs and encumbrances. The Development/Transportation Engineering Department has advised that since Phases 1 and 2 of Plan 19T-06V07 have been registered, Belmont Properties Inc. and the Trustee of Block 40 South have agreed to provide the necessary land conveyance to the City through Plan 19T-06V07, Phase 3. The conditions of approval to this effect are included in Attachment #1.

The 9 m wide access block is proposed on lands within the Belmont Properties Inc. (Belmont) Plan of Subdivision 19T-06V07 that is approved and zoned RD3(H) Residential Zone Three, with the Holding Symbol "H" subject to Exception 9(1291) by Zoning By-law 1-88. This access block directly impacts the Belmont Plan as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 49, CW Report No. 32 – Page 5

- i) the access is proposed over part of Lots 231 and 232 (not the entire Lots) as shown on Attachment #7, which have a combined frontage of 24.8m resulting in remnant parcels of land on either side of the access block.
- ii) the draft approved lots lying east of the access block (i.e. part of Lot 231 and Lots 220 to 231 inclusive) must be re-lotted to ensure that they comply with the existing RD3 Zoning.
- iii) the remnant parcel lying west of the access block (i.e. part of Lot 232) must be reconfigured to ensure that the parcel does not remain undevelopable.

These issues have been reviewed with the applicant and the Development Planning Department is satisfied that they can be addressed prior to final registration of the Belmont Plan through minor modifications to the lotting pattern. The remnant part of Lot 231 can be combined with Lots 220 to 231 and the lotting boundaries readjusted to create full lots that comply with Zoning By-law 1-88. The location of the access block can also be shifted slightly as required to ensure that there is no remnant parcel west of the block.

b) Deletion of Lot 144 from Draft Plan of Subdivision

The Draft Plan of Subdivision as shown on Attachment #4 has been red-lined with concurrence from the applicant to delete Lot 144, which includes an existing residential dwelling, within the open space valley. The final disposition of Lot 144 will be dealt with through the final approval of the Block 40/47 Block Plan. A letter from the Block Trustee for Block 40 South and Block 40/47 has been provided to this effect.

The Development Planning Department is satisfied with the proposed subdivision design subject to the comments in this report, and the conditions of approval in Attachment #1.

Architectural Guidelines

All development within the Block 40 South Planning Area is subject to architectural approval. Prior to final approval, the Owner is required to submit Architectural Guidelines, which are to be approved by the control architect and Vaughan Council. A condition to this respect has been included in Attachment #1.

Energy Star

On November 12, 2007, Vaughan Council adopted Energy Star Conditions to be included in all Draft Plan of Subdivision approvals. The proposed Draft Plan of Subdivision will be subject to the Energy Star requirements, and the conditions of approval are provided in Attachment #1.

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department has reviewed the proposed draft plan of subdivision and provides the following comments:

i) Road Network

The Plan shall conform to the approved Block 40 South Transportation Management Plan.

Alternative road design standards are proposed within Block 40 South and the Plan, as per the April 1995 Ministry of Housing and Ministry of Municipal Affairs published Alternative Development Standards which promotes the use of these guidelines, and provides for reduced pavement widths.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 49, CW Report No. 32 – Page 6

In accordance with the City's Design Criteria, two (2) access points shall be provided as the development contains more than 40 units. This Plan is subject to the development of the adjacent Plan of Subdivision 19T-06V07 Phase 3 to the east, and Plan of Subdivision 19T-06V07 Phase 3 to the south.

If this development proceeds independently of adjacent lands to the south and east, then external easements shall be provided to the City for roads and services to facilitate development of this Plan.

ii) Water Servicing

The Plan is located within City of Vaughan Pressure District 7. Watermain loop for fire protection and water quality assurance shall be provided.

If this development proceeds independently of adjacent lands to the south and east, then external easements shall be provided to the City for roads and services to facilitate development of this Plan.

iii) Sanitary Servicing

As per the approved Block 40 South Master Environmental Servicing Plan (MESP), and in coordination with the Block 40/47 North consulting engineer and the Toronto and Region Conservation Authority (TRCA), a sanitary pump station must be built within Block 158 on the Plan in order to service the Plan, the west side of Block 40 South, all of Block 40/47 North, and a portion of east Kleinburg. The sanitary sewage will pump flow via a sanitary force main east to approximately the Lawford Road/Chatfield Drive intersection and then by gravity sewer south to the Jane/Rutherford sanitary sewer system via Block 39 and Block 32 West.

In order to facilitate the construction and maintain the proposed sanitary pump station on Block 158 on the Plan, the Owner shall convey free of cost and encumbrances to the City of Vaughan a minimum 9.0 metre wide block for the purposes of maintenance road access and sanitary gravity and forcemain sewers external to the Plan, on the adjacent Plan of Subdivision 19T-06V07 (Belmont Properties (Weston) Inc.), Phase 3 lands.

Since Plan of Subdivision 19T-06V07 (Belmont Properties (Weston) Inc.) Phase 3 is currently draft approved without the necessary minimum 9.0 metre wide maintenance road block, the Owner, Belmont and the Trustee of Block 40 South have agreed to provide the necessary land conveyances to the City of Vaughan on the Plan 19T-06V07, Phase 3.

As per an Addendum to the Block 40 South MESP, Stormwater Management dated April 18, 2011, the redirection of sanitary flows from a portion of this Plan are proposed to drain south through the adjacent Block 40 South Plans, to Block 39 outletting to the Woodbridge Sanitary Drainage System via the Regional Pine Valley Pumping Station.

If this development proceeds independently of adjacent Plans and Block 40/47 North, then external easements shall be provided to the City for roads and services to facilitate development of this Plan.

iv) Stormwater Drainage

As per the approved Block 40 South MESP, Storm Water Management Pond #3 must be constructed in order to accommodate stormwater from the Plan, located external to the Plan at the south-west limit of the future Phase 3 of Plan 19T-06V07.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 49, CW Report No. 32 – Page 7

If this development proceeds independently of the adjacent plan to the south, then external easements shall be provided to the City of Vaughan for roads and services to facilitate development of this Plan.

v) Draft Plan

An 8.0m x 8.0m daylight triangle with 3.0m returns, and associated 0.3m reserve at the southeast intersection of Street "A" and Street "B" as per City of Vaughan Standard Drawing D-1 is required.

vi) Noise Report

A Noise Report shall be prepared and submitted addressing any noise concerns for the development of the Plan.

vii) Environmental Site Assessment

The ESA Phase I was revised on March 23, 2011, reviewed and found acceptable. However, prior to the demolition of any structure on site or the registration of the plan of subdivision, whichever comes first, a Designated Substance Survey must be submitted for the review and approval by the City of Vaughan.

viii) Allocation

In accordance with the City of Vaughan Servicing Capacity Protocol as adopted by Vaughan Council on May 24, 2011, formal allocation of servicing capacity for the proposed 147 units (full and part blocks) will be required by Vaughan Council in conjunction with Draft Plan Approval. A condition to this effect is included in the recommendation.

Cultural Services

The Vaughan Cultural Services Division has no objections to the approval of the subject application and advises that the lands have been cleared of concern for archaeological resources by the Minister of Tourism and Culture. Standard conditions of approval are included in Attachment #1.

Parkland Dedication

Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40 South to the satisfaction of the City. The agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 40 South. This agreement shall also provide a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy".

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to the approval of Zoning By-law Amendment File Z.06.058 and Draft Plan of Subdivision File 19T-06V10. The TRCA's conditions of approval are included in Attachment #1.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 49, CW Report No. 32 – Page 8

School Boards

The York Region District School Board, York Catholic District School Board, and Conseil Scolaire de District Catholique Centre-Sud, have no objections to the proposed amendments to Zoning By-law 1-88 and the Draft Plan of Subdivision application.

Canada Post

Canada Post Corporation has no objection to the proposed zoning amendment and subdivision applications, subject to the conditions of subdivision approval provided in Attachment #1.

PowerStream Inc.

PowerStream Inc. has no objection to the proposed draft plan of subdivision, subject to the developer entering into a separate subdivision agreement to address hydro matters. The developer is to design, purchase materials, and install a buried hydro distribution system and a street lighting system within the confines of the subdivision, all in accordance with PowerStream Inc. and City of Vaughan standards and specifications, and latest revisions.

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 objection to the approval of the draft plan of subdivision, subject to the conditions of draft approval provided in Attachment #1.

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.06.058 and Draft Plan of Subdivision File 19T-06V10 (Mosaik Pinewest Inc.), in accordance with the applicable policies of the City’s Official Plan, the new Vaughan Official Plan 2010, the Council approved Block 40 South Plan, Zoning By-law 1-88, and the area context. The applications will facilitate a residential development form that is consistent and compatible with the surrounding land uses, and conforms to the density, land use and applicable policies of the Official Plan.

The Development Planning Department can support the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications to implement the proposed residential plan of subdivision, subject to the conditions of approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Draft Plan of Subdivision as Red-Lined on June 14, 2011
5. Proposed Zoning
6. Approved Block 40 South Plan
7. Proposed Access to Pumping Station Through Plan of Subdivision 19T-06V07 (Belmont Properties Inc.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 49, CW Report No. 32 – Page 9

Report prepared by:

Margaret Holyday, Planner, ext. 8216

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 50, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

50

**SITE DEVELOPMENT FILE DA.10.101
DUFFERIN CONTWO INVESTMENTS LTD.
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved;**
- 2) That the deputation of Mr. David Eckler, Area Architects, 15 Lola Road, Toronto, M5P 1E5, on behalf of the applicant, be received; and**
- 3) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Director of Development Planning recommends:

1. THAT the Ontario Municipal Board (OMB) be advised that the City endorses Site Development File DA.10.101 (Dufferin Contwo Investments Ltd.), to permit a single storey, multi-unit commercial plaza as shown on Attachment #3, subject to the following conditions:
 - a) that the Vaughan Development Planning Department continue to work with the Applicant and their consultants to address the outstanding issues respecting the building elevation drawings, which must be substantially upgraded to improve the roof articulation and parapet design; and,
 - b) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and upgraded building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department; and,
 - ii) the final site servicing, grading and stormwater management plans shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
2. THAT should Site Development File DA.10.001 (Dufferin Contwo Investments Ltd.) proceed to an Ontario Municipal Board (OMB) Hearing, that City of Vaughan staff BE DIRECTED to attend the OMB Hearing in support of the recommendations included in this report.
3. THAT should the Ontario Municipal Board (OMB) approve the related Minor Variance Application A143/11, that the OMB BE REQUESTED to include all standard conditions of approval of the City of Vaughan Committee of Adjustment.

Contribution to Sustainability

The Applicant has advised that the following sustainable features will be incorporated into the site and building design:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 50, CW Report No. 32 – Page 2

- i) pedestrian pathways linking the site to the municipal sidewalks and transit bus routes on Dufferin Street and Autumn Hill Boulevard together with bike racks and benches, to promote walking and alternatives to cars;
- ii) landscaping including the use of native drought tolerant plants;
- iii) low flow plumbing fixtures;
- iv) Merv 11 filters and non-ozone depleting refrigerants for the air conditioning units;
- v) photocells and timers on exterior lights with shields to minimize the spill of light from the site; and,
- vi) low emissivity windows, light coloured high reflective roofing membrane, overhangs and shading from canopies, and clerestory windows for natural lighting.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.10.101 to facilitate the development of a 1-storey, multi-unit commercial plaza as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the northeast corner of Dufferin Street and Autumn Hill Boulevard being Block 286 on Plan 65M-3591, in Lot 14, Concession 2, City of Vaughan (Ward 4).

Ontario Municipal Board

On April 18, 2011, the applicant appealed Site Development File DA.10.101 to the Ontario Municipal Board (OMB) under Section 41(12) of the Planning Act, R.S.O. 1990,c.P.13, as amended, with respect to Council's failure to make a decision on the application (submitted on November 11, 2010) within the maximum timeframe stipulated in the Planning Act (30 days). On May 6, 2011, the applicant also submitted a related Minor Variance File A143/11 to the Vaughan Committee of Adjustment, which is scheduled to be considered on June 16, 2011. The agent for the Owner has advised that this Variance Application will also be appealed to the Ontario Municipal Board and consolidated with the appeal of the site plan application. An OMB Hearing to consider these appeals will be scheduled sometime in the near future. A recommendation has been included to direct City staff to attend the OMB Hearing in support of the recommendations in this report, if endorsed by Council. In the interim, the Development Planning Department will continue to work with the applicant to resolve the main contentious issue to improve the roof articulation and parapet design, in order to eliminate the necessity for an OMB Hearing. Staff are satisfied with the overall site plan and landscape plan but not with the roof and parapet design, which needs to be significantly upgraded as discussed in the "Building Elevations" section of this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 50, CW Report No. 32 – Page 3

Official Plan

The subject lands are designated “Medium Density Residential-Commercial Area” by OPA #600 (Carrville – Urban Village 2), which permits and encourages the development of a primarily residential area with limited commercial uses at grade along transit routes to encourage and facilitate pedestrian movement. OPA #600 states that urban design within the “Medium Density Residential-Commercial Areas” will emphasize low rise development, creating attractive pedestrian-friendly streetscapes to enable residents to walk conveniently and safely to streets with transit.

The policies of OPA #600 permit small-scale retail and office commercial uses, provided such uses face a primary street or arterial road and that development is in a form and scale sensitive to and compatible with the character and use of the surrounding residential community.

The subject lands are designated “Low-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010 (VOP 2010), which is pending final approval from the Region of York. The “Low-Rise Mixed Use” designation permits retail uses.

The proposal conforms to the Official Plans.

Zoning

The subject lands are zoned C3 Local Commercial Zone by Zoning By-law 1-88, subject to site specific Exception 9(1063), which permits the additional uses of an Eating Establishment, Eating Establishment Convenience, and Eating Establishment Take-out, on the subject lands provided that the gross floor area of any or all eating establishment uses does not collectively exceed a maximum of 20% of the total gross floor area of the development.

Through the technical review of Site Development File DA.10.101, it was determined that the following variances to Zoning By-law 1-88 are required to implement the proposed development:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 50, CW Report No. 32 – Page 4

	By-law Standard	By-law 1-88, C3 Local Commercial Zone Requirements	Proposed Exceptions to C3 Zone
a)	Minimum Rear Yard Setback (Landwood Avenue)	9 m	5.85 m
b)	Minimum Indoor Sideyard Setback (North Property Line)	9 m	4 m
c)	Minimum Exterior Side Yard Setback (Autumn Hill Boulevard)	11 m	3 m
d)	Minimum Setback to a Residential Zone (North Property Line)	9 m	4 m
e)	Driveway Access	Maximum Driveway Width of 7.5m	9m (Dufferin Street)
f)	Minimum Parking Requirement	Commercial Area = 1545.6 m ² @ 6 spaces/100m ² GFA = 93 parking spaces including 1 handicapped space	72 parking spaces including 2 handicapped spaces
g)	Landscaping	<p>i) Minimum 6m wide along Autumn Hill Boulevard, Landwood Avenue, and Dufferin Street</p> <p>ii) Where a Commercial Zone abuts the boundary of lands zoned Residential (north), a strip of land not less than 2.4 m in width is required, and shall not be included in the calculation of minimum landscaping requirements</p>	<p>i) 3 m, 5.85 m, and 4 m wide landscape strips along Autumn Hill Boulevard, Landwood Avenue, and Dufferin Street, respectively</p> <p>ii) Permit the 2.4 m wide landscape strip (north) to be used in computing the minimum landscaping requirement of 10%</p>
h)	Outdoor Patio Uses	<p>Outdoor patios are permitted accessory to an “Eating Establishment” and “Convenience Eating Establishment”, in accordance with the following (in part):</p> <p>- the parking requirement for the outdoor patio is equal to the parking requirement for the main use</p>	Exclude the outdoor patio area from the calculation for required parking for the Eating Establishment and Convenience Eating Establishment uses

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 50, CW Report No. 32 – Page 5

The Owner has filed a Minor Variance Application (File A143/11) for approval of the variances, which is scheduled to be considered by the Vaughan Committee of Adjustment on June 16, 2011.

The Development Planning Department can support the variances to implement the proposed development shown on Attachments #3 and #4. The proposed driveway to Dufferin Street has been widened to accommodate right-in/right-out turning movements onto Dufferin Street in accordance with comments from the Region of York. A parking study was prepared in support of the proposed reduction in parking and has been reviewed and approved by the Vaughan Development/Transportation Engineering Department. One outdoor patio is proposed on the site adjacent to a proposed eating establishment, and the patio parking was considered in the parking study.

The reduction in the width of the landscape strips and building setbacks has been reviewed in light of the site abutting 3 roads and having sufficient lands to develop. Appropriate landscaping material is proposed within the landscape strips adjacent to the roads and existing residential, and decorative fencing will be provided around the outdoor patio. The required variances must be approved by the Vaughan Committee of Adjustment, or the OMB as discussed earlier, and shall be final and binding, prior to the execution of the implementing Site Plan Letter of Undertaking.

Site Plan

The proposed site plan includes a single storey, L-shaped, multi-unit, commercial building, with access from Dufferin Street and Autumn Hill Boulevard, with associated parking and landscaped areas, as shown on Attachments #3 and #4. The Development Planning Department is satisfied with the site plan and landscape plan, which includes perimeter landscaping around the site and a landscaped pedestrian walkway connection extending from the arterial intersection through the site to the building. In addition, the site plan facilitates a planned outdoor patio for an eating establishment. Prior to final approval of the application, the site plan and landscape plan must be approved to the satisfaction of the Vaughan Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachments #5 and #6. The proposed L-shaped building is single storey, and finished in brick masonry and stucco and with clear glazed windows. The rear of the retail units will face Landwood Avenue (a residential street) and the rear yards of the existing residential properties to the north. The east elevation will be consistent in appearance with the west and south elevations. The City requires high quality elevations for these building facades to mitigate the impact of the residential/commercial interface and to provide a more appealing streetscape along Landwood Avenue, which the applicant has achieved below the roofline.

The Development Planning Department has reviewed the building elevations shown on Attachments #5 and #6 and are not satisfied with the proposed roof design and parapet which consists of a low-pitched, blue metal roof with a parapet utilizing triangular and semi-circle parapet elements. The Development Planning Department requires that the building elevations be revised to include further parapet wall/roof articulation to provide for attractive and visually appealing roof lines and to utilize a roofing material and design that is complementary with those used throughout the Thornhill Woods community (ie. higher brick, precast or stone parapet with more articulation of the roofline; not a low flat metal roof).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 50, CW Report No. 32 – Page 6

The applicant contends that the City's request for landscape screening along the north and east building facades will partially screen the visibility of the roof, particularly above the fence from the rear yards of the adjacent residential lots to the north. The applicant further contends that the south and west building elevations replicate a pattern intended to give the impression of "individual houses around a piazza, rather than a commercial façade". The Development Planning Department is currently working with the applicant and their architect to achieve the recommended changes being sought by Staff, to the roof design and parapet, as discussed in this report, in order to eliminate the necessity for an OMB Hearing.

Canada Post

Canada Post requires a Community Mail box on the site with an appropriate sidewalk connection and a concrete pad located to their satisfaction, and that all offers of lease from the applicant include a statement that mail delivery will be from the Community Mailbox.

Vaughan Enforcement Services

The Vaughan Enforcement Services Department requires that garbage be stored internal to the building and that the exterior lighting on the site not illuminate the adjoining street or properties. The Site Plan shows all garbage storage will be internal to the building (in Unit A-1) and the photometric lighting plan illustrates that the lighting will be contained on the site.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department in comments dated April 29, 2011 has requested the following revisions to the site plan and the site servicing and grading plans:

- i) a 1.5m wide sidewalk along Dufferin Street and the related cost estimate;
- ii) pedestrian walkways connecting the site to the existing and proposed municipal sidewalks;
- iii) a reference plan for the conveyance of the required 0.3m reserves along Autumn Hill Boulevard and Landwood Avenue;
- iv) the Owner shall apply for the dedication by-law for the dedication of the 0.3m reserve;
- v) a stormwater management summary must be added to the site servicing and grading plan and the overland flow route must be shown;
- vi) the existing municipal sidewalk through the driveway must be removed and replaced with a 200mm thick sidewalk in accordance with City standards;
- vii) the site servicing and grading plan does not reflect the site plan. The Owner must confirm which drawing is correct and shall revise the other plans and stormwater management plan/report, accordingly;
- viii) the site servicing and grading plan and stormwater management report shall be reviewed and certified by the consulting engineers for Draft Plan of Subdivision File 19T-90V008 (Dufferin Contwo Investments Limited); and,
- ix) the necessary approvals shall be obtained from the Region of York.

The applicant has not provided the City with a revised submission. Prior to the execution of the Site Plan Letter of Undertaking, the final engineering plans and requirements as outlined must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 50, CW Report No. 32 – Page 7

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The Region of York has reviewed Site Development File DA.10.101 and provided comments in a letter dated January 31, 2011 including comments from the Region’s Forestry Section to address existing and proposed trees along Dufferin Street. In addition, four masonry pillars proposed on Dufferin Street encroach on the Dufferin Street right-of-way and the existing stone entry feature also encroaches into the daylight triangle. The Owner and the Region are negotiating the details of an encroachment agreement for these landscape features that will continue to be located on the Regional property. The issues raised by the Region will be addressed to the satisfaction of the Region of York through the Region’s conditions of Site Plan approval. The Region will require the Owner to enter into a Regional Site Plan Agreement.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.10.101 in accordance with OPA #600, By-law 1-88, the comments from City Departments and external public agencies and the area context. The Development Planning Department is satisfied that the proposed site plan and landscape plan are appropriate and compatible with the existing and permitted uses in the surrounding area. However, the Development Planning Department does not support the proposed roof articulation and parapet design and recommends that the building elevations be substantially upgraded as discussed in this report. Accordingly, the Development Planning Department recommends to Council that the Ontario Municipal Board (OMB) be advised that the City endorses Site Development File DA.10.101, subject to the conditions in this report, which includes that the Development Planning Department continue to work with the applicant to address the outstanding issues respecting the roof articulation and parapet design. Should an Ontario Municipal Board Hearing be scheduled to consider Site Development File DA.10.101 and the related Minor Variance Application A143/11, a recommendation is included directing City staff to attend in support of the recommendations included in this report, if approved.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. North, South & East Elevations
6. South & West Elevations

Report prepared by:

Laura Janotta, Planner, ext. 8634
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of development Planning, ext. 8407

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By approving the following in accordance with Communication C15 from the Commissioner of Planning, dated June 23, 2011:

1. ***That Recommendation 5 (iii) in the report from the Director of Development Planning respecting Item 51 of the Committee of the Whole report, dated June 14, 2011, be amended, to replace the number "9,113m²" with "22,679m²", so that it now reads:***

"(iii) Amend Subsection 12.7.4.4 to increase the maximum GFA permitted for the lands east of Vellore Park Avenue within the Commercial District from 5,500m² to 22,679m²."

51

**OFFICIAL PLAN AMENDMENT FILE OP.10.006
ZONING BY-LAW AMENDMENT FILE Z.10.027
SITE DEVELOPMENT FILE DA.08.088
MAJOR WESTON CENTRES LIMITED
WARD 3**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved subject to amending clause 4. a) vi) as follows:**
 4. a) vi) **The Block 33 West Properties Inc. shall have conveyed to the York Region (Public) District School Board, free of all charges and encumbrances, the parcel of land at the north end of the subject lands for a Future Elementary Public School as shown on Attachment #6, in accordance with the conditions of approval for Consent Application B012/11;**
- 2) **That the deputation of Ms. Caterina Facciolo, Bratty & Partners, LLP, 7501 Keele Street, Suite 200, Vaughan, L4G 7E3, on behalf of the Block 33 West Community Landowners' Group and Block 33 West Properties Inc., be received; and**
- 3) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Director of Development Planning recommends:

1. **THAT Official Plan Amendment File OP.10.006 (Major Weston Centres Limited) BE APPROVED, specifically to amend Official Plan Amendment (OPA) #600, as amended by OPA #650 (Vellore Village District Centre Plan) and OPA #713, for the subject lands shown on Attachment #4, to facilitate a retail commercial development, which includes a Wal-mart retail store, while maintaining the permitted residential uses on the subject lands shown as follows:**
 - a) **redesignate the "Expansion Lands" shown on Attachment #2 from "Low Density Residential" to "District Centre Commercial" in accordance with the policies in OPA #713, to form part of the overall development at the northeast corner of Major Mackenzie Drive and Weston Road.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, CW Report No. 32 – Page 2

2. THAT the implementing Official Plan Amendment, include but not be limited to, the following provisions:
 - a) reduce the maximum gross floor area for Phase I, Phase II and the Expansion Lands shown on Attachment #2 within the District Centre Commercial area from 52,810 m² (including a retail nursery use of 1,810 m²) to 50,679 m² (excluding the retail nursery use);
 - b) reduce the maximum gross floor area for the Phase I lands shown on Attachment #2 in the District Centre Commercial area on the east side of Vellore Park Avenue from 23,000 m² to 22,679 m²;
 - c) permit a maximum gross floor area of 1,810 m² for the Retail Nursery (Greenhouse) use shown on Attachment #2;
 - d) permit one (1) drive-through facility associated with a permitted bank or financial institution use in the District Centre Commercial area on the east side of Vellore Park Avenue (Parcel "B" – Building "U") as shown on Attachment #6, and that the drive-through facility shall be screened from the street with landscaping.
3. THAT Zoning By-law Amendment File Z.10.027 (Major Weston Centres Limited) BE APPROVED, specifically to amend Zoning By-law 1-88, as follows:
 - a) rezone the "Expansion Lands" shown on Attachment #2 from RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" to C5 Community Commercial Zone in accordance with Exception 9(1327); and,
 - b) remove the Holding Symbol "H" on the subject lands zoned C5(H) Community Commercial Zone comprising Parcels A and B in Phase I as shown on Attachment #2, thereby effectively zoning the Phase 1 lands C5 Zone;
 - c) provide-site specific exceptions to Zoning By-law 1-88 as follows:
 - i) permit a total maximum of 50,679 m² GFA on the Phase I, II, and Expansion Lands shown on Attachment #2;
 - ii) permit a maximum of 22,679 m² GFA for the lands on the east side of Vellore Park Avenue (Phase I and the Expansion Lands);
 - iii) permit one (1) drive-through facility associated with a permitted bank or financial institution use on the east side of Vellore Park Avenue (Phase I - Building "U") in the C5 Community Commercial Zone;
 - iv) deleting the Expansion Lands from Exception 9(1221) and adding them to Exception 9(1327); and,
 - v) include any necessary zoning exceptions required to implement the retail commercial development shown on Attachment #6.
4. THAT Site Development File DA.08.088 (Major Weston Centres Limited) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, CW Report No. 32 – Page 3

- i) the final site plan, building elevations and landscaping plans shall be approved by the Vaughan Development Planning Department;
- ii) the final site grading, servicing, stormwater management and lighting plans, and stormwater management and traffic reports shall be approved by the Vaughan Development/Transportation Engineering Department;
- iii) the Owner shall have conveyed, to the City of Vaughan, free of all charges and encumbrances, a 0.165 ha block as shown on Attachment #6 for a future park, in accordance with the conditions of approval for Consent Application B013/11;
- iv) the Owner shall address the requirements of the City's Waste Collection Design Standards Policy to the satisfaction of the Vaughan Public Works Department;
- v) the archaeological assessment shall be submitted to the Ministry of Tourism and Culture and the Vaughan Recreation and Culture Department (Cultural Services Division), and that no development or grading shall occur on any site on the subject lands identified as being archaeologically significant as a result of the archaeological evaluation carried out on the subject lands, until such time as protective and mitigative measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Tourism and Culture and the Vaughan Recreation and Culture Department;
- vi) the Owner shall have conveyed to the York Region (Public) District School Board, free of all charges and encumbrances, the parcel of land at the north end of the subject lands for a Future Elementary Public School as shown on Attachment #6, in accordance with the conditions of approval for Consent Application B012/11;
- vii) the Owner shall satisfy the requirements of the Region of York Transportation Services Department;
- viii) the Owner shall satisfy the requirements of the Toronto and Region Conservation Authority;
- ix) the Owner shall satisfy the requirements of the Ministry of Transportation;
- x) the Owner shall submit 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, to the Vaughan Development/Transportation Engineering Department for review and approval; and,
- ix) the Owner shall enter into a servicing agreement with the City of Vaughan to provide for the construction of Vellore Park Avenue to the satisfaction of the City.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, CW Report No. 32 – Page 4

5. THAT the Region of York be requested to modify the City of Vaughan Official Plan 2010, specifically Schedules 13 and 13 I to redesignate the Expansion lands from “Low-Rise Residential” to “Mid-Rise Mixed-Use” consistent with the balance of the subject lands and Section 12.7 of Volume 2, as follows:
 - i) Amend Schedules 13 and 13 I of Volume 1, and Map 12.7.A of Volume 2 to include the Expansion Lands with a “Mid-Rise Mixed-Use” designation;
 - ii) Amend Subsection 12.7.4.2 to permit one (1) drive-through facility associated with a bank or financial institution use to be located on the east side of Vellore Park Avenue within the Commercial District;
 - iii) Amend Subsection 12.7.4.4 to increase the maximum GFA permitted for the lands east of Vellore Park Avenue within the Commercial District from 5,500 m² to 9,113 m²;
 - iv) Amend Subsection 12.7.4.4 to accommodate a Retail Nursery (Greenhouse) use up to a maximum GFA of 1,810 m² of the lands west of Vellore Park Avenue within the Commercial District; and,
 - v) Amend Subsection 12.7.4.5 to reduce the maximum gross floor area devoted to an individual Department Store or stand alone building from 17,500 m² to 13,000m² the within the Commercial District.
6. THAT should the appeal of OPA #713 proceed to an OMB Hearing that City staff be directed to attend in support of the Plan and in accordance with this report.

Contribution to Sustainability

The Owner advises that the following sustainable features will be included in the proposed development:

- i) low impact development to mitigate the increase in post-development runoff volume; the subject lands (Phase I) will feature three (3) bioswales and some permeable pavement with a combined area of 1,600 m²;
- ii) high efficiency rooftop heating, ventilation and air conditioning units using modern refrigerant without chlorofluorocarbon;
- iii) new stores reclaiming rejected heat to use for space heating;
- iv) summertime lighting will be reduced by up to 1/3 to reduce carbon emissions and summer smog conditions, and to provide stability for the local power grids;
- v) white roofing membranes that reflect almost 90% of sunlight to reduce the “heat island” effect;
- vi) enhanced R2 roofing insulation to reduce winter heat loss by 20% on average; and,
- vii) provide recycling bins and waste collection services to increase tenant recycling.

Economic Impact

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, CW Report No. 32 – Page 5

Communications Plan

On December 17, 2010, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Millwood Woodend Ratepayers' Association, the Vellore Woods Ratepayers' Association, and the East Woodbridge Community Association. The Public Hearing was held on January 11, 2011, and the recommendation to receive the Public Hearing was ratified by Vaughan Council on January 25, 2011. Written comments were received from:

- i) Sam Audia, 143 Cormorant Crescent, on behalf of the Vellore Woods Ratepayers' Association, correspondence dated January 11, 2011, respecting the Association's support for the proposal as the Owner has worked with the Association, to address modifications including reducing the gross floor area of the Wal-Mart retail store and providing a pedestrian-only urban square within the Village Core.

Purpose

The Owner has submitted the following applications on the subject lands (Phase I, Phase II and Expansion Lands) shown on Attachments #1 and #2:

1. Official Plan Amendment File OP.10.006, specifically to amend OPA #600, as amended by OPA #650 and OPA #713, as follows:
 - i) redesignate the "Expansion Lands" shown on Attachment #4 from "Low Density Residential" to "District Centre Commercial" in accordance with the policies in OPA #713 to form part of the overall development at the northeast corner of Major Mackenzie Drive and Weston Road;
 - ii) permit a maximum combined gross floor area on the subject lands (Phase I, Phase II and the Expansion Lands as shown on Attachment #2) of 50,679 m²;
 - iii) permit a maximum gross floor area of 22,679 m² for the District Centre Commercial area on the east side of Vellore Park Avenue (Phase I) as shown on Attachment #2, which includes: a 12,033 m² Wal-Mart retail store; 9,113 m² for the proposed commercial buildings; and, 1,533 m² for commercial uses on the "Expansion Lands";
 - iv) permit one (1) drive-through facility associated with a permitted bank or financial institution use for the District Centre Commercial area, on the east side of Vellore Park Avenue (Phase I - Building "U") as shown on Attachment #6; and,
 - v) permit a Retail Nursery greenhouse use as shown on Attachment #2, for the District Centre Commercial area, on the west side of Vellore Park Avenue.
2. Zoning By-law Amendment File Z.10.027 to amend Zoning By-law 1-88, as follows:
 - i) rezone the "Expansion Lands" shown on Attachment #2 from RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" to C5 Community Commercial Zone in accordance with Exception 9(1327);
 - ii) permit a total maximum of 50,679 m² GFA on the Phase I, II and Expansion Lands shown on Attachment #2,
 - iii) permit a maximum of 22,679 m² GFA for the lands on the east side of Vellore Park Avenue (Phase I) as shown on Attachment #2; and,

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, CW Report No. 32 – Page 6

- iv) permit one (1) drive-through facility associated with a permitted bank or financial institution use, on the east side of Vellore Park Avenue (Phase I – Building “U”) in the C5 Community Commercial Zone as shown on Attachment #6.
3. Site Development File DA.08.088 to facilitate a retail commercial development shown on Attachments #6 to #11 inclusive, with the following site details:

Commercial Site Area (Phases I and II) = 18.667 ha
Proposed Vellore Park Avenue Road = 0.86 ha

Total Gross Floor Area of Subject Lands (Phase I, II and Expansion Lands) = 50,679 m²

Commercial Site Area (Phase I) = 7.79 ha
Total Gross Floor Area (Phase I) = 22,679 m²
Total Lot Coverage (Phase I) = 27.56%
Total Parking Provided (Phase I) = 909 spaces

Wal-Mart Retail Store (Parcel “A”, on Attachment #6):
Building Gross Floor Area = 12,033 m²
Parking Provided = 494 spaces

Buildings “T1” and “T2”, “U”, “V1” and “V2”, “W”, “X”, “Y”, & “Z” (Parcel “B”, on Attachment #6):
Building Gross Floor Area = 9,113 m²
Parking Provided = 360 spaces

Building “Y2” (Attachment #6):
Building Gross Floor Area = 1,533 m² (calculated on the Expansion Lands)
Parking Provided = 55 Spaces

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located at the north-east corner of Weston Road and Major Mackenzie Drive, in Part of Lot 21, Concession 5, City of Vaughan. The subject lands have an area of 20.89 ha, with 300 m of frontage along Weston Road and 493.37m of frontage along Major Mackenzie Drive. The surrounding land uses are shown on Attachment #2.

Official Plan

The Phase I and Phase II portion of the subject lands shown on Attachment #2 are designated “Village Core” and “District Centre Commercial” by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan) and OPA #713 as shown on Attachment #4; and, “Village District” and “Mid-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010, as shown on Attachment #5, which was adopted by Vaughan Council on September 7, 2020, and is awaiting approval from the Region of York.

The “Expansion Lands” shown on Attachment #3 are designated “Low Density Residential” by OPA #600; and, “Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, CW Report No. 32 – Page 7

The current proposal is to redesignate the “Expansion Lands” shown on Attachment #3 from “Low Density Residential” to “District Centre Commercial” to form part of the overall commercial development at the northeast corner of Weston Road and Major Mackenzie Drive under OPA #713. The proposal also provides for minor modifications to the Official Plan to include the Expansion Lands (as shown on Attachment #2) and an additional gross floor area of 1,533m², and to adjust the gross floor area totals, and to adjust the approved gross floor area on different parts of the site (e.g. Phase I, Phase 2) of the property as a result of the reduction in the size of the Wal-mart retail store and the Owner’s requirements for the site.

Land Use Policies/Planning Considerations

a) Provincial Policies

The proposal to redesignate the subject “Expansion Lands” to “District Centre Commercial” and to modify the “District Centre Commercial” and “Village Core” designation policies to permit a retail commercial development that is geared to develop a pedestrian-oriented development with the “Urban Square” and “Pedestrian Only Promenade” is in keeping with the intent of the *Provincial Policy Statement* (PPS) (“Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns”, Policy 1.1 and “Long-Term Economic Prosperity”, Policy 1.7.1), and the Province’s *Growth Plan for the Greater Golden Horseshoe* (Places to Grow) (Designated Greenfield Area”, Policy 2.2.7).

b) Region of York Official Plan

The Region of York has reviewed the proposal and advises that 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, which have the potential for more intensive and mixed-use development that can be supported by public transit.

c) Vaughan Official Plan (OPA #600) / Vellore Village District Centre Plan (OPA #650) and OPA #713

In September 2010, OPA #713 came into effect with the exception of the Parkland Dedication Section in the Plan as a result of the withdrawal of various appeals. There remains an OMB appeal respecting parkland dedication filed on behalf of the Block 33 West Developer’s Group. To date, the OMB Hearing date has not been scheduled. A discussion of the parkland dedication requirements under the Planning Act, which has been satisfied for Phase 1 by the applicant, occurs in the “Parks Development Department” section of this report. OPA #713 amends OPA #650 which is an amendment to OPA #600. The residential uses permitted through the “Low Density Residential” and “Medium Density Residential/Commercial” designations by OPA #600, and “Low-Rise Residential” and “Village Core” designations by OPA #650 on the subject lands will remain in effect. The Amendment allows the opportunity for future residential and mixed-use residential-commercial uses on the subject lands. The exceptions to OPA #600, as amended by OPA #650 and OPA #713 are as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, CW Report No. 32 – Page 8

	Official Plan Policy, OPA #713	Proposed Amendment to OPA #713
a.	The maximum gross floor area shall be 24,810 m ² for the District Centre Commercial area on the east side of Vellore Park Avenue.	The maximum gross floor area shall be 22,679 m ² for the District Centre Commercial area on the east side of Vellore Park Avenue, which includes the gross floor area for the Phase I lands and 1,533 m ² for commercial uses on the “Expansion Lands”, and removes 1,810m ² for the Retail Nursery (Greenhouse) use.
b.	A drive-through facility use in association with a bank or financial institution use shall not be permitted.	One (1) drive-through facility associated with a bank or financial institution use shall be permitted for the District Centre Commercial area on the east side of Vellore Park Avenue (Phase I).
c.	The maximum combined gross floor area shall be 52,810 m ² for the Phase I and Phase II lands with 24,810 m ² of this gross floor area devoted to the District Centre Commercial area on the east side of Vellore Park Avenue (Phase I).	The maximum combined gross floor area for Phase I and Phase II and the Expansion Lands shall be 50,679 m ² , with 22,679 m ² of this gross floor area devoted to the District Centre Commercial Area on the east side of Vellore Park Avenue (Phase I and Expansion Lands). This calculation removes the 1,810 m ² of GFA devoted to the retail nursery (greenhouse) use, as shown on Attachment #2.
d.	The maximum gross floor area is 11,000 m ² for the District Centre Commercial area, on the west side of Vellore Park Avenue.	Providing a maximum gross floor area of 11,000 m ² for commercial uses and a maximum gross floor area of 1,810 m ² for the greenhouse use as shown on Attachment #2, for the District Centre Commercial area, on the west side of Vellore Park Avenue.

d) City of Vaughan Official Plan 2010

The subject lands are designated “Mid-Rise Mixed-Use” and “Low-Rise Residential”, and is subject to Section 12.7 of Volume 2 by new City of Vaughan Official Plan 2010 (VOP 2010). The applicant is proposing to redesignate the Expansion lands from “Low-Rise Residential” to “Mid-Rise Mixed-Use” to create the same land use and designation over the entirety of the subject lands. Section 12.7 of Volume 2 of the VOP 2010 incorporates OPA #713 into the new Official Plan as an Area Specific Policy.

Section 12.7 includes the applicable policies related to the distribution of gross floor area over the subject lands and must be amended to reflect the current proposal, if approved, including:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, CW Report No. 32 – Page 9

- i) Amend Schedules 13 and 13 I of Volume 1, and Map 12.7.A of Volume 2 to include the Expansion Lands with a “Mid-Rise Mixed-Use” designation;
- ii) Amend Subsection 12.7.4.2 to permit one (1) drive-through facility associated with a bank or financial institution use to be located on the east side of Vellore Park Avenue within the Commercial District;
- iii) Amend Subsection 12.7.4.4 to increase the maximum GFA on the lands east of Vellore Park Avenue within the Commercial District from the permitted 5,500 m² to 9,113 m²;
- iv) Amend Subsection 12.7.4.4 to accommodate a Retail Nursery (Greenhouse) use up to a maximum GFA of 1,810 m² for the lands west of Vellore Park Avenue within the Commercial District; and,
- v) Amend Subsection 12.7.4.5 to reduce the maximum gross floor area devoted to an individual Department Store or stand alone building from 17,500 m² to 13, 000 m² within the Commercial District.

Zoning

The Phase I and II lands are zoned C5(H) Community Commercial Zone with the Holding Symbol “(H)” by Zoning By-law 1-88 subject to Exception 9(1327), as shown on Attachment #2. The “Expansion Lands” are zoned RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1221), as shown on Attachment #2. An amendment to the Zoning By-law is required to rezone the “Expansion Lands” and provide exceptions to the Phase I and II lands as follows:

i) Expansion Lands

Amend Zoning By-law 1-88 to rezone the “Expansion Lands” shown on Attachment #2 from RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” to C5 Community Commercial Zone in accordance with the requirements of Exception 9(1327).

ii) Phase I and II Lands and Expansion Lands

The following zoning exceptions to the C5 Community Commercial Zone of Zoning By-law 1-88, subject to Exception 9(1327) are requested to facilitate the proposal:

	Zoning By-law 1-88 Standard	Zoning By-law 1-88 Requirements of Exception 9(1327), C5 Zone	Proposed Exceptions to C5 Zone, Exception 9(1327)
a.	Maximum Gross Floor Area (GFA) for Parts “A” and “B” as referred to in Exception 9(1327), (Phase I and II lands)	Maximum 51,000 m ² GFA for Parts “A” and “B” (Phase I and II lands)	Maximum 50,679 m ² GFA for Parts “A” and “B” (Phase I, Phase II and Expansion Lands)
b.	Maximum GFA for Part “B”, as referred to in Exception 9(1327) (By-law 210-2009 east of Vellore Park Avenue (Phase I))	Maximum 5,500 m ² GFA, excluding the maximum 17,500 m ² GFA devoted to a Department Store (Wal-Mart)	Maximum 22,679 m ² GFA, including 1,533m ² GFA for the Expansion Lands

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, CW Report No. 32 – Page 10

An amendment to Zoning By-law 1-88 is also required to delete the Expansion Lands from Exception 9(1221) and include them in Exception 9(1327).

The exceptions to the maximum gross floor area requirements are due to the acquisition of the "Expansion Lands" and to the redistribution of the gross floor area amongst the commercial buildings (Buildings "T1 and "T2", "U", "V1" and "V2", "W", "X", "Y", and "Z", on Attachment #6) as a result of the reduction of the gross floor area for the Wal-mart retail store in Phase I.

The Development Planning Department is satisfied with the site development proposed on the Phase 1 lands, and therefore, the "H" Holding provision can be removed from the lands zoned C5(H) and rezoned to C5 on the Phase 1 Lands only.

Site Plan

Site Plan approval is required for the development of the subject lands to facilitate a retail commercial development for the Phase I lands shown on Attachments #6 to #12, with site development details as follows:

Wal-Mart Retail Store (Building "A"):
Building Gross Floor Area = 12,033 m²
Parking Provided = 494 spaces

Buildings "T1" and "T2", "U", "V1" and "V2", "W", "X", "Y", & "Z" "Building "A")
Building Gross Floor Area = 9,113 m²
Parking Provided = 360 spaces

Building "Y2 (Expansion Lands)
Building Gross Floor Area = 1,533 m²
Parking Provided = 55 spaces

The Development Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations. The final site plan, building elevations and landscape plan 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 Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the proposal and provides the following comments:

a) Environmental Site Assessment (ESA)

Prior to final approval of the site plan on the subject lands or any portion thereof, a Phase 1 Environmental Site Assessment (ESA) is required to be submitted for approval by the City. The City will require documented proof of the registration of the Record of Site Condition (RSC) with the Environmental Site Registry of the Ministry of the Environment (MOE), which includes the acknowledgement from the MOE and a signed RSC by a qualified person.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, CW Report No. 32 – Page 11

b) Development/Transportation

The final site grading, servicing, stormwater management, lighting, noise and traffic/transportation plans and reports must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. The proposal is within the Ministry of Transportation's (MTO) controlled-access highway right-of-way, and therefore, will require a permit from the MTO for the use and signage prior to final approval of the site plan. A condition of approval is included in these respects. The Owner will also be required to enter into a servicing agreement with the City of Vaughan to provide for the extension of Vellore Park Avenue to the satisfaction of the City.

Vaughan Parks Development Department

The Vaughan Parks Development Department has advised that a 0.165 ha parcel of land at the north end of the subject lands, which is to be developed in conjunction with the proposed park lands to the immediate north, shall be severed and conveyed to the City of Vaughan for a Future City Park, shown on Attachment #6, to the satisfaction of the Vaughan Parks Development Department. The process for the severance has been initiated and Consent Application B013/11 was approved, subject to conditions, by the Committee of Adjustment on April 28, 2011. This will be addressed as a condition of Site Plan approval.

The Vaughan Development Planning Department has spoken with the Vaughan Real Estate Division and can confirm that the parkland dedication for Phase 1 of the Smart Centres Commercial application has been fully satisfied through the conveyance of parkland in accordance with the Block 33 West Block Plan approval process, and as a result, there is no cash-in-lieu of parkland dedication payable to the City as a condition of approval for Phase 1. However, when Phase 2 of the Smart Centres commercial development proceeds, the entire area of these lands will be subject to cash-in-lieu of parkland dedication in accordance with Section 42 of the Planning Act and City's the Cash-In-Lieu of Parkland Dedication Policy.

Vaughan Public Works Department

The Vaughan Public Works Department has advised that the Owner is required to address the requirements of the City's Waste Collection Design Standards Policy to the satisfaction of the Public Works Department. A condition to this effect has been included in the recommendation of this report.

Vaughan Cultural Services Division

The Vaughan Cultural Services Division advises that the archaeological assessment be submitted to the Ministry of Tourism and Culture and the Vaughan Cultural Services Division, and that no development or grading shall occur on any site on the subject lands identified as being archaeologically significant as a result of the archaeological evaluation carried out on the subject lands, until such time as protective and mitigative measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Tourism and Culture and the Vaughan Cultural Services Division. A condition to this effect has been included in the recommendation of this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, CW Report No. 32 – Page 12

School Boards

The York Region District (Public) School Board has reviewed the proposal and advises that the 0.538 ha of land at the north end of the subject lands identified as a “Future Public School” on Attachment #6, is required for an elementary school site, which is to be developed in conjunction with the lands to the north. The process for the severance has been initiated and Consent Application B012/11 was approved, subject to conditions, by the Committee of Adjustment on April 28, 2011. This will be addressed as a condition of Site Plan approval. The York Catholic District School Board and Conseil Scolaire de District Catholique Centre-Sud have no objection to the proposal.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposal, including the *Functional Servicing and Stormwater Management Report - Commercial Development Major Weston Centres Limited*, dated September 2008 by Sernas Associates, and advises that the TRCA concerns including, but not limited to, stormwater management and water balance are outstanding and need to be addressed prior to final approval of the site plan. A condition to this effect has been included in the recommendation of this report.

Ministry of Transportation (MTO)

The proposal is within the Ministry of Transportation's (MTO) controlled-access highway right-of-way, and therefore, will require a Permit from the MTO for the use and signage, prior to the final approval of the site plan. 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 has advised that the subject lands are an extension of the commercial development approved in OPA #713, and therefore, the Region has no objection to the Official Plan Amendment, as it appears to be a matter of local significance and does not impact Regional interest. The Region is the approval authority for the Official Plan Amendment File OP.10.066 as the Owner did not request an exemption from Regional approval.

The Region has reviewed the proposal and requires that the final site plan, grading, servicing, stormwater management and lighting plans, and stormwater management and traffic reports and landscaping plan shall be approved to the satisfaction the Region of York, including but not limited to:

- a) updating the Traffic Impact Study to include development traffic related to the Block 40 lands, Cicchino Holdings Ltd. (Files OP.08.010 and Z.08.039), and 1678573 Ontario Inc. (Files OP.08.016 and Z.08.062), and short and long term road improvements; and,
- b) providing for a 45 m wide right-of-way for Major Mackenzie Drive, thereby requiring setbacks to be referenced 22.5 m from the centreline of the construction of Major Mackenzie Drive.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 51, CW Report No. 32 – Page 13

Prior to final approval of the site plan, or any part thereof, the Region's requirements must be addressed to the satisfaction of the Region. A condition to this effect has been included in the recommendation of this report.

Conclusion

The Vaughan Development Planning Department is satisfied that the proposed retail commercial development as shown on Attachment #6, is appropriate and compatible with the existing and permitted uses in the surrounding area. The purpose of Official Plan Amendment File OP.10.006 and Zoning By-law Amendment File Z.10.027 are to consolidate the acquired "Expansion Lands" shown on Attachment #2 into the overall approved development concept for the northeast quadrant of Weston Road and Major Mackenzie Drive and make the necessary modifications to the Official Plan and Zoning By-law 1-88 to accommodate these newly acquired lands. Also, the applicant proposes to redistribute the gross floor area permissions for the buildings on the subject lands, which requires amendments to the Official Plan and Zoning By-law 1-88. The Development Planning Department can support the approval of the Official Plan and Zoning By-law Amendment applications, and Site Development Application DA.08.088, which proposes an appropriate development of the Phase 1 lands, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location/Zoning Map
3. OPA #600 - Schedule "B" Vellore Urban Village 1
4. OPA #713 - Vellore Village District Centre Plan - Schedule A
5. City of Vaughan Official Plan 2010 Volume 2 - Site Specific Amendment (Pending YR Approval)
6. Overall Phase I Site Plan
7. Elevations - Building "Wal-mart"
8. Elevations - Buildings "U" & "Y2"
9. Elevations - Buildings "Y1" & "Z"
10. Elevations - Buildings "W" & "X"
11. Elevations - Buildings "T1", "T2" & "V1", "V2"
12. Proposed Landscape Plan

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 52, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By approving the recommendation contained in the report of the Director of Policy Planning, dated June 14, 2011; and

By receiving Communication C1 from Ms. Carrie Liddy, dated June 14, 2011.

**52 CITY-INITIATED AMENDMENT TO THE OFFICIAL PLAN
OPA NO. 715: THE HEALTHCARE CAMPUS CENTRE PLAN
WARD 1**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 28, 2011 and that the item be added to the Committee of the Whole (Closed Session) agenda of June 14, 2011 for the purpose of receiving legal advice on the hospital matter; and
- 2) That the following Communications be received:
 - C7 Ms. Carrie Liddy, dated June 13, 2011;
 - C8 Mr. Frank Greco, dated June 13, 2011;
 - C9 Confidential memorandum from the Director of Legal Services, dated June 13, 2011; and
 - C19 Mr. Altaf Stationwala, President & Chief Executive Officer, York Central Hospital, 10 Trench Street, Richmond Hill, L4C 4Z3, dated June 13, 2011.

Recommendation

The Director of Policy Planning, in consultation with the City Manager and the Commissioner of Legal & Administrative Services, recommends:

1. That the City initiate an amendment to OPA No. 715, the Healthcare Campus Centre Plan, in accordance with the rationale set out in this report.

Contribution to Sustainability

The proposed amendment is consistent with Goal 2 of *Green Directions Vaughan Community Sustainability and Environmental Master Plan*, to ensure sustainable development and redevelopment. Objective 4.1.8 states that the City should:

Provide continued support for the development of a future hospital for Vaughan and continue to work with other levels of government and the Vaughan Health Campus of Care to provide comprehensive and integrated healthcare to citizens.

Economic Impact

There is no economic impact associated with this report.

Communications Plan

Direction to proceed with the Official Plan Amendment will trigger the *Planning Act* requirement for a public hearing. It is expected that the hearing would take place in September-October 2011.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 52, CW Report No. 32 – Page 2

Purpose

The purpose of this report is to obtain direction to proceed with a City-initiated amendment to OPA No. 715, the Healthcare Campus Centre Plan. This amendment will respond to the need to accommodate a larger hospital site than was originally envisioned.

Background

The Current Policy Framework

The purpose of OPA No. 715 is to provide policy to guide the development of an urban centre focused on a health campus of care to serve the City of Vaughan and the broader region. The plan covers 33 ha (82 acres) and is bounded on the west by Highway No. 400; Major Mackenzie Drive on the south; Jane St. on the east; and the Block 33 East residential community to the north. OPA No. 715, the Health Care Campus Centre plan, was adopted by Council on July 13, 2011 and approved by the Region of York on September 2, 2010.

Origin

There are changing circumstances surrounding the development of the Healthcare Campus Centre Plan area. Subsequently, it was determined that an amendment to OPA No. 715 would provide a means of addressing some of these issues. As the owner of the land, it is recommended that the City of Vaughan initiate the amendment.

OPA No. 715 was developed on the basis of certain assumptions about the future land uses, which were reasonable at the time. Of the 33 ha (82 acres), it was assumed that approximately 24 ha (60 acres) would be devoted to the health care campus, which would be anchored by the hospital. These lands originally constituted the westerly three-quarters of the amendment area; and are labeled "General area of Hospital Precinct Plan" on Schedule "A" – Areas of Further Study (Attachment No. 1).

The remaining one-quarter of the site has an area of approximately 9 ha (22 acres) and is located adjacent to Jane Street. These lands are labeled "General area of Special Study" on Schedule "A" (Attachment No. 1). The intent of the Special Study was to examine the potential for more intensive forms of residential or employment uses on this parcel, consistent with a Centre designation.

The Hospital Precinct Plan Area (Westerly 24 ha)

The following uses are provided for within the Hospital Precinct Plan Area:

- A hospital with a full range of care;
- Rehabilitation facilities and long-term care and other forms of residential use related to healthcare;
- Research and development facilities;
- Medical and dental offices of all types;
- Laboratories;
- Facilities that construct or repair medical devices;
- Education, training, meeting or conference facilities related to healthcare;
- Businesses or health facilities that promote wellness;
- Ancillary uses may include: child or adult daycare; retail facilities; a chapel or small place of worship; accommodation facilities, parking areas or structures; utilities and maintenance operations; a district energy plant; and recreational uses associated with a healthcare use.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 52, CW Report No. 32 – Page 3

Prior to the development of this area the preparation of a “Hospital Precinct Plan” is required. It will require approval by the City after consultation with the Region, Provincial agencies, TRCA and the public. It will not require a further amendment to the Official Plan. The Precinct Plan will include the following elements:

- A Master Servicing Strategy;
- The definition of the Natural Areas;
- A Functional Transportation Plan;
- A Community Energy Plan;
- An Urban Design Framework;
- An Archaeological Investigation;
- Provision for a transition of height, massing and intensity of land use to protect the low density neighbourhood to the north;
- Establishing more specific locations for differing land uses;
- The definition of the boundary between Hospital Precinct Plan and the Special Study Area;
- A Phasing Plan.

The Hospital Precinct Plan is the equivalent of a Block Plan, which is used elsewhere in the City to guide large developments. The Council approved Hospital Precinct Plan would be used as the basis for the implementing zoning by-law and draft plan of subdivision.

The Special Study Area (Easterly 9 ha)

The Special Study was to be undertaken after Council approval of the Hospital Precinct Plan. In addition, the study was to identify the range and types of land use permitted, influenced by the distribution of uses in the Hospital Precinct Plan and proximity to the low density residential neighbourhood to the north. However, it is now proposed that the entire site be made subject to the Hospital Precinct Plan uses and requirement for the preparation of the Precinct Plan. A separate study is no longer required.

Analysis and Options

Changing Circumstances Necessitate a Reconsideration of the Plan

There are two primary reasons why it is appropriate to reconsider the policies of OPA No. 715.

- The original assumption that the Hospital Precinct Plan area would encompass 24 ha. Is no longer valid. Due to a greater requirement for land to be solely dedicated to the hospital, originating with the Ministry of Health and Long-term Care, and an easterly shift in the location of the hospital, all of the site will need to be devoted to hospital and related uses. Such uses were identified as being permitted in the Hospital Precinct Plan area. Therefore, the preparation of a Secondary Plan will not be required to determine the future land use. The uses specified for the Hospital Precinct Plan area are acceptable.
- There is an opportunity to move forward to prepare comprehensive servicing plans for the entire site to confirm for the Province the timely availability of the site, should funding become available for the construction of the hospital.

To move forward expeditiously, it is necessary to consider amendments to OPA No. 715 to advance the approval of the hospital. However, such adjustments should continue to promote the comprehensive development of the entire site.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 52, CW Report No. 32 – Page 4

Therefore, it will be necessary to develop policies that will provide for the efficient continuation of the approval process, while achieving the related community objectives of economic development; high quality urban design and sensitivity to and compatibility with the residential development to the north.

A potential approach to such an amendment would be to:

- Remove the requirement for the secondary plan;
- Provide for the uses generally identified for the “Hospital Precinct Plan” to apply throughout the entire site; and
- Bring the entire site under the “Hospital Precinct Plan” requirement;

The ultimate form of any amendment would be developed with input received as a result of the public hearing process.

Consistency with the New Vaughan Official Plan (VOP 2010)

The new Official Plan, VOP 2010, adopted by Council on September 7, 2010, identifies the subject site as a “Primary Centre” under Section 2.2.5 and designates it as “Major Institutional”. Primary Centers are to be planned to include a wide range of uses that will have tall buildings, as well as lower ones, to facilitate an appropriate transition to neighbouring uses. The vision for this Primary Centre provides: “As the proposed site of the new hospital, the northwest quadrant of Jane Street and Major Mackenzie Drive will evolve as a health care campus with associated community facilities, residential and business uses.”

VOP 2010 recognizes the important role that a healthcare facility can play in the economic future of the City. Section 5.2.4, “Building a Medical Health Sector” states that the planned hospital will have a positive impact on the local economy and can also be levered to create a significant medical health cluster. It is the policy of Council to:

- 5.2.4.1. To support the development of a new hospital in the Jane Street & Major Mackenzie Drive Primary Centre.
- 5.2.4.2. To attract investment to the Jane Street & Major Mackenzie Primary Centre in order to form a cluster of medical health industries and a wide variety of jobs in health care, health research, health education, medical laboratory and other related industries. New medical and health related industries are encouraged to locate at the Jane Street & Major Mackenzie Primary Centre, provided they are compatible with adjacent uses.
- 5.2.4.3. To establish educational and research connections to medical institutions, such as York University’s proposed medical school, and to encourage the development of related institutional buildings in the Primary Centre;
- 5.2.4.4. To encourage the early implementation of the planned Jane Street and Major Mackenzie Drive rapid transit services such that they can be operational at the time of occupancy of the hospital.

These objectives will need to be considered in the preparation of any amendment to OPA No. 715.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 52, CW Report No. 32 – Page 5

Relationship to Vaughan Vision 20/20

This report is consistent with Vaughan Vision 20/20's strategic initiatives respecting, planning and managing growth and economic vitality, specifically "Complete and Implement the Growth Management Strategy".

Regional Implications

Should direction be given to proceed with an Amendment to the Official Plan the Region of York will be consulted.

Conclusions

Circumstances have evolved since the approval of OPA No. 715. A larger hospital site has been mandated by the Province; and there is the need to proceed with the infrastructure planning for the Healthcare Campus Centre. OPA No. 715 prescribes a lengthy planning process involving the preparation of a Hospital Precinct Plan on the westerly three-quarters of the site, followed by the preparation of a Secondary Plan for the easterly quarter. The need for the Secondary Plan is now minimized because there is no need to consider alternative land uses as the entire amendment area will be required for hospital and related uses. Development form may be regulated by bringing the entire site under the requirement for the preparation of the Hospital Precinct Plan. The exact form of any such policies will be developed during the official plan amendment process, which will include a statutory public hearing.

Proceeding with an amendment to OPA No. 715, to expedite the planning for the required infrastructure can be supported. As the owner of the land, it is appropriate for the City to initiate the amendment. Therefore, it is recommended that the City proceed with an amendment to OPA No. 715.

Attachments

1. OPA No. 715, Schedule "A" – Areas of Further Study
2. Conceptual Master Plan layout – Vaughan Healthcare Campus Centre

Report prepared by:

Roy McQuillin, Manager of Policy Planning
Heather 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.)

Please also refer to Minute No. 140 of the Committee of the Whole (Closed Session)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 53, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

53

BY-LAW 189-96

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred;
- 2) That staff prepare a report with respect to cost estimates including staffing, court costs, possible costs recovered through fines, etc. that would be incurred should this by-law be rescinded;

That staff look at alternatives to support residents in such situations without rescinding the current by-law (i.e. specific protections for catch basins); and including review of how other municipalities are currently handling this issue; and

That the staff report come back prior to the budget deliberations in the Fall of 2011; and

- 3) The following deputations be received:
 1. Ms. Silvana Galloro, Concord West Ratepayers' Association, 7777 Keele Street, Unit 8, Box 79001, Concord, L4K 1Y0;
 2. Ms. Josephine Mastrodicasa, 43 Hillside Avenue, Concord, L4K 1W9 on behalf of Concord West Ratepayers' Association; and
 3. Ms. Teresa Panezotti, 54 Rockview Garden, Concord, L4K 2J6 on behalf of Concord West Ratepayers' Association; and
- 4) That Communication C6 memorandum from the Commissioner of Legal & Administrative Services & City Solicitor, dated June 10, 2011, be received.

Recommendation

Whereas, By-Law 189-96 (FILL BY-LAW) has been amended by By-Law number 44-2004 dated February 23rd, 2004, which exempts lots containing one or more occupied residential dwelling from By-Law 189-96;

Whereas, property owners are left to fend for themselves when adversely effected by abutting neighbors lot grading changes;

Whereas, the City does enforce other By-Laws affecting residential properties; and

It Is therefore recommended that By-Law number 44-2004 dated February 23rd, 2004 be rescinded effective January 1st, 2012..

Attachments

By-Law 189-96, By-Law 44-2004 and Staff Report Council Meeting January 12th, 2004

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 54, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

54 PIERRE BERTON ARTIFACTS AND MEMORABILIA TASK FORCE

The Committee of the Whole recommends:

- 1) That Clause 1 and 2 of the recommendation contained in the following resolution submitted by Regional Councillor DiBiase, dated June 14, 2011, be approved;
- 2) That appointments representing the Kleinburg community be considered at the first Committee of the Whole (Closed Session) meeting in September 2011;

That the City Clerk be directed to advertise over the summer for community representation, as appropriate; and

- 3) That the following names submitted in communication C17 by Mr. Peter Berton, The Ventin Group (Toronto) Ltd., 72 Stafford Street, Suite 200, Toronto, M6J 2R9, dated June 14, 2011, be approved:

**Peter Berton
Patsy Berton
Berton Woodward.**

Recommendation

Whereas a steering committee was established in February 2006 to examine the opportunities for preserving artifacts and memorabilia from the life of the late Pierre Berton at a location in the Kleinburg community; and

Whereas the former steering committee held the following goals and objectives:

Goals:

1. To create a place to house artifacts (awards, honorary degrees, desk, books, photos and other memorabilia) collected by Mr. Berton during his 55 years of residence in Kleinburg;
2. To assist in the enhancement of visiting Kleinburg and develop a centre that would attract local tourism;
3. To provide a place where school children and the public can become acquainted with one of Vaughan's most prominent citizens and obtain an appreciation of his contribution to the understanding of Canadian history;
4. To showcase some of the Canadian historical events, people and places he wrote about in his books and articles during the span of his career; and,
5. To showcase his contribution to the evolution of Canadian media, journalism and television.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 54, CW Report No. 32 – Page 2

Objectives:

1. Determine an appropriate location/facility to establish and use for the purpose of preserving, displaying, and interpreting the “Pierre Berton Collection” (hereafter referred to as Centre);
2. Determine a proposed operation and governance model to adopt for the proposed Centre;
3. Investigate possible funding sources to sustain the Centre and determine how the Centre will be sustained and funded in the long-term; and,
4. Prepare a final report for Council’s review that outlines findings and recommendations as it relates to the establishment of the Centre as mandated by the Committee; and

Whereas the City of Vaughan has acquired the Kleinburg United Church at 10418 Islington Avenue with the intention of housing a future Berton museum; and

Whereas the former steering committee resolved to continue to work with staff to establish a foundation and other fund raising initiatives, and to assess options and opportunities for grants and an endowment fund; and

Whereas capital funding in the amount of \$92,700 was provided in the 2011 City of Vaughan budget to prepare preliminary drawings for a required new addition and the retrofitting of the Church to an interpretive museum, the determination of capital and operating costs for the retrofit, and for developing governance recommendations and models.

It is therefore recommended that:

1. A Task Force be constituted for the purpose preparing a report to Council on how the goals articulated for the former steering committee can be achieved by City of Vaughan Council, and in particular for preparing:
 - a) A proposed budget and funding plan for the establishment and ongoing operation of the facility;
 - b) A proposed operation model; and
 - c) Such other considerations necessary for the establishment and successful operation of the facility; and
2. The attached terms of reference for the Pierre Berton Artifacts and Memorabilia Task Force be approved.
3. That the names of persons interested in being appointed to the Task Force to represent the Kleinburg community and the Berton family be forwarded to the City Clerk by Wednesday June 22, 2011 for preparation of a compiled list for consideration by City Council at its meeting of June 28, 2011.

Attachments

Proposed Terms of Reference for the Pierre Berton Artifacts and Memorabilia Task Force

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 55, Report No. 32, of the Committee of the Whole, which was adopted without amendment, by the Council of the City of Vaughan on June 28, 2011.

55

REVIEW OF INTERNAL AUDIT CHARTER

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to October 2011;**
- 2) That the deputation of Mr. Richard Lorello, 235 Treelawn Boulevard, PO 927, Kleinburg, L0J 1C0 and Communications C10 and C25, dated June 14, 2011, be received; and**
- 3) That Communication C20 from Regional Councillor Rosati, dated June 14, 2011, be received.**

Recommendation

The City Manager in consultation with the Commissioner of Finance/City Treasurer and the Commissioner of Legal & Administrative Services recommend:

1. That the review of the scope and scale of the City's internal audit department be considered as part of the organizational review; and
2. That this report be provided to the consultant conducting the organizational review.

Contribution to Sustainability

Not applicable

Economic Impact

There are no economic impacts associated with the recommendation contained in the report.

Communications Plan

N/A

Purpose

The purpose of this report is to provide Council with information regarding the broadening of the role of the City of Vaughan internal audit function.

Background - Analysis and Options

On May 24, 2011 Council requested a staff report be provided to the Committee of the Whole meeting of June 14, 2011, regarding a review of the Internal Audit Charter with a view of broadening the role of the Internal Auditor function including:

- Revise the title to "Auditor General/or City Auditor"
- Broadening the scope to include "review and recommendation in operations function and efficiencies"
- Clearly outline the independent role of the auditor
- Review the compensation package in light of the above

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 55, CW Report No. 32 – Page 2

The first element of the municipal audit framework is the external auditor, which is required by the Municipal Act. The external auditor must be a licensed accountant, not an employee of the municipality, and appointed by Council. The external auditor provides an annual audit opinion on the City's financial statements. In addition to the external auditor a municipality has the ability to create an internal audit function.

Vaughan Pro-Active by Creating an Internal Audit Function in 2004

The City of Vaughan created an Audit Charter in 2004 and subsequently the role of Operational & Compliance Auditor. The job description is provided as Attachment 2. The primary job responsibilities of the position are:

- Acts as an independent and objective consultant in the conducting of audits and reporting on subsequent results, including developing recommendations.
- Direct and oversee all operational and compliance audit activities for the City;
- Develop and implement policies and procedures which support the operation of the audit function; ensures compliance with audit standards, and rules of professional conduct.
- Directs the day-to-day and strategic management of the audit function and develops a multi-year risk based audit plan
- Initiates, leads and conducts operational and compliance audits of all City functions according to Internal Audit and industry standards, applicable legislation, by-laws etc.
- Provides information, expertise, and guidance to senior management, the City Manager, the Finance and Administration Committee and Council with respect to operational and compliance activities, risk management and the administration of an effective and efficient audit function

The current Audit Charter submitted to the Audit Committee in 2008 states that the City of Vaughan Auditor reports administratively to the City Manager and functionally to the Finance and Administration Committee (formerly the Audit Committee). Attached to this report is the Audit Charter submitted on June 23, 2008.

2011 – Timely Review of the Audit Function

Given the growth experienced by the City of Vaughan since 2004, a review of the scope and scale of the City's internal audit department is timely. Since 2004 the City has grown in size and complexity. The City now has a population of approximately 300,000. A review of the internal audit function is appropriate.

1. Revise the title to “Auditor General/or City Auditor”

The need for a future review of the internal audit function was contemplated when the department was originally created. It was recognized that the qualifications and skill set required in the “future” may be considerably different than those in 2004. Accordingly, the City created the position of “Operational and Compliance Auditor.” This title and the associated job description provided the direction and scope that Council was seeking, and preserved the flexibility of the title and position of “City Auditor” for the future as the needs and requirements of the City change.

The City Manager is currently in the process of retaining a consultant to assist with conducting an organizational review. A review of the internal audit function was contemplated as part of that review.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 55, CW Report No. 32 – Page 3

In preparing for this report, staff researched information on municipal websites regarding internal audit practices for the 14 largest municipalities in Ontario (BMA Management Consulting Inc. 2010) excluding Toronto and observed a high level of consistency in the mandates, emphasis on independence and responsibilities, regardless of whether the position was an Internal Audit department or an Auditor General Department. Of the 14 municipalities, 9 had an internal function and only 5 had an Auditor General. They tended to be larger single tier municipalities. See Attachment 3.

A City Auditor is a municipal internal audit position that can have the same as, or broader responsibilities than the Auditor General position. City Auditors can perform the compliance and value for money aspects of an auditor general role, but can also perform a consultative role as an objective source of independent advice.

2. Broadening the scope to include “review and recommendation in operations function and efficiencies”

The scope of the current internal audit function is set out in the Audit Charter and more specifically in the job description.

Based on the material that was previously provided to the May 16, 2011 Finance & Administration Committee outlines the typical role of internal auditing as the following:

1. Internal Control
2. Risk Management; and
3. Corporate Governance

These roles are currently incorporated into the City’s Audit Charter and the job description.

As illustrated by the above, the audit function is focused on risk assessment and measuring compliance with corporate policies, procedures, by-laws, legislation, etc. Operational performance is not the primary focus. Inevitably opportunities for improvement are identified during the conduct of an audit and recommendations for change may be included in the audit report or referred to other processes depending on the nature of the observation. Focusing the audit function too much on operations will in fact detract from the risk management and compliance function, which is the primary and critical role of the auditor.

Continuous improvement is a separate function, which often requires a skill set that is different than that of an auditor. As noted in this report, an RFP has been issued by the City which includes reviewing the corporate structure and recommending ways of incorporating the concept of a “centre of excellence” in the organization. This can include continuous improvement.

3. Clearly outline the independent role of the auditor

The Code of Ethics for the Institute of Internal Auditors emphasizes the independent role of Internal Auditors in the Principles and Rules of Conduct regarding Objectivity. The attached Audit Charter refers to the need for independence and is again reinforced in the job description.

4. Review the compensation package in light of the above

The City has an administrative salary schedule and a formal evaluation process for establishing pay scales. The evaluation process involves established factors administered through a cross-departmental committee, including Human Resources. For consistency and equity across the organization, compensation is impacted by the job description against a number of established factors. The position title is not one of these factors. This position has been rated by the committee.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 55, CW Report No. 32 – Page 4

The size and complexity of the City has changed. If through the corporate structure review there is a desire to expand the size and structure of the Internal Audit department, the job description(s) would be assessed, and appropriate compensation would be determined based on any changes to the job description(s).

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

The City of Vaughan internal audit position, originally titled “Operational and Compliance Auditor” has been included in the City’s organizational structure since 2004. A review of the internal auditor function is timely, given the increase in complexity and size of the City. A review of the internal audit function will be part of the organizational review.

Attachments

1. June 23, 2008 report – Internal Audit Charter submitted in 2008
2. Job Description
3. Audit Function – Top 14 Municipalities in Ontario

Report prepared by:

Clayton D. Harris
City Manager

Barbara Cribbett
Commissioner of Finance & City Treasurer

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 56, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**56 TASK FORCE ON CITY'S ROLE IN FESTIVALS AND COMMUNITY EVENTS
TERMS OF REFERENCE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 14, 2011, subject to adding "the membership shall be composed of up to 15 members" in the Terms of Reference under "Membership".

Recommendation

- 1) The City Clerk, on behalf of the Task Force on Advisory Committees, recommends that the attached Terms of Reference for the Task Force on the City's Role in Festivals and Community Events, be adopted.

Contribution to Sustainability

Facilitating community festivals and events fosters long term community engagement.

Economic Impact

The deliberations of the Task Force will include consideration of the economic impact of various strategies, ranging from the provision of services-in-kind to more direct financial contributions.

Communication Plan

An advertisement will be placed to recruit members-at-large; the organizers of the established festivals identified in the Terms of Reference will be contacted to provide representatives for appointment.

Purpose

The purpose of this report is to present for Council's consideration and approval the Terms of Reference for the Task Force on the City's Role in Festivals and Community Events.

Background – Analysis and Options

The Task Force on Advisory Committees has given consideration to the establishment or reestablishment of certain advisory committees under the City's new Council/Committee Structure. At its meeting of June 7, 2011, the Task Force on Advisory Committees recommended that the attached Terms of Reference for the Task Force on the City's Role in Festivals and Community Events be forwarded to Committee of the Whole and Council, for approval.

The Task Force is proposed to be responsible for research and consultations leading to the production of a comprehensive documented findings report recommending whether and/or how the City and City resources should be linked to community festivals and events. The Terms of Reference, attached, provide that the Task Force be comprised of two members of Council, one representative each from the six established festivals, and three residents at large. Staff from the Departments of Recreation & Culture, Economic Development, Enforcement Services, Public Works, and the City Clerk's Office, will provide advisory and technical support as required.

The findings report is to be submitted by December, 2012.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 56, CW Report No. 32 – Page 2

Relationship to Vaughan Vision 2020/Strategic Plan

This report is in keeping with the provisions of Vaughan Vision 2020, particularly:

Demonstrate Leadership and Promote Effective Governance

Regional Implications

None

Conclusion

It is anticipated that the findings of the Task Force on the City's Role in Festivals and Community Events will assist Council in promoting community engagement by supporting sustainable community festivals and events.

Attachments

Attachment 1 Terms of Reference for the Task Force on the City's Role in Festivals and Community Events

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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 57, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**57 HARMONIZATION OF THE CITY OF VAUGHAN COMMUNICATIONS
PROTOCOL WITH THE MUNICIPAL ACT**

The Committee of the Whole recommends that the following resolution submitted by Councillor lafrate, dated June 14, 2011, be received.

Recommendation

Whereas, the Municipal Act designates the Mayor as Head of Council, responsible for promoting the municipality and who “shall act as the representative of the municipality both within and outside the municipality;” and

Whereas, as the Head of Council the Mayor is the primary spokesperson for the City; and

Whereas, municipal protocols need to reflect the legislative responsibility granted to the office of the Mayor; and

Whereas, a public image of the City as stable and well-managed is essential to public confidence and good governance, contributing to a vibrant culture, a prosperous community, and economic development; and

Whereas, Council has demonstrated a commitment to fostering this positive image by working together in the best interest of Vaughan residents and by signing the Vaughan Accord; and

Whereas, it is important to maintain a consistent and focused message about City programs, initiatives and accomplishments;

It is therefore recommended that the Mayor, in his role as primary spokesperson and Head of Council, will represent the position of Council in City communications by: contributing the Welcome Message in all major City publications with a photo of the Mayor and where appropriate a photo of Council within the publication; being identified by name in media advisories, City of Vaughan event invitations and providing quotes in news releases.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 58, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By approving the recommendation contained in the report of the Director of Development Planning, dated June 14, 2011.

58

**SITE DEVELOPMENT FILE DA.10.071
1711479 ONTARO INC.
WARD 3**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 28, 2011; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Director of Development Planning recommends:

1. THAT Site Development File DA.10.071 (1711479 Ontario Inc.) BE APPROVED, to permit the development of 41 street townhouse dwellings within 8 blocks (Blocks 48 to 55, inclusive), subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscaping plan, and building elevations including upgraded interior side yard elevations, shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) that approved Plan of Subdivision 19T-07V06 (Majormack Investments Inc., M3DC Capitol Corp., 4074 MM Inc.) shall be registered; and,
 - iv) the Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-Lieu of Parkland Policy".

Contribution to Sustainability

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 58, CW Report No. 32 – Page 2

- i) Low-E vinyl casement windows with argon gas filled cavity;
- ii) Programmable Energy Star thermostat;
- iii) High efficiency natural gas furnace with energy saving ECM motor;
- iv) Conventional air circulating Heat Recovery Ventilator;
- v) Main heating and cooling ducts to be taped at all joints;
- vi) R40 attic insulation;
- vii) R-20 exterior wall insulation;
- viii) R31 spray foam insulated garage ceilings;
- ix) R-12 full height basement insulation;
- x) Upgraded 30 year self sealing shingles; and,
- xi) Pre-engineered floor framing.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.10.071 to permit the development of 41 street townhouse dwellings (freehold on two public streets) on 8 blocks (Blocks 48 to 55, inclusive) within approved Plan of Subdivision 19T-07V06, as shown on Attachments #2 to #7. The townhouse blocks consists of 4 to 6 units within each block. The proposed townhouse units are three storey's in height, with each unit having a "double front" as the units are located on through lots with frontages on two roads.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on Poetry Drive, Hatton Garden Drive and Isherwood Crescent located north of Major Mackenzie Drive, and west of Weston Road, being Blocks 48 to 55, inclusive within approved Plan of Subdivision 19T-07V06, in Block 40 South, City of Vaughan.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600 (Vellore Urban Village); and, "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010, which is pending final approval from the Region of York. The proposed street townhouse development conforms to the Official Plans. The proposed townhouse development also conforms with the approved Block 40 South Community Plan, which identifies the subject lands for Medium Density Residential uses (townhouses).

The subject lands are zoned RT1 Residential Townhouse Zone by Zoning By-law 1-88 and subject to Exception 9(1334). The proposed residential street townhouse development complies with Zoning By-law 1-88.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 58, CW Report No. 32 – Page 3

Site History

On April 14, 2009, Vaughan Council approved Plan of Subdivision File 19T-07V06 (Majormack Investments Inc., M3DC Capitol Corp., 4074 MM Inc.) for 57 lots for detached dwelling units; 32 part blocks for detached dwelling units to be combined with other part blocks in adjacent plans of subdivision; and, 14 blocks for 67 street townhouse units. Servicing capacity for this subdivision was allocated by Council in 2010. The approved Plan of Subdivision (File 19T-07V06) has not yet been registered (expected in mid July 2011), and therefore, the implementing Site Plan Letter of Undertaking for the townhouse development cannot be executed until such time. A condition of approval is included requiring that Plan of Subdivision 19T-07V06 be registered prior to the execution of the Site Plan Letter of Undertaking.

The current proposal (File DA.10.071) facilitates the development of 8 blocks for 41 street townhouse dwelling units. The proposed townhouses are located on Poetry Drive, Hatton Garden Road and Isherwood Crescent. As noted earlier, the units are all double-fronted and located on through lots having frontage on two streets as shown on Attachments #2 to #7.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations, as shown on Attachments #3 to #7. The interior side yard elevations require additional architectural features and must be upgraded. The site plan must also be amended to relocate the subdivision entry features located at the northeast and northwest corners (Blocks 39 and 40) of Major Mackenzie Drive and Poetry Drive (Attachments #3 and #4) so they do not encroach onto private property or onto the 0.3m reserve. The proposed street townhouse development is served by 82 parking spaces (2 spaces per dwelling unit) including one space in the garage and one in the driveway. The final drawings must be approved to the satisfaction of the Vaughan Development Planning Department. A condition of approval is included in this report.

The Vaughan Development/Transportation Engineering Department is generally satisfied with the proposal. The final site servicing and grading drawings must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

As Plan of Subdivision 19T-07V06 has not yet been registered, the Owner will be required to satisfy the parkland dedication requirements under the Planning Act, either through the registration of the subdivision plan, or cash-in-lieu to be paid prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act and the City's Cash-in-lieu of Parkland Policy.

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 townhouse blocks are located internal to the subdivision and are not within the Region of York's jurisdiction.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 58, CW Report No. 32 – Page 4

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.10.071 in accordance with OPA #600, City of Vaughan Official Plan 2010, the Block 40 South Plan, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for 41 street townhouse 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 the Site Development Application, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Typical Site Plan –Block 52
4. Typical Site Plan – Block 53
5. Overall Landscape Plan
6. Typical Elevation Plan - Block 52
7. Typical Elevation Plan – Block 53

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 59, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**59 CN NOISE ATTENUATION FENCE MEETING – GARNET WILLIAMS
MEETING ROOM – WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Shefman, dated June 14, 2011:

Recommendation

Whereas, a community meeting is to be held in conjunction with representatives of CN to address the concerns of residents who back onto the railway tracks in Ward 5 regarding the deteriorating condition of the noise attenuation fences at the rear of their homes.

Whereas, staff are attempting to schedule the community meeting;

Whereas, this is the last Committee of the Whole meeting before the summer hiatus;

It is therefore recommended that a meeting room be provided to hold such a meeting in late July or early August, 2011.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 60, Report No. 32, of the Committee of the Whole, which was adopted and amended, by the Council of the City of Vaughan on June 28, 2011, as follows:

By approving the recommendation contained in the report of the Director of Development Planning, dated June 14, 2011.

60 **ZONING BY-LAW AMENDMENT FILE Z.10.028**
SITE DEVELOPMENT FILE DA.10.081
THERESA FRAME GARIBALDI
WARD 2

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 28, 2011;**
- 2) That the deputation of Mr. Mike Everard, 34 Melchior Crescent, Markham, L3R 9A4, on behalf of the applicant, be received; and**
- 3) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Director of Development Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.028 (Theresa Frame Garibaldi) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, and subject to the following conditions:
 - a) that the implementing Zoning By-law:
 - i) include the site-specific zoning exceptions identified in Table 1 of this report; and,
 - ii) restrict the basement area for storage purposes only.
2. THAT Site Development File DA.10.081 (Theresa Frame Garibaldi) BE APPROVED, to permit the development of the subject lands with 2 office condominium campuses that are bisected by the West Rainbow Creek and will comprise a total of 11,980 m² within 11 buildings including 8 proposed to the south of the creek and 2 proposed to the north plus the retention of the James Somerville House as shown on Attachment #3, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - ii) the final site grading and servicing plans, storm water management report, functional servicing report, access, parking and on-site circulation shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 60, CW Report No. 32 – Page 2

- iii) the Owner shall enter into an engineering Development Agreement and any other agreement as required, with the City of Vaughan, to provide for the necessary municipal services for the proposed development; and,
 - iv) the Owner shall satisfy all requirements of the TRCA (Toronto and Region Conservation Authority).
3. THAT the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 51 of the Planning Act and City of Vaughan policy. 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. The cash-in-lieu payment, in accordance with Section 42 of the Planning Act, will not be required as long as the Council Policy waiving such payment remains in effect for industrial land. A condition of approval is included in this report.
4. THAT the Owner shall secure and provide to the City a letter from the Trustee for Block 64 confirming that the Owner has fulfilled all cost sharing and other obligations of Block 64, and are in good standing with respect to same.

Contribution to Sustainability

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

- i) qualifying construction waste will be diverted and recycled to reduce landfill loads;
- ii) the buildings will utilize some recyclable construction materials;
- iii) the buildings will have double-glazed Low-E windows with argon gas and heat recovery ventilators;
- iv) the buildings will have energy efficient HVAC systems;
- v) water efficient landscaping is proposed, including the trees, shrubs, and perennials that are drought tolerant and hardy species appropriate for commercial and streetscape applications;
- vi) 100% of all tree plantings for the Rainbow Creek restoration are native;
- vii) overland flow sheet run-off from the urban area is intercepted by the TRCA naturalized buffer to promote water infiltration and reduce erosion; and,
- viii) perforated pipes after the outfall structures help to recharge the groundwater and promote water balance.

Economic Impact

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

Communications Plan

On January 7, 2011, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 1, 2011, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on February 15, 2011. On February 3, 2011, the Development Planning Department received a letter from Metrus Developments Inc. requesting that the Owner require a letter from the Block 64 Trustee confirming that they are in good standing with respect to cost sharing for the Block.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 60, CW Report No. 32 – Page 3

Purpose

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

1. Zoning By-law Amendment File Z.10.028 to amend By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3 and with the site-specific zoning exceptions identified in Table 1 of this report.
2. Site Development File DA.10.081 to permit the development of the subject lands with 2 office condominium campuses that are bisected by the West Rainbow Creek and will comprise a total of 11,980 m² within 11 buildings including 8 proposed to the south of the creek and 2 proposed to the north plus the retention of the James Somerville House as shown on Attachments #3 to #14, inclusive.

Background - Analysis and Options

Location

The subject lands are located on the west side of Huntington Road, municipally known as 8934 Huntington Road, in Part of Lots 13 and 14, Concession 10, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Prestige Area” and “Valley Lands” by OPA #450 (Employment Area Plan) as amended by OPA #631, which permits retail, institutional, office, business and civic uses on the subject lands. The proposed rezoning conforms to the Official Plan.

The subject lands are designated “Prestige Employment” and “Natural Areas” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York. VOP 2010 limits the maximum gross floor area devoted to office uses in a Prestige Employment designation to 7500 m². A total of 7,609.17 m² of office space is located on the lot on the south side of West Rainbow Creek. However, VOP 2010 allows for minor variations from numerical standards to respond “to unique conditions or context of a site”, in this case, the preservation of the James Somerville historical house and the restoration and enhancement of the open space valleylands that will bisect the two office campuses. The proposed rezoning conforms to the new Official Plan.

Zoning

The property is zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed office use. An amendment to Zoning By-law 1-88 is required to rezone the site from A Agricultural Zone to EM1 Prestige Employment Area Zone (tableland) and OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachment #3. The following site-specific zoning exceptions are required to facilitate the development of the subject lands with 2 office condominium campuses as shown on Attachments #3 to #14:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 60, CW Report No. 32 – Page 4

Table 1

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	<p>Minimum Required Parking For Office Use</p> <p align="center">(Buildings A1 – A8)</p> <p align="center">(Buildings B, C and D)</p>	<p>3.5 parking spaces per 100 m² of GFA devoted to office use.</p> <p align="center">267 spaces</p> <p align="center">153 spaces</p>	<p>3.33 parking spaces per 100 m² of GFA devoted to office use.</p> <p align="center">260 spaces</p> <p align="center">149 spaces</p>
b.	<p>Minimum Landscaping Requirements</p>	<p>Where an Employment Area Zone abuts the boundary of lands zoned Open Space, a strip of land not less than 7.5 metres in width and inside the Employment Area Zone and abutting its boundary, shall be used for no purpose other than landscaping.</p>	<p>The minimum landscape strip requirement between an Employment Area Zone and an Open Space Zone shall not apply (ie. 0m)</p>
c.	<p>Minimum Rear Yard Setback (West property line)</p>	12.0 m	<p>Building A4 – 10.37 m Building A5 – 4.5 m</p>
d.	<p>Minimum Interior Side Yard (Abutting an OS1 Zone)</p>	6.0 m	<p>Buildings A6, A7 & A8 -1.2 m Buildings A1, A2, A3 & A4 – 3.5m</p>
e.	<p>Minimum Interior Side Yard (Abutting an OS1 Zone)</p>	6.0 m	<p>Building D - 0 m (reflects existing condition)</p>

The proposed exceptions to the minimum rear yard, interior side yard, minimum landscape strip and minimum number of parking spaces are minor in nature, and can be supported by the Vaughan Development Planning Department. The Development Planning Department has no objection to the proposed exceptions to the Zoning By-law which facilitates a development of the subject lands with 2 multi-unit office campuses in a manner that incorporates the preservation of the James Somerville house and assists in both the restoration and enhancement of the West Rainbow Creek.

By-law 1-88 calculates the minimum parking requirement for the proposed multi-unit employment building as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 60, CW Report No. 32 – Page 5

Buildings A1-A8

Total Parking Required: $7609.17 \text{ m}^2 \times 3.5 \text{ spaces}/100 \text{ m}^2 \text{ GFA} = 267$
Total Parking Provided: 260 spaces

The proposed southerly campus development is deficient 7 parking spaces (2.6%). The reduction in parking is minor in nature, and the Development Planning Department is of the opinion that the proposed 260 parking spaces are sufficient to serve the proposed development of the subject lands. The proposal also incorporates 160 underground parking spaces.

Buildings B, C and D

Total Parking Required: $4370.83 \text{ m}^2 \times 3.5 \text{ spaces}/100 \text{ m}^2 \text{ GFA} = 153$
Total Parking Provided: 149 spaces

The proposed northerly campus development is deficient 4 parking spaces (2.6%). The reduction in parking is minor in nature, and the Development Planning Department is of the opinion that the proposed 149 parking spaces are sufficient to serve the proposed development of the subject lands.

The applicant has advised staff that the basement levels of all the proposed buildings are not intended to be used for commercial purposes. As such, the parking requirements are reflective of gross floor area for the first and second floors only. A provision will be included in the implementing zoning by-law restricting the basement area for storage purposes only.

Site Plan Review

The proposed site plan is shown on Attachment #3. The vacant 3.968 ha site will be developed with 2 office condominium campuses that are bisected by the West Rainbow Creek and will comprise a total of 11,980 m² within 11 buildings including 8 proposed to the south of the creek and 2 proposed to the north plus the retention of the James Somerville House. Each office campus will be served by an access from Huntington Road.

The landscape plan shown on Attachment #4 consists of coniferous and deciduous trees and shrubs along the perimeter of each of the 2 proposed campuses as well as within each of the campuses. The applicant has worked together with the Toronto and Region Conservation Authority (TRCA) to incorporate substantial planting and to restore the area that will be zoned Open Space and conveyed to the TRCA.

The proposed building elevations are shown on Attachments #5 to #14. Each of the 11 buildings has a unique design. The development proposes a variety of architectural building types and includes features such as steeples, gable roofs, chimneys and copulas. Materials such as brick and stone veneers, clear glass, pre-cast sills and stucco. The proposal also includes the retention of the existing James Somerville house.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan, as shown on Attachments #3 to #14 inclusive. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 60, CW Report No. 32 – Page 6

Services

The Owner has submitted a functional servicing plan, a storm water management report, as well as site servicing and grading plans which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department, together with an access analysis that must be submitted to the City, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report. A condition is also included requiring the Owner to enter into an engineering Development Agreement and any other agreement required by the City to provide for the necessary municipal services for the proposed development and facilitate the site plan prior to the execution of the Site Plan Letter of Undertaking.

The Phase 1 and Phase 2 ESA's (Environmental Site Assessments) submitted in support of the applications have been reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department. However, a Designated Substance Survey must be submitted to the City for review and approval prior to the execution of the Site Plan Letter of Undertaking.

Road Widening

The Vaughan Development/Transportation Engineering Department has advised that the City is protecting for a 30 metre right-of-way for Huntington Road. The site plan shown on Attachment #3 provides for only a 26 metre right-of-way. This will result in an additional 2 metre wide dedication along the full frontage of Huntington Road being required. Accordingly, the plans must be revised to accommodate the required road widening to the satisfaction of Development/Transportation Engineering Department, prior to final approval. The road widening will also result in minor modifications to the parking and landscape areas on the front portion of the site adjacent to Huntington Road. The final plans must be approved to the satisfaction of the Development Planning Department.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed zoning application and related site plan application. The TRCA is satisfied with the proposed restoration works and the use of the Regional Storm Flood Plain as the limit of the natural feature/hazard and have no objection to the approval of the Zoning By-law Amendment and Site Plan applications, subject to the following:

That the stream corridor, which includes the buffers, be zoned into an OS1 Open Space Conservation Zone, which has the effect of prohibiting development to the satisfaction of the TRCA. TRCA staff recommends that the OS1 Open Space Conservation Zone include all lands between the 1.5 metre chain link fence on either side of the stream corridor, as shown on Attachments # 3 and #4.

The TRCA has advised that revisions are required to the site grading and servicing plans and storm water management report submitted in support of the proposal. Additionally, a Permit will be required from the TRCA for all development, including grading, within 15 metres of the Regional Storm Floodline pursuant to Ontario Regulation 166/06. The outlets will also require approval from the TRCA.

Block 64 Land Use Plan

The approved Block 64 Land Use Plan is shown on Attachment #15 and designates the subject lands "Prestige Area" and "Valley Land". The Block Plan was approved by Vaughan Council on June 26, 2006.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 60, CW Report No. 32 – Page 7

The proposed zoning for the subject lands as shown on Attachment #3, together with the noted zoning exceptions included in Table 1, will implement the land use designations in the approved Block Plan. The proposed EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone will implement the 2 office condominium campuses in conformity with OPA #450, OPA #631 and the approved Block 64 Land Use Plan.

A condition is also included in this report that the Owner shall secure and provide to the City a letter from the Trustee for Block 64 confirming that the Owner has fulfilled all cost sharing and other obligations of Block 64, and are in good standing with respect to same.

Cultural Services Division

The Cultural Services Division supports the retention and incorporation of the James Somerville House (included in the Listing of Buildings of Architectural and Historical Value) into the proposed development.

Cash-In-Lieu of Parkland

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 51 of the Planning Act and City of Vaughan policy. 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. The cash-in-lieu payment, in accordance with Section 42 of the Planning Act, will not be required as long as the Council Policy waiving such payment remains in effect for industrial land. A condition of approval is included in this report.

Other Applications

The Owner will be required to submit (and concurs) 2 Draft Plan of Condominium Applications in order to create the proposed condominium for each office development on either side of the West Rainbow Creek, for review and consideration by City of Vaughan Departments and Vaughan Council. Two (2) separate Site Plan Letters of Undertaking (one for each of the office campuses on either side of the West Rainbow Creek) will be prepared to implement the proposal. The applicant has also submitted a Consent Application (File B003/11) to facilitate the conveyance of the valleylands (i.e. proposed OS1 Open Space Conservation Zone) to the TRCA .

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 applications were circulated to the Regional Transportation Services Department and they have indicated that they have no objections to the proposed development. The Owner will be required to fulfill all requirements of the Region of York Transportation Services Department, in accordance with Regional correspondence dated November 5, 2010 and May 30, 2011.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 60, CW Report No. 32 – Page 8

Conclusion

The Zoning By-law Amendment and Site Development Applications have been reviewed in accordance with the policies of OPA #450, as amended by OPA #631, the approved Block 64 Block Plan, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposal to rezone the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone with the site-specific zoning exceptions to facilitate the development of the 2 office condominium campuses that are bisected by the West Rainbow Creek, is appropriate and compatible with the surrounding employment uses. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Site Plan
4. Landscape Plan
5. Elevations – Building 'A1'
6. Elevations – Building 'A2'
7. Elevations – Building 'A3'
8. Elevations – Building 'A4'
9. Elevations – Building 'A5'
10. Elevations – Building 'A6'
11. Elevations – Building 'A7'
12. Elevations – Building 'A8'
13. Elevations – Building 'B'
14. Elevations – Building 'C'
15. Approved Block 64 Land Use Plan

Report prepared by:

Carmela Marrelli, Senior Planner, ext. 8791

Clement Messere, Planner, ext. 8409

Mauro Peverini, Manager of Development Planning, ext. 8407

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 61, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

61 **SHORT TERM RECONVENING OF THE TASK FORCE ON DEMOCRATIC
PARTICIPATION AND RENEWAL**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Tony Carella, dated June 14, 2011:

Recommendation

Whereas, in deference to the concerns of the Clerk regarding the security of internet voting, the Task Force on Democratic Participation and Renewal deferred inclusion of a recommendation that internet voting be allowed in the 2010 municipal election; and

Whereas, the general perception is that internet voting will result in a greater turnout of voters; and

Whereas, other jurisdictions are moving to internet voting, in the belief that security is now less of an issue or not an issue; and

Whereas, the Clerk has undertaken to review the question of internet voting in the 2014 election;

Now therefore be it resolved

That the members of the Task Force be invited to meet with the Clerk from time to time, to address the means and appropriateness of introducing internet voting in the 2014 election, provided that the Clerk and a majority of the Task Force believe that a secure method of internet voting has been identified and the integrity of the voting process will be preserved.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 62, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**62 DEPUTATION – MR. ANDREW USSHER WITH RESPECT TO THE LANGSTAFF
 GOSPEL HALL COMMUNITY OUTREACH ACTIVITIES**

The Committee of the Whole recommends that the deputation of Mr. Andrew Ussher, Langstaff Gospel Hall, 189 Oxford Street, Richmond Hill, L4C 4L6 and Communications C1, dated May 25, 2011 and C26, dated June 14, 2011, be received.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 63, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

63 DEPUTATION – MR. GIOVANNI ALIMENA WITH RESPECT TO A SHED MATTER

The Committee of the Whole recommends:

- 1) That the deputation of Ms. Alba Alimena, 97 Camomile Street, Woodbridge, L4L 8S1, on behalf of Mr. Giovanni Alimena and Communication C2, dated May 31, 2011, be received;**
- 2) That the Ward Councillor and the Director of Enforcement Services meet at the subject site to try to resolve the issue; and**
- 3) That Communication C13 memorandum from the Director of Enforcement Services, dated June 14, 2011, be received.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 64, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**64 DEPUTATION – MS. ANNA DEBARTOLO AND REV. JIM KEENAN, CO-CHAIRS,
VAUGHAN SOCIAL ACTION COUNCIL WITH RESPECT TO SECONDARY SUITES**

The Committee of the Whole recommends:

- 1) That the deputation of Rev. Jim Keenan, Vaughan Social Action Council, 9100 Jane Street, Building E, Concord, L4K 0A4 and communications C3, dated June 1, 2011 and C4, be received; and**
- 2) That Communication C15 Ms. Anna Bortolus, Secretary, Vaughan Social Action Council, dated June 14, 2011, be received.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 65, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**65 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
JUNE 14, 2011**

The Committee of the Whole passed the following resolution to resolve into closed session for the purpose of discussing the following:

1. **ONTARIO MUNICIPAL BOARD HEARING
OFFICIAL PLAN AMENDMENT 637
HIGHWAY 400 NORTH EMPLOYMENT AREA – WARD 1**
(litigation or potential litigation)
2. **PROPERTY MATTER - WARD 4
YORK CATHOLIC DISTRICT SCHOOL BOARD SURPLUS LAND
WEST SIDE OF CONFEDERATION PARKWAY
BLOCK 189, PLAN 65M-3365**
(acquisition or disposition of land)
3. **BLOCK 47 – SKANDATUT SITE – WARD 3
LEGAL ADVICE SUBJECT TO SOLICITOR/CLIENT PRIVILEGE**
(solicitor/client privilege)
4. **CITY-INITIATED AMENDMENT TO THE OFFICIAL PLAN
OPA NO. 715: THE HEALTHCARE CAMPUS CENTRE PLAN (WARD 1)
LEGAL ADVICE SUBECT TO SOLICITOR/CLIENT PRIVILEGE
(Item 52, Committee of the Whole Report No. 32)**
(solicitor/client privilege)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 66, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

66

OTHER ITEMS CONSIDERED BY THE COMMITTEE

66.1 The Mayor and Members of Council welcomed the new Commissioner of Planning, Mr. John MacKenzie.

66.2 **CONSIDERATION OF AD HOC COMMITTEE REPORTS**

The following Ad Hoc Committee reports were received:

1. Accessibility Advisory Committee meeting of May 24, 2011 (Report No. 2)
2. Heritage Vaughan meeting of May 18, 2011 (Report No. 4)
3. Task Force on Advisory Committees meeting of June 7, 2011 (Report No. 4)