

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 1, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

1

**OFFICIAL PLAN (VOP 2010)
MAPPING CHANGE FOR LANDS
LOCATED IN THE OAK RIDGES MORAINÉ
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2012, be approved; and
- 2) That the following communications be received:
 - C4. Mr. Rob Kenedy, MacKenzie Ridge Ratepayers' Association, 87 Georgia Crescent, Maple, L6A 4R2; and
 - C7. Ms. Susan Sigrist, York Region Environmental Alliance Board Member, 27 Matterhorn Road, Maple, L6A 2V4, dated January 14, 2012.

Recommendation

The Commissioner of Planning, in consultation with the Legal Services Department, recommends that:

1. The Vaughan Official Plan (VOP) 2010, Volumes 1 and 2, be modified by designating the lands located at 1600 Teston Road as "Natural Areas" in Schedule 13 and Schedule 13-J in Volume 1, and identifying the lands on Schedule 14-C 'Areas Subject to Site Specific Plans' and adding a new subsection with specific policies regarding a portion of the lands in Section 13 'Site Specific Policies' in Volume 2.
2. This report be forwarded to the Region of York as a recommended modification to the Vaughan Official Plan 2010, Volumes 1 and 2, and that the Region of York be requested to modify the Plan accordingly as part of the process leading to the approval of the Vaughan Official Plan 2010.

Contribution to Sustainability

Goal 2 of *Green Directions Vaughan* (2009), the City's Community Sustainability and Environmental Master Plan, focuses on the new Official Plan to "ensure sustainable development and redevelopment".

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

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

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

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Economic Impact

The recommendation of this report comprises a mapping change and the addition of a site specific policy to reflect the designation of lands in OPA 332, as amended by OPA 604. Therefore, there is no expected economic impact.

Communications Plan

This report and any accompanying Council minutes will be forwarded to the Region of York for its consideration in the approval process for VOP 2010.

Purpose

The purpose of this report is to identify the lands municipally known as 1600 Teston Road as “Natural Areas” in Schedule 13 and Schedule 13-J in Volume 1, and identifying the lands on Schedule 14-C ‘Areas Subject to Site Specific Plans’ and adding a new subsection to Section 13 ‘Site Specific Policies’ in Volume 2, with an accompanying clause regarding potential development opportunities, under VOP 2010.

Background - Analysis and Options

Location

The subject lands, municipally known as 1600 Teston Road, are located to the west of Dufferin Street, on the north side of Teston Road.

Background

OPA 332 designates these lands as Open Space (see Attachment 1). VOP 2010 shows the lands as Core Features (the western portion of the lands) and Enhancement Areas (the eastern portion of the lands) on Schedule 2, and designates the western portion as Natural Areas and eastern lands as Low Rise Residential on Schedule 13 and Map 12.3.A. The designation of the eastern portion of the lands in VOP 2010 as Low Rise Residential appears to be inconsistent with the Open Space designation in OPA 332. In order to reconcile the inconsistency, the lands should be designated as “Natural Areas” in Schedule 13 and Schedule 13-J.

Policies Pertaining to Subject Lands

OPA 332

OPA 332 describes the Waste Disposal Assessment Area surrounding the former Keele Valley Landfill Area, an area which includes the subject lands. The lands are designated “Open Space” on Schedule 2A in OPA 332. Most of the lands are designated “North Maple Residential Area” on Schedule 3 in OPA 332, with a portion of the lands associated with the TRCA regulated area designated as “Open Space” on Schedule 3 in OPA 332.

OPA 604

Schedule 3 to OPA 604, amending OPA 332, designates the lands as (1) “Oak Ridges Moraine Natural Core” consistent with the ANSI and Natural Core Area designation in the Oak Ridges Moraine Conservation Plan (ORMCP), and (2) “Oak Ridges Moraine Settlement Lands” on the balance of lands to the east. Schedule 4 to OPA 604, amending Schedule 3 of OPA 332, is the land use schedule and designates the lands as “Open Space”.

OPA 604 also amends OPA 332 by deleting Schedule 2A (see Part B, Section 3 of OPA 604). OPA 604 does not amend section 3.3.c) i) whereby an “application for their designation for other uses will be given due consideration” in the Open Space Area designation.

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By-Law 121-2003

By-Law 121-2003 is the implementing by-law for OPA 332. The permitted uses for the “Open Space Area” described in section 3.3 of By-Law 121-2003 is generally consistent with the “Natural Area” designation on Schedule 13 and the Core Features overlay on Schedule 2 of the Vaughan Official Plan. However, Section 3.3 c) i) of By-Law 121-2003, being also section 3.3.c) i) of OPA 332, notes that lands under private ownership that are designated Open Space Area, and other than valleylands and woodlots, are not necessarily protected as natural features, as excerpted below.

“Where lands designated as "Open Space Area" are under private ownership, this Amendment does not indicate that these lands will necessarily remain designated as such indefinitely, nor shall it be construed as implying that such areas are free and open to the general public, nor that such lands will be purchased by the municipality or by any other public agency. Where such lands other than valley lands and woodlots are not acquired by a public body, application for their designation for other uses will be given due consideration by the municipality.”

Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine Conservation Plan shows the lands designated as Natural Core Area and Settlement Area.

Vaughan Official Plan 2010

The lands are shown as Core Features and Enhancement Area on Schedule 2 of the VOP.

Enhancement Areas reflect the best opportunities on remaining undeveloped land to provide additional habitat and/or ecological connectivity to the Natural Heritage Network. The request for and precise limits of Enhancement Areas to add to the Natural Heritage Network will be determined through appropriate studies.

The lands with the Enhancement Areas overlay are designated Low Rise Residential on Schedule 13 of the VOP. Schedule 14-B indicates that the subject lands fall under an Area Specific Plan, Keele Valley Landfill Area (Map 12.3.A). The subject lands are shown as Natural Areas and Low Rise Residential on this map.

Zoning By-Law 1-88

The lands at 1600 Teston Road are zoned:

- (1) OS5 (Environmental Protection Zone) for the part overlapping the ANSI and the Natural Core Area designation of the ORMCP, and
- (2) 'A' (Agriculture) for the remainder of the lands to the east of the ANSI.

Basis for the Identification as “Natural Areas” in Site Specific Plan

The ecology of the lands include the forest and wetlands, which are included in the ANSI boundary, at the west portion of the property. The eastern portion of the property does not include natural features as defined in the Provincial Policy Statement, and as provided in the report, Natural Heritage in the City. The area is classified by TRCA as meadow habitat (see also Figure 9 of the Natural Heritage in the City report). Area sensitive bird species are associated with the ANSI, (see Figure 12 of the Natural Heritage in the City report), making the restoration of the eastern portion of the lands important to maintaining interior forest species.

Downstream habitat has been identified as coldwater habitat supporting brown trout, brook trout and rainbow trout. Hence, efforts to maintain coldwater stream habitat should be promoted.

The lands are within an area identified by the TRCA as Priority 3 Terrestrial Natural Heritage Regeneration Site as noted in Figure 27 of the Don River Watershed Report.

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While it is the opinion of the City that the Open Space Area designation (i.e. Schedule 4 of OPA 604) prevails over the Oak Ridges Moraine Settlement Area designation, the Open Space Area policies do not provide outright protection of the lands in question as per section 3.3.c) i) of OPA 332. Hence, Schedule 2 of the VOP is correct in identifying the lands with the Enhancement Areas overlay.

The Low Rise Residential land use designation is a valid interpretation of the clause in section 3.3.c) i) of OPA 332 and the Settlement Area designation in the Oak Ridges Moraine Conservation Plan. However, under OPA 332, any application for designation of private lands in the Open Space designation requires an Official Plan Amendment. Hence, a development right as interpreted by the Low Rise Residential designation in VOP 2010 is not consistent with the development approvals process articulated in OPA 332.

To reconcile this inconsistency, staff recommend identifying 1600 Teston Road as “Natural Areas” in a Site Specific Plan. The policy language in Site Specific Policies (Volume 2, Section 13) should include an interpretation of Section 3.3 c) i) of By-Law 121-2003, being also section 3.3.c) i) of OPA 332. This inclusion will demonstrate that an application for development on these lands will be given due consideration.

Recommended Changes to VOP

On this basis staff can recommend that the lands municipally known as 1600 Teston Road that are currently designated “Low Rise Residential” in VOP 2010 should be designated as “Natural Areas” on Schedule 13 and Schedule 13-J. In addition, the lands shall be identified on Schedule 14-C.

Specific policies shall be provided in Section 13 of Volume 2 of the VOP to reflect the relevant policies of OPA 332 as amended by OPA 604. The recommended additions to Section 13 are noted below.

Adding a new subparagraph to Section 13.1.1 as follows:

- The lands known as 1600 Teston Road are identified on Schedule 14-C and are subject to policies set out in Section 13.X of this Plan.

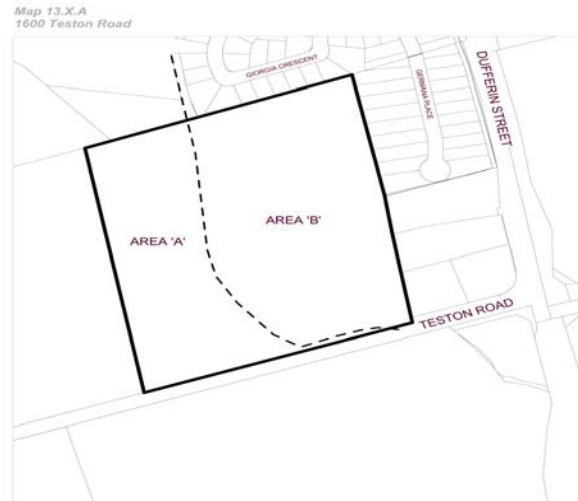
Adding a new subsection to Section 13 as follows:

13.X 1600 Teston Road

13.X.1.1 Notwithstanding policy 9.2.1.1 of the Official Plan, for lands designated Natural Areas at 1600 Teston Road and shown on Map 13.X.A as Area ‘B’, and which are under private ownership, it shall not be construed that these lands will necessarily remain designated as such indefinitely or that such areas are free and open to the general public. Where such lands are not acquired by a public body, application for their designation for other uses will be given due consideration by the municipality.

13.X.1.2 Core Features policies in s. 3.2.3 of Volume 1 of the Official Plan apply to lands in Area ‘A’ in Map 13.X.1. Enhancement Areas policies in s. 3.2.3 of Volume 1 of the Official Plan apply to lands in Area ‘B’ in Map 13.X.1.

Map 13.X.A



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It is recommended that these modifications be made through the York Region modifications process of the VOP.

Relationship to Vaughan Vision 2020/Strategic Plan

The new Official Plan is addressed under the objective “Plan and Manage Growth & Economic Vitality”, including the following specific initiatives:

- Complete and implement the Growth Management Strategy (Vaughan Tomorrow);
- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031;

Regional Implications

This report and the accompanying Council minutes will be forwarded to the Region of York for consideration in the approval process for VOP 2010 Volumes 1 and 2.

Conclusion

The lands municipally known as 1600 Teston Road are suitable for designation as “Natural Areas” and for site-specific policies that apply to a portion of the lands be provided in Section 13 of Volume 2 of the VOP. Therefore the recommendations set out above should be adopted.

Attachments

1. Schedule “4” to Amendment No. 604 (amending Schedule “3” to OPA 332)

Report prepared by:

Erin Tito, Planner, ext. 8237

Tony Iacobelli, Senior Environmental Planner, ext. 8630

/lm

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

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Item 2, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

2

**PUBLIC MEETING
PROPOSED LANDSCAPING SIGNS
CITY OF VAUGHAN SIGN BY-LAW 203-92 AS AMENDED**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Building Standards, dated January 17, 2012:

Recommendation

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

- 1) The City's Sign By-law be amended to permit the use of Landscaping Signs abutting major arterial roads as outlined in this report.

Contribution to Sustainability

Vaughan Vision 2020 provides in part that:

Objective 2.3: To create a City with sustainable built form

Conduct a review to ensure that Official Plan policies and zoning by-laws do not unreasonably restrict the application of building technologies and uses that will promote conservation measures and/or the production and distribution of energy.

Economic Impact

N/A

Communications Plan

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

Purpose

To respond to a request from Council for a report respecting permitting Landscaping Signs abutting major arterial roads.

Background - Analysis and Options

Council at it's Meeting of June 28, 2010 approved a recommendation requesting Staff look at permitting landscaping signs as a permitted sign type abutting major arterial roads. The following is the report from Staff.

Landscaping Signs may be defined as fixed permanent signs that are constructed and planted directly on the ground at grade level. These signs are constructed from both hard and soft landscaping materials that are designed to create a visual display used to attract attention to a specific subject matter for identification or advertising purposes. This type of sign relies on the natural topographic features of properties in order to display the sign's message effectively.

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As these landscaping displays are capable of conveying a specific message other than itself, they must be interpreted as Signs under the meaning in the City's Signs By-law. Similar to the City's Zoning By-Laws, the City's Sign By-law is permissive in nature. As Landscaping Signs are not defined or identified in the Sign By-law they are technically not permitted to be used within the municipality.

In reviewing the matter, Staff have identified various types of signage that use landscaping materials.

- 1) Attached as Appendixes 1 and 2 are examples of Landscaping Signs using both hard and soft landscaping materials ;
- 2) Attached as Appendix 3 is an example of Landscaping sign using 100% natural plantings;
- 3) Attached as Appendix 4 is an example of the ground sign as defined in the City's Sign By-law that uses landscaping materials.

1) Landscaping Signs using both hard and soft landscaping materials

Appendixes 1 and 2 that are attached to this report are photos of the Landscaping Signs located on the CNR railway lands on the north side of the Gardiner Expressway just west of the Canadian National Exhibition lands in Toronto. These signs are illuminated monochrome third party signs that are comprised of both hard and soft landscaping materials. These third party signs are designed to take advantage of the natural slope that rises from the CNR railway lands and the exposure to the Gardiner Expressway. These signs are comprised of various percentages of both hard and soft landscaping materials. They use natural planting materials with what appears to be natural or coloured gravel materials and painted pressure treated wood. These signs are on Federally regulated lands (C.N.R. Railway) and are not subject to City of Toronto Sign By-laws.

2) Landscaping Signs using only soft landscaping materials

Attached as Appendix 3 is an example of a non-illuminated sign that uses 100% soft landscaping material (Natural Plantings) in it's design. This specific sign is used by the Town of Markham to promote their municipality. These specific examples are located on the north side of Highway 7 just east of Highway No. 404 and at their municipal offices just east of Warden Ave. Both of these examples take advantage of the natural slopes to enhance the signs exposure.

3) Ground Signs that use landscaping materials

Appendix 4 is an example of a sign that uses landscaping materials in it's construction but would be defined as a ground sign under the meaning of the City's present Sign By-law. They are therefore regulated exactly the same as the more typical metal ground signs. (e.g. Maximum Sign Area, height, setbacks, etc.) This particular sign is being proposed for a property in Vaughan located on the west side of Highway 400 north of Highway 7. The applicant has applied to the City and the Ministry of Transport for the necessary approvals.

This style/type of sign is constructed using a wooden "A"- frame structure that is secured and supported by the ground. This type of sign is designed to be used where the natural topography or slopes do not allow for good exposure for the sign. The background materials are comprised of natural planting materials that are planted within the wooden structure and anchored directly in the ground. The text or advertising copy is constructed from pressure treated wood that is painted white. This style/type of sign is designed and manufactured by the same company that provides the landscaping signs along the Gardiner Expressway in Toronto. (Appendix 1 and 2)

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Proposed City of Vaughan Sign Regulations.

Staff have reviewed the matter and are recommending that the City's Sign By-Law be amended to permit and encourage the use of Landscaping Signs. To encourage their use Staff are further suggesting a bonusing system be implemented whereby the area of the sign can be increased dependant upon the amount or percentage of soft landscaping or natural planting materials being used. To further encourage the use of landscaping signs Staff are recommending that the bonusing system also include an illumination provision to encourage solar powered and non-illuminated signs.

The following is a chart that outlines Staffs recommended bonusing.

Type of Sign	Typical Ground Sign	Landscaping Signs using 100% soft landscaping material (Plantings Only)	All other Signs using a minimum of 60% soft landscaping materials	Type of Illumination	
				Non-Illuminated	Solar Powered
Bonusing	0%	150%	125%	Additional +50%	Additional + 25%
Maximum Sign Area for Industrial Properties	10 sqm.	15 sqm.	12.5 sqm.	22.5 sqm. for 100% soft Landscaping Signs or 18.8 sqm. where 60% soft landscaping material are being provided	18.8 sqm. for 100% soft Landscaping Signs or 15.6 sqm. where 60% soft landscaping material are being provided

City of Vaughan Approval Process

The affected properties that may take advantage of these signs directly abut the major arterial roads are subject to site plan control process. These properties all have a site plan agreements or site plan Letters of Undertaking that have been approved by the City prior to their development. Details of the their landscaping design have also been submitted to the City and approved. Therefore amendments to the existing site plan agreements will be required authorizing the alterations to the landscaping area for the proposed signs. This process will allow Staff to closely examine the details of the sites to ensure that any proposed signs do not interfere with established landscaping elements such as mature trees or other established plantings.

It is being proposed that Sign Permits be required prior to the construction of any landscaping signs. As with other types of signage, any visible signs within 400 meters of a limited access Highway such as Highway No. 400 or 407 will require the approval of Ministry of Transportation prior to the issuance of the City's Sign Permit.

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Item 2, CW Report No. 1 – Page 4

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 Region of York's approval will not be required for Landscaping signs that are constructed at grade level abutting Regional Roads. As with other typical ground signs, the Region of York's approval is required for ground signs that incorporate the use of landscaping elements to ensure the Regional setback requirements are met.

At the present time the Region of York appears to be only interested in the location of the actual sign structures and not the form/size/content of any signs located on private properties. They are leaving this up to the area municipalities to regulate this through their individual Sign By-laws.

Conclusion

Staff are recommending that the City's Sign By-Law be amended to permit the use of Landscaping Signs abutting major arterial roads and that the bonusing system proposed by this report be approved.

Attachments

- Appendix 1 – Landscaping Signs along Gardiner Expressway in Toronto
- Appendix 2 – Landscaping Signs along Gardiner Expressway in Toronto
- Appendix 3 – Landscaping signs – Town of Markham
- Appendix 4 – Ground Signs using landscaping materials

Report prepared by:

John Studdy, Manager of Customer and Administrative Services.

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

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Item 3, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

3 **SITE DEVELOPMENT FILE DA.11.096**
FRANCO DIMARCO
WARD 4

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2012, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.096 (Franco DiMarco) BE APPROVED, to permit additional landscaping and a landscape sign facing Highway #400 for the existing industrial building (ProTemp Glass Inc.) as shown on Attachments #3 to #6.

Contribution to Sustainability

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

- i) solar power integration for lighting and irrigation;
- ii) water harvesting technology used for irrigation; and,
- iii) 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.11.096 to amend approved Site Development File DA.93.040 to permit additional landscaping and landscape signage facing Highway #400 for the existing 9,587.12 m² industrial building (ProTemp Glass Inc.).

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located southeast of Langstaff Road and Highway #400 (360 Applewood Crescent), City of Vaughan. The surrounding land uses are shown on Attachment #2.

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Item 3, CW Report No. 1 – Page 2

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which permits a wide range of industrial, office, business and civic uses. No alterations are proposed to the existing industrial building.

The subject lands are also designated "Prestige Employment" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and is subject to approval from York Region. The "Prestige Employment" designation permits industrial uses, with accessory office uses.

The proposal to add additional landscaping and landscape signage that will enhance the existing landscaped area facing Highway #400, conforms to both Official Plans.

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

Landscape Plan and Landscape Sign

The 1.9 ha site is developed with an industrial building with frontage on Applewood Crescent. The proposed landscaping and landscape signage shown on Attachments #4 to #6, will be located on the westerly portion of the site facing Highway #400 and be integrated within the existing 9 m wide landscape strip. The landscape sign will be 4.8m in length and 2.4m in height and will include the corporate logo (ProTemp Inc.), surrounded by a variety of plants and ornamental grasses and trees.

Solar panels (Attachment #5) will be installed above the landscape sign. The solar panels will face south and will power the LED lights required to illuminate the corporate logo and the top and bottom of the landscape sign. The Owner has advised that the landscape sign is intended to have a longevity of twenty years.

The Vaughan Development Planning Department is satisfied with the proposed landscape plan and landscape sign as shown on Attachments #4 and #6.

Ministry of Transportation (MTO)

The application has been circulated to the MTO for review and comment. The MTO has no objection to the proposal, and the Owner has obtained a revised sign permit from the Ministry.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

N/A

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Conclusion

The Site Development Application has been reviewed in accordance with OPA #450, Zoning By-law 1-88, comments from City Departments and external public agencies including the MTO, and the area context. The Development Planning Department is satisfied with the additional landscaping and landscape signage to be placed in the 9 m wide landscaping strip adjacent to Highway #400 for the existing industrial building (ProTemp Glass Inc.). Accordingly, the Development Planning Department can recommend approval of Site Development File DA.11.096.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Landscape Sign Details
6. Landscape Rendering - View from Highway 400

Report prepared by:

Daniel Woolfson, Planner 1, ext. 8213
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.)

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Item 4, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

**4 SITE DEVELOPMENT FILE DA.11.095
FRANCO DIMARCO
WARD 4**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2012, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.095 (Franco DiMarco) BE APPROVED, to permit additional landscaping and a landscape sign facing Highway #400 for the existing industrial building (Toro Aluminum Inc.) as shown on Attachments #3 to #6.

Contribution to Sustainability

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

- i) solar power integration for lighting and irrigation;
- ii) water harvesting technology used for irrigation; and,
- iii) 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.11.095 to amend approved Site Development File DA.04.081 to permit additional landscaping and a landscape sign facing Highway #400 for the existing 11,389m² industrial building (Toro Aluminum Inc.).

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located southeast of Langstaff Road and Highway #400 (330 Applewood Crescent), City of Vaughan. The surrounding land uses are shown on Attachment #2.

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Item 4, CW Report No. 1 – Page 2

Official Plan and Zoning

The subject lands are designated “Prestige Area” by OPA #450 (Employment Area Plan), which permits a wide range of industrial, office and business uses. No alterations are proposed to the existing industrial building.

The subject lands are also designated “Prestige Employment” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending approval from the Region of York. The “Prestige Employment” designation permits industrial uses, with accessory office uses.

The proposal to add additional landscaping and a landscape sign on the subject lands conforms to both Official Plans.

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

Landscape Plan and Landscape Sign

The 1.8 ha site is developed with an industrial building with frontage on Applewood Crescent. The proposed landscaping and landscape sign shown on Attachments #4 to #6 would be located on the westerly portion of the site (Attachment #3), facing Highway #400 and integrated within the existing 9 m wide landscape strip. The proposed landscape sign is 4.8m in length and 2.4m in height and includes a corporate logo (Toro Aluminum), surrounded by a variety of plants and ornamental grasses and trees.

Solar panels, as shown on Attachment #5, are proposed above the landscape sign, which face south and power the LED lights required to illuminate the corporate logo and the top and bottom of the landscape sign. The Owner has advised that the landscape sign is designed to have a longevity of twenty years. Additional landscaping is proposed around the base of the landscape sign as shown on Attachments #4 and #6.

The Vaughan Development Planning Department is satisfied with the proposed landscape plan and landscape sign as shown on Attachments #4 and #6.

Ministry of Transportation (MTO)

The application has been circulated to the Ministry of Transportation (MTO) for review and comment. The MTO has no objection to the proposal, and the Owner has obtained a revised sign permit from the Ministry.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Manage Growth & Economic Well-being”.

Regional Implications

N/A

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Conclusion

The Site Development Application has been reviewed in accordance with OPA #450, Zoning By-law 1-88, comments from City Departments and external public agencies including the MTO, and the area context. The Vaughan Development Planning Department is satisfied with the additional landscaping and landscape sign to be placed in the 9 m wide landscaping strip adjacent to Highway #400 for the existing industrial building (Toro Aluminum Inc.). Accordingly, the Development Planning Department can recommend approval of Site Development File DA.11.095.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Landscape Sign Details
6. Landscape Rendering – View from Highway 400

Report prepared by:

Daniel Woolfson, Planner 1, ext. 8213
Christina Napoli, Senior Planner, ext. 8483
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/CM

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

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Heritage Vaughan at its meeting of November 16th, 2011, approved a list of nominees to receive a Preservation Award in 2012. The Heritage Vaughan Committee is a statutory advisory committee of Council and makes recommendations as it relates to heritage matters and matters as authorized under the Ontario Heritage Act.

In conjunction with the Chair of the Heritage Vaughan Committee, a PowerPoint presentation will be presented to Council at the February, 21, 2012 Council meeting that will feature an overview of the nominees and their contribution to the preservation of heritage/cultural resources in the City of Vaughan.

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

Staff is bringing forward Heritage Vaughan's recommendation for Council's consideration. Vaughan Heritage Preservation Awards provides an excellent opportunity to thank and highlight individuals and organizations in the community that have helped preserve and promote Vaughan's cultural/heritage resources such as historic streetscapes, archival collections and heritage buildings. This year's nominees represent restoration and conservation projects that have made a significant contribution to the preservation of Vaughan's built cultural heritage resources.

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
Lauren Archer, Cultural Heritage Coordinator, ext. 8112

(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 JANUARY 31, 2012

Item 6, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

6 **COMMUNITY SERVICE ORGANIZATION POLICY REVISIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated January 17, 2012:

Recommendation

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

1. That the revised **Community Service Organization Policy**, shown on Attachment 1, be approved;
2. That information on municipal benchmarking on Community Service Organizations policies and Affiliates Insurance Policy, be received; and,
3. That information on the application of the Community Service Organization policy for Vaughan CARES, be received.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental mast Plan, Goal 4, Objective 4.1.6:

- Provide more partnership opportunities for existing non-profit and volunteer groups to meet the community's social, cultural and recreational needs.

Economic Impact

The economic impact will be determined following Council's consideration of the insurance benefit being extended to Vaughan CARES. Should Council decide to extend affiliate insurance coverage to Vaughan CARES, the annual cost to the Clerks Department Operating Budget would be \$1450.00, potentially extending insurance coverage to other CSO groups will increase the City's cost substantially.

Communications Plan

Communication regarding the Community Service Organization Policy is fundamental to its success. Feedback has been gathered through the application process from existing Community Service Organizations, coupled with comparisons to other municipalities.

While the fundamental principles of the CSO policy have not changed, upon Council approval, all current CSO's will be advised of any relevant information and as required staff will liaise with groups to provide orientation and support. The updated policy and application will also be posted to the City website.

Vaughan CARES will be provided with Council's decision on their deputation.

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Purpose

The purpose of this report is to request approval on the revised CSO policy, to provide information on comparisons to other municipalities and the impact of applying the CSO policy on Vaughan CARES.

Background - Analysis and Options

At the September 13, 2011 Committee of the Whole meeting Vaughan CARES made a deputation requesting assistance of \$7500 per annum. Staff was directed to:

1. Prepare a report reviewing the existing Community Service Organization (CSO) Policy for community groups, including considering what other municipalities are doing in this area regarding policy and funding support; and,
2. That within the report the application of Vaughan CARES be utilized as a case study.

COMMUNITY SERVICE ORGANIZATION POLICY

The **Community Service Organization (CSO) Policy** is the tool used by staff to define how groups are given CSO status in a fair, equitable, transparent and consistent manner. This governing policy places groups in a Category of User and subsequently under the **Facility Allocation Policy (FAP)** prioritizes the allocation of City owned inventory and services in kind (SIK).

CSO are a City approved Vaughan based, not for profit community organization, run by an elected and volunteer board of directors whose prime purpose is to provide recreation, cultural, leisure or community services to the residents of Vaughan and are governed under the CSO Policy. The CSO policy outlines terms for existing CSO and new community groups wishing to apply for status. Key principles of this policy are that:

- Groups are non profit and volunteer based;
- Membership is open to Vaughan residents and may not exclude participation on the grounds of race, religious or political affiliations and abide by the Human Rights Code;
- Groups must have 75% of membership residing in Vaughan (minor house league sports groups 90%);
- Groups applying for CSO status intending to offer a similar or duplicate service to an existing one will not be approved if the existing group is not in agreement and can meet the overall demand for the service (Note: in such circumstances the group will be asked to appear before Council to present the bases for their service.); and,
- CSO categories are prioritized for the distribution of City owned inventory (i.e., minors, adults, commercial and non resident).

CSO Goals and Guiding Principles:

1. To document the eligibility criteria and application process necessary to obtain and maintain CSO status;
2. To maintain fairness, equity, transparency and consistency to all groups applying for CSO status;
3. To outline the Category of Users* and their priority order for the allocation of facilities and Services in Kind (SIK), as noted on the Facility Allocation Policy (FAP);
4. To ensure CSO have a membership open to all Vaughan residents and may not exclude participation on the grounds of race, religious or political affiliation and abide by the Human Rights Code;

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5. To ensure that groups who are granted CSO status meet the criteria specific to their category. New groups or those whose membership is below the residency requirement can be given a grace period to allow their membership to grow in Vaughan;
6. To provide guidance to groups, where possible, to help them achieve CSO status; and,
7. To consider other related and companion policies to ensure compatible terms including but not limited to Facility Allocation Policy, Older Adult Guidelines, Fairs and Festivals Support Program and User Fee Policy.

***Total CSO groups by Category as of December 1, 2011:**

Category	Total
Adults*	11
Heritage Village Fairs	5
General **	87
Minors	40
Older Adults	17
Ratepayers Assoc	14
Religious Groups	21
Schools	74
Social Service Organizations	31
Total CSO's	300

*Note: Most adult sports groups do not apply for CSO status since they pay the resident rate for city inventory and SIK. Those that have needed a meeting room and / or office have applied and are noted in the number above.

** General groups include cultural, charitable and special interest groups such as Santafest, Girl Guides, Boy Scouts, etc.

CSO Benefits:

1. Facility and Services in Kind (SIK) allocation priority according to the Category of User as outlined in the FAP* (i.e., CSO's receive priority as noted below);
2. Staff support in an advisory capacity (i.e., consultation, advise);
3. Use of community centre lobbies for registration / fund raising purposes at applicable subsidized rates;
4. Subsidized rates for facilities and services in kind (Note: Adult CSO such as baseball clubs, etc. pay the resident rate for their sport facility and are entitled to CSO rates for meeting rooms and offices only);
5. Fairs & Festivals Support Program may be utilized, where specific criteria is met;
6. Contact info and website information posted on the City of Vaughan website for Heritage Village Fairs, Minor and Adult Sports Groups; and,
7. Contact info and website information posted on the Recreation Guide (effective Fall / Winter 2012).

Note: The Ratepayer Policy as managed by the City Clerks Department allows qualifying Ratepayer groups to receive one (1) free Annual General Meeting (AGM) per year at a City / Library facility.

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***Priority Schedule (as per the FAP)**

Facility Rental Contracts will be granted in a fair and equitable manner based on the following priority schedule:

Priority # 1

City - for the purposes of conducting City of Vaughan programs and business.

Priority # 2

CSO's in the following order:

- a. Children & Youth (Minor) CSO
- a. Heritage Village Fairs
- a. Seniors Groups
- b. Social Service Organizations
- c. CSO groups (Groups include Schools, Religious, Ratepayer and Other Organizations)
- d. Adult CSO groups

Priority # 3, 4, & 5

Residents, Commercial and Non Residents follow.

Municipal Benchmarking:

A review of surrounding municipalities including Brampton, Markham, Mississauga and Richmond Hill was undertaken to determine general principles, categories and benefits (i.e., funding options) for CSO groups.

Generally speaking, and consistent with Vaughan, the municipalities surveyed base their CSO principles on not for profit organizations, who are open to all residents, and have at least 75% or greater residency in their groups. Benefits include reduced rates and facility allocation priority in all cases.

For the purposes of understanding the CSO policies between municipalities noted below are how different municipalities deal with aspects of the governing policies including insurance coverage, office space, free space and out of pocket expenses (as requested by Vaughan CARES).

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Benchmarking	Vaughan	Brampton	Markham	Mississauga	Richmond Hill
Not for Profit	Yes	Yes	Yes	Yes	Yes
Volunteer based	Yes	Yes	n/a	Yes	Yes
Open to residents	Yes	Yes	Yes	Yes	Yes
Adheres to principles of Human Rights Code	Yes	Yes	Yes	Yes	Yes
Residency Requirements	75% or 90% Minor House league	Youth 100% Adults 80%	75%	Youth 100% Adults 80%	75%
Facility Allocation Priority	Yes	Yes	Yes	Yes	Yes
Subsidized Rental Rates	Yes	Yes	Yes	Yes	Yes
Free Meeting Space	Ratepayer AGM	Monthly board meetings + AGM	Annual registration rental	Monthly board meetings + AGM	AGM
Free Office Space	No - Where available, groups are charged at the CSO rate	No – sports groups are charged monthly rent plus an additional \$3/square foot for capital	Yes - given to Affiliate groups at no charge.	No - where available will rent space at market rate without subsidy	No - Where available, groups are charged at the CSO rate
Out of Pocket Expenses paid	No	No	No	No	No
Staff Support	Yes - in an advisory capacity	Yes - in an advisory capacity	Yes - in an advisory capacity	Yes - in an advisory capacity	Yes - in an advisory capacity
Publicity / Promotion	City website; posting in community centres; Recreation Guide (CSO rate)	Brochures (a fee may be charged); new releases; special events calendar; posting at community centres	City website; posting in community centres; Recreation Guide (at applicable rate)	inclusion in various City communication channels; permission to place portable signs on City road allowances	City website; posting in community centres; Recreation Guide (at applicable rate)
Insurance	General Liability Insurance	General Liability Insurance	Restricted Coverage to Festivals and Foundations	General Liability Insurance	Unable to ascertain this information

NOTE: At the Finance and Administration meeting of December 13, 2011, staff were asked to review rates for meetings for community groups such as ratepayers, etc. Staff will be bringing forward a report this year with options for Councils' review.

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Insurance Coverage:

Both Brampton and Mississauga provide a General Liability Insurance for their not for profit, community groups. Note that the term for these groups ranges from Community Service Organization in Vaughan to Affiliate Groups in Mississauga.

City of Brampton excerpt from Community Group Affiliation Policy:

- In the event that a group does NOT have existing liability insurance in place, or does NOT have coverage for its members available to them from membership in a provincial or national governing body for their particular sport or activity, the City will arrange and pay for general liability insurance to cover the groups operations
- The primary purpose of General Liability Insurance is to protect against lawsuits from individuals alleging that the affiliated group and/or one of its members or volunteers negligently caused 'bodily injury' to an individual or damaged their property. Coverage extends to all executive, members, volunteers, workers, coaches, managers and officials buy ONLY for acts resulting from work performed within the scope of duties on behalf of the group. This coverage does NOT provide personal accident insurance for participants or members, nor does it provide directors and officers liability insurance for wrongful acts.
- The final decision as to whether the City can provide liability insurance is subject to the approval of the City's Investments, Insurance and Risk Management Branch on an annual basis.
- For those groups that have existing insurance coverage are afforded coverage through their provincial or national governing body, proof of such insurance, in the form of a certificate of insurance showing the City of Brampton as an additional insured, must be submitted when using municipal fields or facilities.

City of Mississauga excerpt from Community Group Support Program:

- Support and Benefits for Eligible Groups:
 - Affiliated Groups Only
 - A general liability insurance policy that protects the Affiliate Group's officers, directors and board members, volunteers and staff while acting in the scope of their duties (participants are not covered), against claims made by third parties for death, bodily injury, personal injury, and property damage or loss thereof. Note: This is NOT Directors' Liability Insurance.

City of Markham carries insurance for recreational groups; however they have restricted coverage to a limited number of Festivals and Foundations.

Town of Richmond Hill, staff were unable to ascertain this information.

Community Service Organization Policy Revisions:

The Community Service Organization (CSO) Policy was last updated in 2002 (and embedded in the Facility Allocation Policy). Since then a number of other City related policies such as Vaughan Vision 2020, Older Adults Guidelines, Fairs and Festivals Support Program, and User Fee Policies have been approved and this review provides an opportunity to update the policy with consistent language.

As part of the consultation process, for the CSO policy, existing CSO and staff have commented that some components of the policy including the clarity surrounding the eligibility criteria and application process, and lack of definitions needed to be addressed. This was also noted as part of the comparison to other municipalities.

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While the fundamental principles, benefits and criteria (i.e. not for profit, board of directors, residency requirement) have not changed, noted below are the recommended revisions to the CSO policy:

1. Updated language that aligns with Council approved policies including Facility Allocation Policy, Older Adult Guidelines, Fairs & Festivals Support Program, User Fee Policy, Vaughan Vision 2020 reinforces themes of fairness, equity, transparency and consistency; and, strengthens the City's authority to manage contraventions of approved criteria / regulations.
2. CSO Eligibility that separates criteria in the application process for the various categories of users (e.g. For Fairs and Festival groups a membership list is not required but for Minor Sports Organizations it is) have been updated to define criteria in a more comprehensive manner and to ensure that applicants are aware of what is needed to become a CSO; and,
3. Authority of the City describes the City's right to revoke CSO status when policy contraventions have occurred (eg. Membership lists or other data has false or invalid information).

The recommended policy amendments have no negative impact to current CSO's. In fact, the CSO revisions are a benefit to CSO and staff as they clearly set out all expectations, are fair, equitable, transparent and consistent.

VAUGHAN CARES CASE STUDY:

In their deputation, Vaughan CARES noted that they are a local group of concerned citizens who have devoted their time and resources to positive action on behalf of the community, lobbying all levels of government to give voice to the community on environmental issues. They advised that they are stymied financially, have no benefactor and their fundraising efforts result in petty cash at best.

As part of their deputation Vaughan CARES requested \$7500 per year to cover insurance costs, the cost of their office at the Merino Library and costs associated with improving engagement of the community. The following are details related to their request for support:

- Rental costs (office) of approximately \$200 per month;
- Insurance costs of \$3500 per year;
- Developing a website and other social and print media as awareness;
- Compensation for members for out of pocket expenses; and,
- Revival of street parties to raise local awareness.

Following their deputation, staff was directed to:

1. Prepare a report reviewing the existing Community Service Organization (CSO) Policy for community groups, including considering what other municipalities are doing in this area regarding policy and funding support; and,
2. That within the report the application of Vaughan CARES be utilized as a case study.

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In keeping with Council's direction, a review of the existing policy including a municipal benchmark was completed. When Vaughan CARES is measured against the revised policy as outlined in this report, based on their deputation, they would not be eligible for any additional support beyond what is already provided for in the policy for the following requests:

- the monthly office rent;
- publicity and promotion;
- street parties; and,
- out of pocket expenses.

To re-iterate, as outlined in the CSO policy, the benefits to Vaughan CARES includes office rental at subsidized CSO rates, opportunities for publicity and promotion through the City website and posting in community centres and street party rental / SIK rates are also at the CSO subsidized rate.

Vaughan CARES deputation also included a request for assistance with Insurance. It should be noted that insurance is not part of the CSO policy and is governed through the Insurance Policy administered through the City Clerks Department.

The City's current insurance provider underwrites coverage that provides liability insurance for recreational groups, associations and committees that cooperate with the municipality and offer services to the community using municipally owned or operated facilities.

Groups may apply to the City's insurance provider to determine eligibility for coverage. Each will be evaluated on its own merits. Coverage is limited to \$1 Million per occurrence. A deductible of \$1000.00 is applicable per claim. The cost to insure each group based on the present policy of insurance is \$1450.00 per year. **Note: Officers and Directors liability is not covered under this policy.**

The cost of insuring organizations under the Recreational Affiliates Policy is under review and a future report to Council will be provided to discuss the sustainability of continuing to offer organizations this coverage and potential alternatives that may be applicable.

The insurance to Vaughan CARES would result in a cost of \$1450.00 per year. Council should consider that under the current insurance policy, other CSO's may qualify and the premium cost to the City could increase significantly. The current policy of insurance expires April 30, 2012.

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:**
Enhance and Ensure Community Safety, Health & Wellness
Preserve Our Heritage and Support Diversity, Arts and Culture
Lead and Promote Environmental Sustainability
Pursue Excellence in Service Delivery.

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

Regional Implications

There are no regional implications associated with this report.

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Conclusion

To ensure the continued fair, equitable, transparent and consistent criteria for CSO, recommendations are being made to Council on the new / amended language, eligibility criteria for various criteria of users and authority of the City.

A municipal benchmarking was undertaken to measure what other municipalities are doing in terms of policy and funding support and Vaughan CARES was utilized as a case study against the new policy. Staff have determined that additional support is not available through the CSO policy; however the Clerks Department may offer limited insurance through the Insurance Policy.

In conclusion, staff are recommending that the revisions to the CSO policy be approved. It should be noted that the fundamental principles of the CSO policy have not changed.

Attachments

Attachment # 1: Community Services Organization Policy DRAFT

Report Prepared By

Mary Reali, Director of Recreation and Culture, ext 8234
Jeffrey Abrams, City Clerk, ext 8281
Terri Cosentino, Manager of Client Services, ext 8078
Joseph Chiarelli, Manager Special Projects, Licensing and Permits, ext 8737

(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 JANUARY 31, 2012

Item 7, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

7

INTERIM PROPERTY TAX LEVY FOR 2012

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance/City Treasurer and the Director of Financial Services, dated January 17, 2012:

Recommendation

The Commissioner of Finance/City Treasurer and the Director of Financial Services, in consultation with the Manager of Property Tax & Assessment recommends:

That a by-law be prepared to levy interim property taxes for 2012, with three installments due in March, April and May for all property classes.

Economic Impact

The issuance of an interim property tax levy provides the necessary cash flow to meet the City's own needs and its financial obligations to the Region of York and the Province of Ontario for education purposes. The interim levy will produce total property tax revenue of approximately \$324 million based on taxable assessment of approximately \$54.8 billion.

Communications Plan

Advertised notices for the interim property tax notices will be posted in all local papers in late February and early March as well as the on-line City Page.

Purpose

The purpose of this report is to inform Council on the issuance of the interim property tax bills for 2012 to all property classes, under the authority of section 317 of the *Municipal Act, 2001*, as amended.

Background - Analysis and Options

The issuance of an interim property tax levy provides funds for the City to meet day-to-day operating and capital financial obligations.

As noted above, the Interim levy will be due in three equal installments in March, April and May. Taxpayers have the option to enroll in the installment due date payment plan for interim and final billing or the eleven month installment plan. The withdrawals for the due date payment plan will be made on the Interim billings' installment due date and the withdrawals for the 11-month plan will be made on the first banking day of each month from January to November.

The Interim billing will be calculated utilizing the 2012 phase-in assessment roll as provided by the Municipal Property Assessment Corporation (MPAC).

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In accordance with current Provincial legislation, the interim amount levied by property is subject to the following rules:

1. The amount levied on a property shall not exceed 50% of the total taxes levied on the property for the previous year, subject to an adjustment, as per Section 317(9), should it appear the levy would be too high or too low in relation to an estimate of the total taxes that will be levied for 2012.
2. A calculated notional tax rate applied to the 2012 assessment will be used to calculate the levy.
3. For the purpose of calculating the total amount of taxes for the previous year, any amount levied for only part of the year will be annualized.
4. For new property assessments added to the roll for the 2012 taxation year, the levy will be calculated by applying the notional tax rate to the 2012 assessment.
5. The interim levy for properties in the commercial, industrial and multi-residential classes (capped classes) will include an amount equal to 50% of the 2011 capping adjustment, if applicable.

The 2012 final tax billing will be calculated utilizing the assessment values under the current legislated cycle of reassessment every four (4) years with mandatory phase-in of assessment increases for all property classes. The four-year program came into effect January 1, 2009 with assessment values (CVA) as of the January 1, 2008 market and will continue for the 2012 tax year.

The second legislated cycle of reassessment every four (4) years will begin in 2013 (2013-2016) with the mandatory phase-in of assessment increases for all property classes. Properties that experience assessment decreases will not be phased-in but will see the effect immediately in 2013. The property assessment values (CVA) will be based on the market date as of the January 1, 2012.

Relationship to Vaughan Vision 2020

In consideration of the strategic priorities related to Vaughan Vision 2020, the issuance of the interim property tax levy will enhance:

- Service Excellence: Pursue Excellence in Service Delivery
- Management Excellence: Ensure Financial Sustainability

Regional Implications

The City of Vaughan will be collecting an amount of approximately \$127 million in interim property taxes on behalf of the Region of York.

Conclusion

The interim levy will produce total property tax revenue of approximately \$324 Million based on taxable assessment of approximately \$54.8 billion. These interim funds are raised for the City's, Region of York's and School Boards' operational purposes.

Attachments

None

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 7, CW Report No. 1 – Page 3

Report prepared by:

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

CITY OF VAUGHAN

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Item 8, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 31, 2012, as follows:

By approving:

That the following recommendation of the Commissioner of Planning, dated January 17, 2012, be approved:

THAT the following proposed/revised street name for Street "H" in Plan of Subdivision File 19T-06V04, Phase III (Greenbrooke Developments Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>APPROVED NAME</u>	<u>PROPOSED/ REVISED NAME</u>
Street 'H'	Revere Crescent	Silver Sterling Crescent

That Communication C7 from the Commissioner of Planning, dated January 27, 2012, be received.

8

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-06V04, PHASE III
GREENBROOKE DEVELOPMENTS INC.
WARD 3**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of January 31, 2012; and
- 2) That the Commissioner of Planning review the policy and practices on street-naming in light of the list of potential street names previously approved by Council.

Recommendation

The Commissioner of Planning recommends:

1. THAT the following proposed/revised street name for Street "H" in Plan of Subdivision File 19T-06V04, Phase III (Greenbrooke Developments Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>APPROVED NAME</u>	<u>PROPOSED/ REVISED NAME</u>
Street 'H'	Revere Crescent	Silver Sterling Crescent

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

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Background – Analysis and Options

The subject lands shown on Attachment #1 are located west of Weston Road, and north of Major Mackenzie Drive, in Lot 23, Concession 6, City of Vaughan.

The applicant has submitted a revised street name for approval for Street “H”. Street names for Plan of Subdivision File 19T-06V04 as shown on Attachment #2, were approved by Vaughan Council on June 25, 2007. The applicant has requested that Street ‘H’ be renamed from Revere Crescent to Silver Sterling Crescent. The Planning Department for the Region of York has no objection to the proposed street name change.

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

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The Region of York Planning Department has no objection to the proposed/revised street name of Silver Sterling Crescent.

Conclusion

The Vaughan Development Planning Department has no objection with the revised street name for Street “H”, within approved Plan of Subdivision File 19T-06V04, Phase III. Should the Committee concur, the recommendation in this report can be approved.

Attachments

1. Location Map
2. Approved Plan of Subdivision

Report prepared by:

Jack McAllister, Senior GIS Technician, ext. 8209
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 JANUARY 31, 2012

Item 9, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

9 **SITE DEVELOPMENT FILE DA.11.102**
LORWOOD HOLDINGS INC.
WARD 1

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2012, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.102 (Lorwood Holdings Inc.) BE APPROVED, to permit revisions to the building elevations and signage for an existing eating establishment (McDonald's Restaurant), as shown on Attachments #4 to #7 inclusive, subject to the following condition:
 - a) the final building elevations and signage 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:

- i) low flow fixtures;
- ii) tri-sort garbage and recycling bins;
- iii) LED exterior and interior lighting; and,
- iv) 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.11.102 to permit revisions to the building elevations for the existing eating establishment (Building "B") shown on Attachment #3. The site is developed with 4 commercial buildings, including Building "B", an existing 405 m² eating establishment with a drive-through (McDonald's Restaurant).

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Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the north side of Rutherford Road, west of Jane Street (3140 Rutherford Road), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated “High Density Residential/Commercial” with a Special Policy overlay by OPA #600. The subject lands are also designated “Mid-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending approval from the Region of York. The proposal to reface the existing eating establishment with new corporate elevations for a McDonald’s Restaurant conforms to the Official Plan.

The subject lands are zoned C8 Office Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1243). The proposal complies with Zoning By-law 1-88.

Site Design/Building Elevations

The 3.45 ha site is developed with 4 commercial buildings as shown on Attachments #3. The applicant has proposed new building elevations for the McDonald’s Restaurant (Building “B”) shown on Attachments #4 to #7, inclusive. The upgrades to the exterior elevations include McDonald’s signage on the south and west elevations and McCafe signage on the east elevation. The applicant has advised that the revised elevations, materials and colours will reflect the new McDonald’s Restaurant corporate standards.

The Vaughan Development Planning Department is satisfied with the building elevations shown on Attachments #4 to #7 and will continue to work with the applicant to finalize the details. The final building elevations and signage 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 Well-Being”.

Regional Implications

There are no Regional implications associated with the proposal.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #600, Zoning By-law 1-88, comments from City Departments and the area context. The Vaughan Development Planning Department is satisfied with the new building elevations and signage for the existing eating establishment (McDonald’s Restaurant). Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the condition contained in this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 9, CW Report No. 1 – Page 3

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. North and West Building Elevations
5. South and East Building Elevations
6. Building Rendering North West View
7. Building Rendering North East View

Report prepared by:

Mary Caputo, Planner, ext. 8215
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.)

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Item 10, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 31, 2012, as follows:

By receiving the following Communications:

- C1. J. Clem MacMullin, dated January 19, 2012.**
- C2. Rosario Sacco & Orjan B. Carlson, dated January 23, 2012.**
- C3. Mr. Bob Adam, dated January 26, 2012.**
- C4. Mr. Nick Pinto, dated January 28, 2012.**
- C5. Mr. Roy Mason, dated January 27, 2012.**
- C8. Mr. David Matthews, dated January 30, 2012.**
- C9. Mr. Roy Mason, dated January 31, 2012.**

**10 ZONING BY-LAW AMENDMENT FILE Z.11.031
611428 ONTARIO LIMITED
WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2012, be approved subject to the following additions:
 - 3. That a motor vehicle sales establishment be added to the uses on Block 5; and**
 - 4. That site plan control be exercised on the balance of the lots within the subject property;****
- 2) That the following deputations be received:
 - 1. Mr. David Matthews, Matthews Planning and Management Ltd., 1470 Hurontario Street, Mississauga, L5G 3H4, on behalf of the applicant;**
 - 2. Mr. Nick Pinto, Woodbridge Homeowners' Association, 57 Mapes Avenue, Woodbridge, L4L 8R4; and****
- 3) That Communication C3 from Mr. Bob Adam, CFO of Adidas Canada, 8100 Highway 27, Woodbridge, L4H 3N2, dated January 12, 2012, be received.**

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment File Z.11.031 (611428 Ontario Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" to EM2 General Employment Area Zone as shown on Attachment #3; and,**
- 2. THAT the implementing Zoning By-law include the following provisions:
 - a) permit a minimum lot frontage of 30 m for Block 1 as shown on Attachment #5; and,**
 - b) require a minimum 5 m wide landscape strip to be provided including the provision of trees along the rear lot line of the subject lands to be zoned EM2 General Employment Area Zone that abuts an OS1 Open Space Conservation Zone, to be used for no other purpose than landscaping.****

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Contribution to Sustainability

The proposal constitutes a change in zoning only at this time. Any contributions to sustainability will be determined through the Site Plan approval process, when applicable.

Economic Impact

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

Communications Plan

On September 30, 2011, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the West Woodbridge Homeowners 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 October 25, 2011, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on November 8, 2011.

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.031 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" to EM2 General Employment Area Zone as shown on Attachment #3, with the following zoning exceptions:

- a) permit a minimum Lot Frontage of 30 m for Block 1 as shown on Attachment #5; and,
- b) provide a minimum 5 m wide landscape strip that includes the provision of trees along the rear lot line of the subject lands to be zoned EM2 General Employment Area Zone, which abuts an OS1 Open Space Conservation Zone, to be used for no other purpose than landscaping.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2, are 2.61 ha in size and are located west of Regional Road #27 and south of Langstaff Road, specifically on the west side of the proposed extension of Milani Boulevard, City of Vaughan. The surrounding land uses are shown on Attachment #2. An overall concept plan for the area is shown on Attachment #6.

Approved Plan of Subdivision File 19T-90018 (611428 Ontario Limited) and related Zoning By-law Amendment File Z.23.90 (611428 Ontario Limited)

On August 27, 2001, Vaughan Council approved Draft Plan of Subdivision and Zoning By-law Amendment Files 19T-90018 and Z.23.90 (611428 Ontario Limited) to facilitate the development of employment, commercial, and open space blocks (Attachment #4), including the subject lands zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" (Attachment #2) .

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The original approved Draft Plan of Subdivision File 19T-90018 is shown on Attachment #4 and consists of 3 phases of development. Phase 2, which is not yet registered is formed by Blocks 17 to 22 inclusive and Block 25. However, since Council approval, the Owner has revised the Draft Plan of Subdivision and merged Blocks 22 and 25 to create Block 1, and merged Blocks 17, 18 and 23 to create Block 6, as shown on the proposed Draft M-Plan (Attachment #5). The lands subject to this rezoning application pertains only to the subject lands being Blocks 1 to 5 inclusive, as shown on Attachment #5.

Official Plan

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which permits a wide range of employment uses including processing, warehousing and storage operations which may include the outside storage of goods. The subject lands are also designated "General Employment" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending approval from the Region of York.

The application to rezone the subject lands from EM1 Prestige Employment Area Zone with the Holding Symbol "H" to EM2 General Employment Area Zone conforms to both Official Plans.

Zoning/Planning Considerations

The subject lands are zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exceptions 9(1253), which permits a range of uses including employment, office, and business uses, with no outside storage. The Owner is proposing to rezone the subject lands to EM2 General Employment Area Zone, which permits all uses in the EM1 Prestige Employment Area Zone (except hotel, motel, convention centre and personal service shop) and other uses such as processing and warehousing, and includes the outside storage of materials subject to specific requirements in Zoning By-law 1-88, in conformity with the current in-effect and adopted Official Plans. The list of all permitted uses for both the EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone are listed on Attachment #7.

The minimum required lot frontage for the EM2 General Employment Area Zone is 34 m, whereas the Owner has proposed a minimum lot frontage of 30 m for Block 1, as shown on Attachment #5. The Development Planning Department is of the opinion that this reduction is minor in nature as Block 1 meets the minimum lot area (3000 m²) and is a result of minor changes to the original layout of Phase 2 of Draft Plan of Subdivision 19T-90018.

When the subject lands were originally zoned EM1(H) Prestige Employment Zone with the Holding Symbol "(H)" by Zoning By-law 99-2006, a provision for a minimum 5 m wide landscape buffer along the rear lot line of lands abutting the OS1 Open Space Conservation Zone was included in the by-law. If the zoning application is approved, the subject lands will be rezoned to EM2 General Employment Area Zone, and the current site-specific exception must be amended to apply the same 5 m wide landscape buffer to the subject lands, including the provision of trees.

The subject lands are zoned with the Holding Symbol "(H)", which may be removed upon confirmation that the lands have been combined with other lands in the adjacent plan of subdivision to the north, to form full developable blocks. The Development Planning Department has confirmed with the adjacent landowner that these blocks will not be combined. Rather, as discussed in this report, the Owner has revised the original approved Plan of Subdivision as shown on Attachment #4, and combined Blocks 22 and 25, to form Block 1 (Attachment #5) within the same Draft Plan of Subdivision, to create a full developable block. The Development Planning Department is of the opinion that this condition for the removal of the Holding Symbol "(H)" has been satisfied.

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The second condition for removal of the holding provision on the subject lands requires clearance from the Ministry of Transportation (MTO) on the final alignment of the Highway #427 extension and cross-over. Pursuant to correspondence received on October 27, 2011, from the MTO, the subject lands are no longer required for the Highway #427 extension and the Holding Symbol “(H)” can now be removed from the subject lands, thereby satisfying the second condition for removal of the Holding Symbol.

In light of the above, the Development Planning Department can support the proposed rezoning of the subject lands and the site-specific exceptions noted above.

Ministry of Transportation (MTO)

The MTO has advised that they have no objection to the proposed rezoning of the property and removal of the Holding Symbol “(H)” as they have determined that the final alignment of the Highway #427 extension and cross-over do not affect the subject lands. The MTO has advised in writing that the subject lands may be released for development.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority has advised that they have no objections to the proposal.

Future Site Development Application

The Owner of any lot in the plan may be required to submit a Site Development Application for Council's approval, depending on the future use of each lot, in accordance with the City's Site Plan Control By-law. Through the Site Plan review process matters such as appropriate site layout and building design, site servicing and grading, stormwater management, parking and access, urban design, landscaping, streetscaping and sustainable design will be addressed.

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 Well-being”.

Regional Implications

The Region of York has advised that they have no objections to the application.

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.11.031 (611428 Ontario Limited) in accordance with the policies of OPA #450, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Development Planning Department is satisfied that the proposal to rezone the subject lands from EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” to EM2 General Employment Area Zone is appropriate and compatible with the existing uses in the surrounding area, and conforms to the Official Plan, and can be approved subject to the comments and recommendations in this report.

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Item 10, CW Report No. 1 – Page 5

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning
4. Draft Plan of Subdivision File:19T-90018 (Approved by Council August 27, 2001)
5. Proposed Draft M-Plan
6. Overall Concept Plan for Milani Boulevard
7. EM1 Zone Permitted Uses/EM2 Zone Permitted Uses

Report prepared by:

Mary Caputo, Planner, ext. 8215
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.)

Councillor DeFrancesca declared an interest with respect to this matter, as she is a respondent to a Compliance Audit application brought by Mrs. Milani.

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Item 11, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

**11 OFFICIAL PLAN AMENDMENT FILE OP.11.004
ZONING BY-LAW AMENDMENT FILE Z.11.014
RAVINES OF ISLINGTON HOLDINGS LIMITED
WARD 2**

The Committee of the Whole recommends:

- 1) That in accordance with the Planning Act, Section 34 (17), the revisions be deemed minor, and that, accordingly, a further public hearing is not required, as per paragraph c of the policies adopted in respect of these matters by Council on February 3, 2009;**
- 2) That the following report of the Commissioner of Planning, dated January 17, 2012, be received;**
- 3) That the deputation of Mr. Gerard Borean, Parente Borean LLP, 3883 Highway 7, Suite 207, Vaughan, L4L 6C1 and Communication C5, dated January 16, 2012, on behalf of the applicant, be received; and**
- 4) That Communication C9, Confidential memorandum from Legal Counsel, dated January 16, 2012, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT this report BE RECEIVED for information.

Contribution to Sustainability

N/A

Economic Impact

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

Purpose

The purpose of this report is to respond to the following Council resolution of December 13, 2011 regarding the request by letter dated December 12, 2011 from Claudio Brutto on behalf of the Owner of the Ravines of Islington Holdings Ltd.:

“That the adoption of By-laws 225-2011 and 226-2011, regarding 8469 Islington Avenue be deferred pending a report from Staff in January dealing with matters raised in Communication C4, from Mr. Claudio P. Brutto Consulting, 999 Edgeley Blvd., Unit #6, Vaughan, L4K 5Z4, dated December 12, 2011.”

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 are located on the east side of Islington Avenue, south of Langstaff Road, being Lot 7 on Registered Plan M-1113, known municipally as 8469 Islington Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #2.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 11, CW Report No. 1 – Page 2

Background

On November 29, 2011, Vaughan Council approved Official Plan and Zoning By-law Amendment Files OP.11.004 and Z.11.014, respectively (Ravines of Islington Holdings Ltd.) to redesignate the subject lands to 'Medium Density Residential' and "Environmental Protection Area", and to rezone the lands from R2 Residential Zone and OS1 Open Space Conservation Zone to RM2(H) Multiple Residential Zone with the "H" Holding Symbol and OS1 Open Space Conservation Zone, to permit a maximum of 11 freehold townhouse units with a maximum building height of 3 storeys to be located on a private common element condominium road.

At the December 13, 2011 Council meeting, the agent for the applicant wrote a letter dated December 12, 2011 to Council to defer the adoption of site specific Official Plan Amendment #721 (By-Law 225-2011) and the enactment of the implementing Zoning By-law (226-2011) to facilitate an increase in residential units from 11 to 13 units without the need for another Public Hearing, based on the following rationale outlined in Communication C4 (Attachment #4).

Brutto Consulting Letter (Attachment #4)

Mr. Brutto is of the opinion that the revisions to the approved plan to add 2 additional townhouse units (from 11 to 13) represents an amendment that Council can deem to be minor in nature and approve, without requiring another Public Hearing, based on the following rationale:

1. The new proposal would represent a more efficient use of urban services, and therefore, more in keeping with the Provincial Policy Statement, Places to Grow, the new Regional Official Plan and the new City of Vaughan Official Plan.
2. There will be no changes to the By-law Standards that were supported by Staff and Committee.
3. The Floor Space Index (FSI) proposed with the additional units will not change from that originally approved.
4. The approved road pattern will not change.
5. Visitor parking provisions can still be met.
6. Provision for development of adjoining lands will not be altered.
7. There are no substantive footprint changes to the townhouse block where 2 units will be added.
8. Setbacks to adjoining properties, to Islington Avenue, and to the Valley, will not change.
9. There will be no architectural changes to the townhouse built form.

Development Planning Department Response

The proposed request although minor represents an amendment to the Official Plan, as the addition of two units has the effect of increasing the approved density on the property from 35 units/ha to 42 units/ha. This also has the effect of reducing the width of the townhouse units from 7.5 m to 5.6 m. While the Development Planning Department has supported similar densities and unit sizes for developments in the immediate vicinity, the fact remains that the application is different from the Council approved Plan, and the proposal that the public commented on, and proper public notice must be given to hold another Public Hearing on the revised proposal for public input and consideration.

On February 3, 2009, Vaughan Council approved new policies with respect to Public Meeting Notification for Planning Applications, including the following:

"That a new public hearing be considered for all planning applications under the following circumstances:

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- a) any application that has not been considered by the Committee of the Whole within two (2) years after being considered at a previous public hearing;
- b) where the nature of the application has been amended to increase the density of the proposal, change the nature of the land uses or arrangement thereof, and increase the proposed building height; and,
- c) in respect of a) and b) above, the Development Planning Department shall prepare a brief report to Council outlining the rationale for a new public hearing and that Council will make the final decision with respect to holding a further public hearing.”

The proposed revisions have the effect of increasing the permitted density and number of residential units, and therefore, a new Notice Sign on the property, Planning Application Revision Fees, and a new Public Hearing are recommended by the Development Planning Department.

Furthermore, Council should note that the Zoning section of the Planning Act (Sec. 34(17)) allows Council to deem a revision as minor and not requiring a further Public Hearing. However, the Official Plan section in the Planning Act does not grant the same authority to the municipality.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan and Manage Growth and Economic Well-being

Regional Implications

N/A

Conclusions

The Vaughan Development Planning Department has considered the proposed revisions to permit 2 additional townhouse units (from 11 to 13) within Council approved applications to amend the Official Plan and Zoning By-law, and although minor, the revisions have the effect of increasing the number of residential units, thereby increasing the maximum approved density on the site from 35 to 42 units/ha, and reducing the unit sizes from 7.5m to 5.6m thereby making the applications different from the original approved and requiring further public notification and input.

Having regard for the Planning Act and the policies within the City’s Public Meeting Notification For Planning Applications, it is the recommendation of the Development Planning Department that a new Public Hearing is required in order that proper public notice and input is given and obtained, respectively.

Attachments

1. Context Location Map
2. Location Map
3. Revised Conceptual Site Plan
4. Brutto Consulting Letter dated December 12, 2011 (Communication C4)

Report prepared by:

Eugene Fera, Planner, ext. 8064

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

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 12, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

12 **SITE DEVELOPMENT FILE DA.11.089**
2026919 ONTARIO LIMITED
WARD 4

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2012, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.089 (2026919 Ontario Limited) BE APPROVED, to permit new building elevations for the existing 328.3m² eating establishment with a drive-through (McDonald's Restaurant), as shown on Attachments #3 to #5 inclusive.

Contributions to Sustainability

The applicant has advised that the proposed elevation changes form part of the McDonald's Restaurant rebranding, which includes interior alteration and that following sustainable features will be provided within the building design:

- i) low flow fixtures;
- ii) tri-sort garbage and recycling bins;
- iii) LED exterior and interior lighting; and;
- iv) 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.11.089 to permit revisions to the building elevations for the existing eating establishment (Building "E") shown on Attachment #3. The site is developed with 4 service commercial buildings, including Building "E", a 328.3m² eating establishment with a drive-through (McDonald's Restaurant).

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the north side of Steeles Avenue West, east of Highway #400 (3320 Steeles Avenue West), City of Vaughan. The surrounding land uses are shown on Attachment #2.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 12, CW Report No. 1 – Page 2

Official Plan and Zoning

The subject lands are designated “Prestige Area” by OPA #450 (Employment Area Plan), and are further subject to the “Service Node” policies of the Plan, which provide for the day-to-day convenience and service needs of the surrounding employment area, including eating establishments (Section 2.25, OPA #450, in part).

The subject lands are also designated “Commercial Mixed-Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending approval from the Region of York.

The proposal to reface the existing eating establishment with new corporate building elevations for a McDonald’s Restaurant conforms to the Official Plans.

The subject lands are zoned C7 Service Commercial Zone by Zoning By-law 1-88, subject to Exception 9(824). The proposal complies with Zoning By-law 1-88.

Site Design/Building Elevations

The 1.8 ha site is developed with 4 single-storey service commercial buildings, as shown on Attachment #3. The Owner has proposed new building elevations for the McDonald’s Restaurant (Building “E”) as shown on Attachments #4 and #5. The upgrades to the exterior elevations include McDonald’s signage on the east and south elevations, and McCafe signage on the east and west elevations. The Owner has advised that the revised elevations, materials and colours reflect the new McDonald’s Restaurant corporate standard. The Vaughan Development Planning Department is satisfied with the proposed building elevations shown on Attachments #4 and #5.

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 Well-being”.

Regional Implications

There are no Regional implications associated with the proposal.

Conclusion

The Site Development Application has been reviewed in consideration of the policies of OPA #450 (Employment Area Plan), Zoning By-law 1-88, comments from City Departments and the area context. The Development Planning Department is satisfied with the proposed building elevations for the existing eating establishment (McDonald’s Restaurant). Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the condition contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevation Plan
5. Rendered Elevation - South East View

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 12, CW Report No. 1 – Page 3

Report prepared by:

Daniel Woolfson, Planner 1, ext. 8213

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.)

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 13, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

13 **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-11V006**
520 STEELES DEVELOPMENTS INC.
WARD 5

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2012:

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-11V006 (520 Steeles Developments Inc.), as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands have been developed in accordance with a site plan that was approved by Vaughan Council on November 10, 2008, and the contribution to sustainability was identified at that time. The subject condominium application addresses the tenure of the property only.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Draft Plan of Condominium (Standard) File 19CDM-11V006 for the subject lands shown on Attachments #2 and #3 for a 13-storey residential apartment building consisting of 184 dwelling units, as shown on Attachment #4.

Background - Analysis and Options

The subject lands are located on the north side of Steeles Avenue West, west of Palm Gate Boulevard (520 Steeles Avenue West), City of Vaughan, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill Community Plan), as amended by OPA #247, OPA #572 and OPA #687. The subject lands are also designated "High-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and modified on September 27, 2011, and is pending approval from the Region of York. The proposed draft plan of condominium conforms to the Official Plans.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1336). The proposed draft plan of condominium complies with Zoning By-law 1-88.

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Application Review

The site is developed with one 13-storey, 184 unit, residential apartment building. The property is accessed from Brighton Place, which provides access to the underground parking garage (serving both the subject apartment building and the northerly approved (unbuilt) 54 unit townhouse complex). A total of 343 underground parking spaces, and 6 surface parking spaces are provided, as shown on Attachment #4. Snow removal and garbage and recycling pick-up will be privately administered and will be the responsibility of the Condominium Corporation.

The related Site Development File DA.07.068 was approved in two phases. Phase 1 was for the 13-storey apartment building and Phase 2 was for the 54 unit townhouse complex.

The proposed Draft Plan of Condominium shown on Attachment #4 is consistent with the approved Site Development File DA.07.068 (Phase 1), which was approved by Vaughan Council on November 10, 2008. A future draft plan of condominium application will be filed by the Owner for the approved (not built) townhouse complex on the northerly Phase 2 lands.

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 Well-being”.

Regional Implications

The application was circulated to the Region of York for review and comment. The Region has no objection to the approval of Draft Plan of Condominium File 19CDM-11V006.

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the Official Plan, complies with the Zoning By-law, and is consistent with the approved Site Plan (Phase 1). Accordingly, the Development Planning Department has no objection to the approval of the draft plan of condominium, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium 19CDM-11V006

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 JANUARY 31, 2012

Item 14, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

14

**ZONING BY-LAW AMENDMENT FILE Z.11.028
LANGSTAFF GOSPEL HALL AND ALBERT AND MARGARET CLINGEN
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2012:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.028 (Langstaff Gospel Hall and Albert and Margaret Clingen) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 in the manner shown on Attachment #3, as follows:
 - a) Part 1 from R1 Residential Zone, subject to Exception 9(1124B) to A Agricultural Zone, subject to Exception 9(1124A);
 - b) Part 2 from RV3(WS) Residential Urban Village Zone Three, subject to Exception 9(1063) to A Agricultural Zone, subject to Exception 9(1124A); and,
 - c) Part 3 from RV3(WS) Residential Urban Village Zone Three, subject to Exception 9(1063) to R1 Residential Zone, subject to Exception 9(1124B).
2. THAT the implementing Zoning By-law:
 - a) shall not be enacted until the Owner (1300 Langstaff Road) files a Consent Application to the Vaughan Committee of Adjustment to convey a 423.3 m² parcel of land to 1350 Langstaff Road, as shown on Attachment #3, and the Committee's decision shall be approved and final and binding;
 - b) delete and replace Schedule "E-1237" of site-specific Exceptions 9(1124A) and (1124B) to reflect the above-noted rezoning of Parts 1, 2 and 3; and,
 - c) include a site-specific exception to the R1 Residential Zone to permit a rear yard setback of 0.5m to the existing shed located on 1300 Langstaff Road.

Contribution to Sustainability

No new development is proposed by this application.

Economic Impact

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

Communications Plan

On October 21, 2011, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Thornhill Woods Community Association. No written comments were received through the notice circulation. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 15, 2011, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on November 29, 2011.

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Purpose

The Langstaff Gospel Hall and Albert and Margaret Clingen have jointly submitted Zoning By-law Amendment File Z.11.028, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, in the manner shown on Attachment #3, and to obtain the zoning exceptions indicated above in the recommendation of this report.

The zoning application will facilitate the severance of a 423.3m² parcel of land as shown on Attachment #3 from 1300 Langstaff Road (Clingen property) to be conveyed and consolidated with 1350 Langstaff Road (Langstaff Gospel Hall), to permit the use of the severed lands for the Langstaff Gospel Hall and implement a consistent zone category (R1 Residential Zone and A Agricultural Zone) on 1300 and 1350 Langstaff Road, respectively.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 are located on the northwest corner of Langstaff Road and Pleasant Ridge Avenue. The surrounding land uses are shown on Attachment #2. The subject lands are developed with the Langstaff Gospel Hall (1350 Langstaff Road), and a single detached dwelling, accessory structure (shed) and saddlery building (1300 Langstaff Road). No new development is proposed by this application.

Official Plan

The subject lands are designated "Low Density Residential" 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 (as modified September 27, 2011) and is pending approval from the Region of York. The application to rezone Parts 1, 2, and 3 of the subject lands in the manner shown on Attachment #3, and to facilitate the proposed severance, conforms to the Official Plans.

Zoning

The existing zoning for the subject lands is shown on Attachment #2. The westerly portion of 1350 Langstaff Road (Langstaff Gospel Hall) is zoned A Agricultural Zone by Zoning By-law 1-88, subject to Exception 9(1124A). The balance of the Langstaff Gospel Hall property is zoned RV3(WS) Residential Urban Village Zone Three by Zoning By-law 1-88, subject to Exception 9(1063), and was acquired by the Langstaff Gospel Hall following the development of the residential subdivision to the north.

The westerly portion of 1300 Langstaff Road (Clingen property) is zoned R1 Residential Zone by Zoning By-law 1-88, subject to Exception 9(1124-B), to reflect the existing development. The easterly portion of their property is zoned RV3(WS) Residential Urban Village Zone Three by Zoning By-law 1-88, subject to Exception 9(1063), which was also formerly part of the subdivision to the north.

The Owners are proposing to rezone portions of the subject lands in the manner shown on Attachment #3, as follows:

- a) Part 1 from R1 Residential Zone, subject to Exception 9(1124B) to A Agricultural Zone, subject to Exception 9(1124A);
- b) Part 2 from RV3(WS) Residential Urban Village Zone Three, subject to Exception 9(1063) to A Agricultural Zone, subject to Exception 9(1124A); and,
- c) Part 3 from RV3(WS) Residential Urban Village Zone Three, subject to Exception 9(1063) to R1 Residential Zone, subject to Exception 9(1124B).

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The rezoning would facilitate the following:

- a) the future severance of a 423.3 m² parcel of land as shown on Attachment #3 from 1300 Langstaff Road (Clingen Property) to be conveyed and consolidated with the property municipally known as 1350 Langstaff Road (Langstaff Gospel Hall);
- b) implement a consistent A Agricultural Zone, subject to Exception 9(1124A) over the entirety of 1350 Langstaff Road, including the proposed severed lands (Langstaff Gospel Hall); and,
- c) implement a consistent R1 Residential Zone, subject to Exception (1124B) over the entirety of 1300 Langstaff Road (Clingen property).

The proposed rezoning would not facilitate any new development at this time. The application provides for the rezoning of parts of the subject lands to facilitate a proposed severance and implement a consistent zone category over each property. The consent, if approved by the Committee of Adjustment, would result in two lots that comply with the minimum lot size and frontage requirements of Zoning By-law 1-88. A variance is required to recognize a 0.5m rear yard for an existing shed (as shown on Attachment #3), which is considered to be minor in nature. In order to implement the proposed rezoning, amendments to Schedule "E-1237" of Zoning By-law 1-88, are required. A condition of approval is included in this respect.

The Development Planning Department is satisfied that the proposal conforms to the Official Plan, is compatible with the existing area and will not have an impact on the existing surrounding community. On this basis, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.11.028.

Vaughan Committee of Adjustment

Should Vaughan Council concur with the recommendation in this report, the Owner must submit a Consent Application to the Vaughan Committee of Adjustment to facilitate the proposed severance. It is recommended that the implementing Zoning By-law not be enacted until the Owner of 1300 Langstaff Road has filed a Consent Application to the Vaughan Committee of Adjustment and the Committee's decision is approved and final and binding. A condition in this respect is included in the recommendation of this report.

Vaughan Cultural Services Division

The Vaughan Cultural Services Division has no concerns regarding the proposal, however, has indicated that the properties, 1300 Langstaff Road and 1350 Langstaff Road are individually designated under Part IV of the Ontario Heritage Act and are also included in the Listing of Buildings of Architectural and Historical Value in accordance with Part IV, Subsection 27 of the Ontario Heritage Act, as approved by Vaughan Council on June 27, 2005. As such, the designated and listed buildings are protected and shall be preserved through the tools and provisions outlined in the Strategy for the Maintenance and Preservation of Significant Heritage Buildings, also approved by Vaughan Council on June 27, 2005. Therefore, any future alterations to the subject buildings, or development of the subject property will require a Vaughan Heritage Permit.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

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Regional Implications

N/A

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.11.028 in accordance with the policies of the Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposal to rezone Parts 1, 2 and 3 of the subject lands, in the manner shown on Attachment #3, to facilitate the severance and conveyance of a 423.3 m² parcel of land and implement consistent zoning on each of 1300 and 1350 Langstaff Road, conforms to the policies of the Official Plan. The application will not result in new development, and the resulting lot sizes after the proposed severance are appropriate and compatible with the existing and planned future uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.11.028, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Site Plan

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 JANUARY 31, 2012

Item 15, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

**15 OFFICIAL PLAN AMENDMENT FILE OP.09.008
ZONING BY-LAW AMENDMENT FILE Z.09.040
SITE DEVELOPMENT FILE DA.11.075
ARVIT INVESTMENTS INC. (MOSAIK HOMES)
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2012, be approved subject to the following amendment in accordance with Communication C2, memorandum from the Commissioner of Planning, dated January 12, 2012:
 1. THAT the following additional provision be included within the Site Plan Letter of Undertaking for Site Development File DA.11.075 (Arvit Investments Inc. (Mosaik Homes)) as 3a) vi):
 - "vi) the Owner shall pay to the City, prior to the execution of the Site Plan Letter of Undertaking, a woodlot development charge at the rate of \$1,000.00 per residential unit, in accordance with the previous Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-end Agreement";
- 2) That a meeting take place with the applicant and the Ward 1 Councillor;
- 3) That a letter from Council be sent to the Region of York in support of full access to Jane Street from this site and that a response be received by the City prior to executing the site plan letter of understanding;
- 4) That the following deputations be received:
 1. Dr. John Bastone, 32 Kayla Crescent, Maple, L6A 3P6;
 2. Mr. Bob Phetxomphou, 15 Via Lanciano Street, Maple, L6A 3V6; and
 3. Ms. Vera Mandikova, 76 Eddington Place, Maple, L6A 3P4; and
- 5) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.09.008 (Arvit Investments Inc. (Mosaik Homes)) BE APPROVED, specifically to amend OPA #350 (Maple Community Plan) as amended by OPA #513, to redesignate the subject lands, from "General Commercial Area" (residential uses not permitted) to "Medium Density Residential Area", and to increase the maximum permitted density in the "Medium Density Residential Area" from a minimum of 30 units per hectare and a maximum of 60 units per hectare to a maximum of 93.2 units per hectare thereby permitting 95 residential units on the site.
2. THAT Zoning By-law Amendment File Z.09.040 (Arvit Investments Inc. (Mosaik Homes)) BE APPROVED, specifically to amend Zoning By-law 1-88, to rezone the subject lands from C2(H) General Commercial Zone with the Holding Symbol "(H)" to RM2 Multiple Residential Zone, and to permit the site-specific zoning exceptions identified in Table 2 of this report to implement the development proposal shown on Attachment #4.

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3. THAT Site Development File DA.11.075 (Arvit Investments Inc. (Mosaik Homes)) BE APPROVED, to facilitate the development of 95 residential stacked townhouse dwelling units, within five, 3-storey blocks, as shown on Attachments #4, #5, and #7, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Owner shall satisfy all requirements of the Vaughan Development Planning Department, respecting the final site plan, building elevations, landscape plans, materials board, including the colour of the pattern concrete areas, and signage plans;
 - ii) the final site grading and servicing plans, stormwater management report, functional servicing report, traffic impact study, and noise study shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall satisfy all hydro requirements of PowerStream Inc.;
 - iv) the Owner shall satisfy all requirements of Canada Post; and,
 - v) the Owner shall satisfy all requirements of the Region of York Transportation Services Department; and,
 - b) that the Site Plan Letter of Undertaking include the following provisions:
 - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
 - ii) the Owner shall be required to provide a one-time payment to the City of Vaughan for the maintenance of the enhanced landscape features along Jane Street in accordance with the Maple Streetscape and Urban Design Guidelines, to the satisfaction of the Vaughan Development Planning Department.
4. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage and water supply capacity to Site Development File DA.11.075:

“IT IS HEREBY RESOLVED THAT Site Development File DA.11.075 is allocated sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 95 residential units, subject to the execution of a Site Plan Letter of Undertaking or Agreement, whichever is in effect, to the satisfaction of the City.”
5. THAT the Region of York be requested to modify the City of Vaughan Official Plan 2010 to facilitate a site-specific policy on the subject lands designated “Mid-Rise Mixed-Use” to permit only residential uses (95 stacked townhouses units) and no commercial uses.

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Contribution to Sustainability

The Owner has advised that the following sustainable features will be included in the building and site design:

- a) Low-E windows;
- b) Recycled cellulose attic insulation;
- c) Spray foam insulation for exposed areas;
- d) Dual flush toilets or high efficiency toilet;
- e) High efficiency furnaces;
- f) Low VOC paints, stains and primers; and,
- g) Low-flow faucet aerators.

The Development Planning Department also notes that the site location and site design include provisions for four bicycle racks and access to public transit to encourage other modes of transportation, and permeable pavers to facilitate water infiltration.

Economic Impact

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

Communications Plan

On January 29, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands and an expanded notification area shown on Attachment #2. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 23, 2010 and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on March 9, 2010 with a resolution that a Ward 1 Community meeting be held with the applicant, residents and City Staff to discuss the development proposal. Deputations, a written submission and petition, were received from the following:

- a) Mr. Milton Tavares, 118 Kayla Crescent, Maple;
- b) Ms. Sarah Romain, 132 Kayla Crescent, Maple;
- c) Mr. Patrick Brennan, 53 Eddington Place, Maple;
- d) Mr. Bolivar Piloza, 80 Kayla Crescent, Maple;
- e) Mr. Kainila Unnikrishnan, 122 Kayla Crescent, Maple;
- f) Ms. Giselda Di Credico, 28 Eddington Place, Maple;
- g) Ms. Paula Serpa, 34 Eddington Place, Maple;
- h) Mr. George Camilleri, 47 Kayla Crescent, Maple;
- i) Mr. Tony Boccitto, 90 Kayla Crescent, Maple;
- j) Ms. Vera Mandikova, 76 Eddington Place, Maple;
- k) Ms. Ivy Jageshar, 152 Kayla Crescent, Maple;
- l) Dr. John Bastone, 32 Kayla Crescent, Maple;
- m) Ms. Catherine Robson, 62 Eddington Place, Maple;
- n) Mr. Eugueni Khlynin, 210 Kayla Crescent, Maple;
- o) Mr. Bob Phetxomphou, 15 Via Lanciano Street, Maple; and,
- p) Ms. Jennifer Marsanis, 53 Kayla Crescent, Maple.

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The Ward 1 Community meeting was held on January 19, 2011, to discuss the original conceptual site plan shown on Attachment #3. The following individuals were in attendance:

- a) Mr. Igor Grushya, 132 Kayla Crescent, Maple;
- b) Mr. Paul Gaudio, 44 Kayla Crescent, Maple;
- c) Ahmad and Jila Asoudeh, 80 Eddington Place, Maple;
- d) Ms. Gilselda Di Credico, 28 Eddington Place, Maple;
- e) Mr. Orlando Sobrepena 199 Kayla Crescent, Maple;
- f) Azmanay Nadi, 225 Kayla Crescent, Maple;
- g) Mr. Kainila Unnikrishnan, 122 Kayla, Crescent, Maple;
- h) Mr. Milton Tavares, 118 Kayla Crescent, Maple;
- i) Kazimierz and Basil Mroz, 86 Kayla Crescent, Maple;
- j) Marisa and Ed Boccitto, 29 Kayla Crescent, Maple;
- k) Vincenzo and Guilia Mazzoccoli, 29 Kayla Crescent, Maple;
- l) Ms. Natalie Carpino, 27 Kayla Crescent, Maple;
- m) Danny, Renato, Tony and Tina Boccitto, 90 Kayla Crescent, Maple;
- n) Ms. Carla Weber, 186 Kayla Crescent, Maple;
- o) Mr. Washington Brooks, 186 Kayla Crescent, Maple;
- p) Mr. Nguyen, 9 Via Lanciano, Maple;
- q) Mikhael Herniz, 1 Via Lanciano, Maple;
- r) Ms. Vera Mandikova, 76 Eddington Place, Maple; and,
- s) Shamir Baksh, 114 Kayla Crescent, Maple.

The following is a summary of the concerns noted at the Public Hearing (February 23, 2010) and the Ward 1 Community meeting (January 19, 2011):

- a) Community safety resulting from increased traffic congestion and the existing curved street configuration of Via Lanciano and Kayla Crescent (discussed further in Engineering section of this report);
- b) Community expectation of future commercial uses on the subject lands – proposed residential uses would lower surrounding property values;
- c) Concern over one point of ingress and egress onto Kayla Crescent, as shown on Attachment #3;
- d) Kayla Crescent is a narrow road – concerns with respect to snow storage;
- e) Community concern with respect to increased pedestrian and vehicular presence in the community; and, kids from the local schools cutting through the townhouse development to get to Jane Street, commercial uses and Canada's Wonderland, which may encourage loitering, littering and vandalism within the development;
- f) The proposed building heights (Attachment #5) of 3.5 storeys, are too high in comparison with the existing surrounding dwellings;
- g) The development proposal is too dense;
- h) Concern that the tenure of the proposed residential development will be rental; and,
- i) Access for emergency vehicles.

The meetings allowed the residents to express their concerns (i.e. safety, traffic, impact to their homes, access, building height and density) and also allowed the Owner to address these concerns as follows:

- a) Use

The Owner explained that commercial uses along Jane Street are over saturated and live/work units with ground floor commercial would not be an economically feasible option. As a result, only residential uses are proposed through Official Plan Amendment File OP.09.008 and Zoning By-law Amendment File Z.09.040.

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b) Access

The Owner revised the site plan as shown on Attachment #4, which eliminated the driveway access on Kayla Crescent. The Owner advised that through negotiations with the Region of York, a right-in and right-out access on Jane Street had been agreed to, which would alleviate traffic on the existing local roads (Kayla Crescent and Via Lanciano). The access on Via Lanciano is still proposed and all access points have been designed to allow emergency vehicles.

c) Building Height

The Owner presented the original 3.5-storey, pitched-roof building elevation shown on Attachment #6. At the time, the Owner had not prepared the revised building elevations, which were submitted with Site Development File DA.11.075 showing 3-storey, flat-roof building elevations, as illustrated on Attachment #7. The removal of the half-storey from the original proposal and the redesign of the building architecture to a flat-roof design would be compatible with the surrounding area, which is predominately 2-storeys, and would provide an acceptable building form transition from the Jane Street corridor. The proposed units do offer basement areas.

d) Density

The Owner advised that the new Vaughan Official Plan 2010 (although not in effect) permits a maximum floor space index of 2.0 with a maximum building height of 6 storeys. The Owner is proposing a floor space index of 0.4 with 3 storeys, and therefore, is in keeping with existing development in the area.

e) Tenure

The Owner advised that the tenure will be a standard condominium, which would have a greater propensity of eliciting pride of ownership with respect to maintenance and represent a positive contribution to the surrounding community. Furthermore, snow removal will be by private contractor and will be stored on the subject lands in designated snow storage areas (minimum 2% of the lot area). In response to the community’s concern over increased pedestrian and vehicular presence and pedestrian cut-through traffic from local schools, the policing of trespassers will be monitored by the development’s future condominium corporation.

Purpose

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

1. Official Plan Amendment File OP.09.008, specifically to amend OPA #350 (Maple Community Plan), as amended by OPA #513, to redesignate the subject lands from “General Commercial Area” to “Medium Density Residential Area” and to permit an increase in density as follows:

Table 1: Official Plan Amendment File OP.09.008		
	Official Plan Policy (OPA #350, as amended)	Proposed Amendment to OPA #350, as amended
a.	The net density in a Medium Density Residential Area shall be a minimum of 30 units per hectare and a maximum of 60 units per hectare (31 to 61 units).	The maximum permitted density in a Medium Density Residential Area shall be 93.2 units per hectare (95 units).

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2. Zoning By-law Amendment File Z.09.040, specifically to amend Zoning By-law 1-88, to rezone the subject lands from C2(H) General Commercial Zone with the Holding Symbol “(H)” to RM2 Multiple Residential Zone, and to permit the site-specific zoning exceptions identified in Table 2 of this report.
3. Site Development File DA.11.075 to facilitate the development of the subject lands with 95 residential stacked townhouse dwelling units within five, 3-storey stacked townhouse blocks, as shown on Attachment #4, comprised of the following:
 - a) site area of 1.02 ha;
 - b) total gross floor area of 9,692m²;
 - c) lot coverage of 39.5 %;
 - d) a total of 111 parking spaces (including 1 barrier-free space); and,
 - e) total landscape area of 29%.

Background - Analysis and Options

The Official Plan and Zoning By-law Amendment Files OP.09.008 and Z.09.040 were submitted on December 4, 2009. The original development proposal shown on Attachment #3, was for 93 residential stacked townhouse units, with a net residential density of 91.2 units per hectare. The applications were considered at the February 23, 2010 Public Hearing with a resolution that a Ward 1 Community meeting be held with the applicant, residents and City Staff to discuss the proposal. The Ward 1 Community meeting was held on January 19, 2011.

On August 16, 2011, Site Development File DA.11.075 was submitted in response to the comments received at the Ward 1 Community meeting. The Owner now proposes 95 residential stacked townhouse units, with a net residential density of 93.2 units per hectare, as shown on Attachment #4.

Location

The relatively flat, 1.02 ha, L-shaped property, shown on Attachments #1 and #2, is located on the east side of Jane Street Street, between Rutherford Road and Major Mackenzie Drive, City of Vaughan. The property is considered a through lot with frontages along Kayla Crescent (approximately 150m), Via Lanciano (approximately 30m), and Jane Street (approximately 130m). The subject lands are vacant.

Land Use Policies/Planning Considerations:

The Development Planning Department has reviewed the Official Plan Amendment Application to redesignate and permit increased density on the subject lands, in light of the following land use policies:

- a) Provincial Policy Statement (PPS)

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

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b) Provincial Growth Plan - Places to Grow

The policies of the Growth Plan are intended to guide the development of land in the Greater Golden Horseshoe; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and, direct growth to settlement areas that offer municipal water and wastewater systems. Moreover, the Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas, stating in part:

“This Plan envisages increasing intensification of the existing built-up areas, with a focus on urban growth centres, intensification corridors, major transit station areas, brownfield sites and greyfields.”

The Growth Plan states that a focus for transit and infrastructure investments to support future growth can be provided by concentrating new development in these areas.

The proposed 95 residential stacked townhouse units are supported by municipal water and wastewater systems, and would provide an alternative housing form that maximizes the use of land. The proposed development achieves the goals of the Growth Plan.

c) Region of York Official Plan

The Region of York Official Plan designates the subject lands “Urban Area”. The subject lands are located on the Jane Street corridor, and offer an alternative housing form (stacked townhouses) in close proximity to mixed use developments and public transit. On February 23, 2010, the Region of York exempted Official Plan Amendment File OP.09.008 (Arvit Investments Inc. (Mosaik Homes)) from approval by Regional Planning Committee and Council. As a result, the City of Vaughan Council will be the approval authority for File OP.09.008.

The Regional Plan encourages within urban areas a broad range of housing types within efficient and mixed use compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region’s residents. The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different households.

The Regional Plan further encourages pedestrian scales, safety, comfort and mobility, the enrichment of the existing area with an attractive building, landscaping and public streetscapes. The proposed development and the associated amenity areas enhance the streetscape. Furthermore, the Regional Plan recognizes that there is a strong relationship between transportation and urban form. A compact urban form encourages and supports a higher level of transit services while helping to reduce the overall parking demand and trip length required for work, shopping, school, and other destinations. The proposed development is consistent with the Regional Official Plan policies.

d) City of Vaughan Official Plan

The subject lands are designated “General Commercial Area” by OPA #350 (Maple Community Plan) as amended by OPA #513 (Maple West Area), the current in-effect Official Plan for these lands. The proposal for residential stacked townhouses does not conform to the Official Plan, which permits general commercial uses, excluding a supermarket or food store, and retail stores devoted to the sale of food exceeding 418m². In light of the Provincial and Regional policies encouraging intensification and providing a mix of housing types in the community, the Official Plan Amendment can be supported.

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e) Vaughan Official Plan (VOP) 2010

The subject lands are designated “Mid-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011), and requires Region of York approval. VOP 2010 limits the building height on the subject lands to 6 storeys with a maximum floor space index (FSI) of 2.0. The Owner proposes 3 storeys and approximately 0.39 FSI. The proposed height and FSI of the development proposal is well below the maximum limits set out in VOP 2010. The “Mid-Rise Mixed-Use” designation sets out policies that provide for a mix of residential, retail, community and institutional uses. The property is located along an Intensification Corridor (Jane Street) where there are existing commercial and retail units along with mixed-use residential that includes ground floor commercial units. The area is characterized as being saturated with commercial and mixed-use units. Therefore, the Owner proposes only residential uses on the property, which is supported by the Development Planning Department, given the local area context. The development proposal conforms to VOP 2010, with the exception of the proposed single use (residential).

Should Vaughan Council approve the subject Official Plan Amendment, the Region of York is requested to modify the City of Vaughan Official Plan 2010 to facilitate a site-specific policy on the subject lands designated “Mid-Rise Mixed-Use” to permit only residential uses (95 stacked townhouses units) and no commercial uses. A condition to this effect has been included in the recommendation of this report.

Zoning

The subject lands are zoned C2(H) General Commercial Zone with the Holding Symbol “(H)” by Zoning By-law 1-88, which does not permit the proposed residential stacked townhouse development. The Owner submitted Zoning By-law Amendment File Z.09.040 to rezone the subject lands to RM2 Multiple Residential Zone, and to permit the necessary zoning exceptions noted in Table 2 below to implement the development proposal shown on Attachments #4, #5 and #7.

The property is defined as a through lot by Zoning By-law 1-88. The Owner has requested that Kayla Crescent be deemed the front lot line for the purposes of determining the zoning exceptions for Yard requirements noted below:

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Table 2: Zoning By-law Amendment File Z.09.040			
	By-law Standard	By-law 1-88 RM2 Zone Requirements	Proposed Exceptions to RM2 Zone
a)	Minimum Lot Area	230m ² / unit	102m ² / unit
b)	Minimum Front Yard Setback (Kayla Crescent)	4.5m	2.4m
c)	Minimum Rear Yard Setback (Jane Street)	4.5m	3.7m
d)	Minimum Exterior Side Yard Setback (Via Lanciano)	4.5m	3.4m
e)	Minimum Landscape Strip Width	6.0m	2.4m along Kayla Crescent; 3.7m along Jane Street; 3.4m along Via Lanciano
f)	Minimum Parking Requirement	95 units @ 1.75 spaces / unit (including 0.25 spaces/unit for visitor parking) = 167	95 units @ 1.16 spaces/unit (including 0.36 spaces / unit for visitor parking) = 111
g)	Maximum Building Height	11.0m	Block 1 = 11.5m Block 2 = 11.9m Block 3 = 11.5m Block 4 = 11.7m Block 5 = 11.6m
h)	Minimum Amenity Area	90 m ² and 55m ² for three and two bedroom dwelling units respectively (total = 5,225m ²)	8m ² per dwelling unit (total = 779 m ²)
i)	Minimum Landscape Strip Width around the periphery of an Outdoor Parking Area	3.0m	2.6m along the north property line; 2.0m along the south property line
j)	Screening of an Outdoor Parking Area from the Street and Any Adjacent Premises	Screening to consist of Landscaped Earthen Berm or Evergreen Hedgerow	Screening shall be provided by landscaping

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The Owner proposes to reduce the minimum lot area requirement from 230m²/unit to 102m²/unit. The required minimum lot area would yield 44 units on the subject lands (10,208 m² lot area ÷ 230m²/unit). The reduced lot area yields 95 residential units, which is a 53% increase. The increased number of units are supported by the policies and principles of the PPS and the Growth Plan, and therefore, can be supported by the Development Planning Department.

The reduction of the minimum 4.5m setbacks from Kayla Crescent (front yard), Jane Street (rear yard), and Via Lanciano (exterior yard) to 2.4m, 3.7m and 3.4m, respectively, would assist in creating an urban transition between Jane Street and the existing residential area to the east. This reduction would also achieve an enhanced pedestrian interface between the stacked townhouse blocks and the surrounding streets.

The Owner has also requested reductions to the landscape strip widths along streetlines from a minimum of 6.0m to 2.4m (Kayla Crescent), 3.7m (Jane Street), and 3.4m (Via Lanciano). In addition, the Owner has requested reductions to the minimum landscape buffering required around the periphery of the surface parking area from 3.0m to 2.6m and 2.0m along the north and south property lines, respectively. The reduced landscape strip widths and buffering will create a transitional urban environment from Jane Street to Kayla Crescent.

It was identified in the February 23, 2010 Public Hearing report that in accordance with Section 5.1.1 a) of Zoning By-law 1-88, a 2.4m wide landscape strip is required on the commercial lands (CIBC Bank) to the immediate north, which abuts a Residential Zone (the subject lands). Upon further review respecting the 2.4m wide landscape strip requirement, the existing situation on the abutting commercial lands is deemed to be legal and non-conforming, as at the time of development approval for the bank, the Arvit property was zoned commercial, and therefore, no landscape strip was required on the bank site adjacent to the Arvit lands. As shown on Attachments #4 and #5, the Owner has proposed a 2.6m wide landscape strip on the subject lands, which is greater than 2.4m but still less than the required 3m for landscaping adjacent to a parking area, which can be supported by Development Planning Staff.

The proposed building height increase from 11m to heights ranging from 11.5m to 11.9m represents a height increase of 8%. The proposed building height increase is acceptable given that the zoning on the existing residential lots (east side of Kayla Crescent) permit a maximum building height of 11m. The minor increase represents a marginal height differential and a built form that is compatible with the existing surrounding residential area.

The proposed reduction in the minimum amenity area from 90m² and 55m² for 3 and 2-bedroom units (or 5,225m² total) respectively to 8m²/2-bedroom unit (or 779m² total) is significant and represents an 85% reduction. The amenity area requirement was designed for the passive enjoyment or active recreational needs of the residents. The Development Planning Department can support the reduction in minimum amenity space given that the location of the subject lands is within a Primary Intensification Corridor, and that the residents of this development will have access to an internal private playground on the subject lands, as well as, a local City park (West Maple Creek Park) approximately 300m to the east, on Eddington Place. Though the definition of amenity space focuses on passive and active recreational activities, the development proposal is located nearby local plazas that cater to the daily needs of the residents.

The proposed exceptions to Zoning By-law 1-88 identified in Table 2 are required to implement the development proposal which will accommodate a compact built form and residential intensification and will create a transit supportive community, consistent with Provincial and Regional policy. Accordingly, the Development Planning Department can support the proposed zoning by-law exceptions. A discussion on the proposed parking reduction identified in Table 2 can be found below.

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Parking

The Owner has submitted a parking study, dated December 16, 2011, by Read, Voorhees & Associates Limited in support of the applications. The study is in support of a parking standard reduction for the proposed development. Tables 3 and 4, respectively, show the required and proposed parking ratio for the subject lands. The required parking calculation is as follows:

Table 3: Required Parking			
	Parking Ratio	Parking Spaces	Total Parking Spaces
Vaughan Zoning By-law 1-88	1.5 spaces/unit, plus	= 143	167
	0.25 spaces/unit for visitors	= 24	

The City's Zoning By-law 1-88 requires on the subject lands a minimum of 167 parking spaces, of which 24 spaces are for visitor parking, based on a parking ratio of 1.5 spaces per unit and 0.25 spaces per unit for visitor parking spaces. The Owner is proposing a total of 114 parking spaces, including 19 visitor parking spaces, calculated as follows:

Table 4: Proposed Parking Ratio and Provided Parking			
	Parking Ratio	Parking Spaces	Total Parking Spaces
Proposed Parking Ratio	1.0 space/unit @ 95 units, plus	= 95	114
	0.2 spaces/unit @ 95 units for visitors	= 19	

The development proposal contains 95 units. The proposed parking on the site consists of 95 spaces for residents, and 19 spaces for visitors. This provides ratios of 1.0 space per unit for residents and 0.20 spaces per unit for visitors. The parking study concludes that the proposed parking supply would be sufficient for the development's specific requirements as this will meet the surveyed demand for stacked townhouses. This conclusion is substantiated by parking utilization surveys conducted by the traffic consultant on a similar existing development in another similar municipality (ie. Mississauga). As a result, the Vaughan Development/Transportation Engineering Department has reviewed the parking study and concurs with the findings and supports the parking supply reduction.

Site Plan and Access

The original conceptual site plan shown on Attachment #3 included 93 residential stacked townhouse units with two driveway accesses; one from Via Lanciano, and one from Kayla Crescent, and no access from Jane Street. As a result of comments received at the Public Hearing and the Ward 1 Community Meeting, the Owner has revised their conceptual site plan and proposed a new site plan through Site Development File DA.11.075, as shown on Attachment #4.

The proposed site plan shows ninety-one 2-bedroom and four 3-bedroom stacked townhouse units (95 units total). Vehicular access to the site is from a 6.0m wide driveway on Via Lanciano and a 7.0m wide driveway on Jane Street (right-in and right-out only). A central visitor parking area provides 40 surface parking spaces of which 19 are allocated for visitor parking. The remainder of the 74 parking spaces is accessed from the respective garages.

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The proposal includes two pedestrian connections to Jane Street for permeability into and through the site and access to public transit (central and south) as shown on Attachment #4. The southerly pedestrian connection would provide a direct and early opportunity to encourage pedestrian traffic, particularly from the local high school, to Jane Street, which would help address the surrounding residents' concerns raised at the Ward 1 Community Meeting.

An outdoor playground is located in the north area of the subject lands with access to Kayla Crescent. The pavement treatment at the bend of the internal driveway will be coloured pattern concrete, as identified on Attachment #4, which would provide a visual safety cue for motorists to slow down as they approach the playground area. The final colour of the pattern concrete will be to the satisfaction of the Development Planning Department, as noted in the recommendation section of this report. A 1.0m wide pedestrian walkway of the same coloured pattern concrete material is proposed to direct pedestrians along the sides of the internal driveway, thereby creating a stronger and safer pedestrian realm.

A central mailbox area is located along the north property line along with 4 bicycle racks in support of other modes of transportation, as shown on Attachment #4. The central mailbox must comply with the standards set out by the Canada Post Corporation. A condition to this effect is included in the recommendation of this report.

The garbage and recycling pick-up is private and will be stored within the individual residential units. A 3m by 3m garbage room, which will house the residents' larger recycling, is proposed along the north side of the property and has been designed as part of Block 5 (Attachment #4), and is consistent with the architectural style of the development. The private garbage pick-up will be from the rear lane of the units. Snow will be plowed by a private contractor and stored on site.

Landscape Plan

The landscape plan shown on Attachment #5, consists of a mix of coniferous and deciduous trees, ground plantings, and hard landscaping. The central landscaped area includes pedestrian connections and permeable paver walkways. The individual patios and balconies, and the private playground are amenity features that benefit the residents of the proposed development.

The Maple Community Plan requires that development applications have regard for specific sections of the Maple Streetscape and Urban Design Guidelines (MSUDG) to assess development proposals on corridors in Maple. The vision of the physical built form is implemented through the Maple Streetscape and Urban Design Guidelines (MSUDG). In this context, the Owner is required to incorporate the Maple Streetscape design elements into the development proposal, including, but not limited to, the Maple Streetscape acorn lighting, benches, and trash receptacles. The proposal includes 8 Maple Streetscape "Acorn" light standards along Jane Street, as shown on Attachment #5. The Site Plan Letter of Undertaking will include a clause requiring the Owner to provide a one time payment to the City of Vaughan for the maintenance of the enhanced landscaping on the Regional Road right-of-way. The maintenance fee amount will be determined when the final landscape plan and landscape cost estimate are approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect has been included in the recommendation of this report.

Building Elevations

The original conceptual building elevations, shown on Attachment #6, were designed with a gable roof. The revised building elevations shown on Attachment #7, are designed with a predominately flat roof which is consistent with the existing buildings along Jane Street, and complimentary to the existing residential on the east side of Kayla Crescent.

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The building materials include a contemporary blend of stone and brick veneer walls with accents of stucco. Balconies are accented with metal and glass railings. The townhouse blocks are 3-stories with alternating roof parapet heights to achieve articulated elevations. The Development Planning Department is satisfied with the proposed building elevations. The Owner must provide a materials board to the satisfaction of the Development Planning Department, as noted in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

a) Servicing

On May 24, 2011, Vaughan Council approved a recommendation to reserve servicing capacity for 93 residential units for the subject development. The current development proposal is for 95 residential units and requires an additional two (2) units of servicing capacity. The Development/Transportation Engineering Department has no objections to providing capacity for the additional required units, which will be reconciled in the Servicing Capacity Allocation Strategy yearly update in Spring 2012.

Therefore, in accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on May 24, 2011, formal allocation of servicing capacity will be required by Council in conjunction with the approval of Site Development File DA.11.075. The resolution with respect to the allocation of sewage capacity has been included in the recommendation of this report.

The final site servicing and grading plan and the functional servicing report must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

b) Environmental Site Assessment (ESA)

The Phase 1 Environmental Site Assessment (ESA) Report has been reviewed by the Vaughan Development/Transportation Engineering Department. The Ontario Ministry of the Environment has given written notice, dated November 21, 2011, of receipt of the Record of Site Condition, under Confirmation Number 43010695.

c) Stormwater Management Report

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

d) Traffic Impact Study

In response to the concerns of community safety and traffic congestion by the local residents at the Public Hearing and Ward 1 Community meeting, the Owner submitted a Traffic Impact Study. The Vaughan Development/Transportation Engineering Department has reviewed the study and concurs that though the traffic generated by the development proposal would be quite minor and will have a minor impact on the adjacent streets, further clarification is required including the following:

- i) The Owner is to clarify the 1% Growth Rate assumption to the Traffic Impact Study. The assumption, as identified by the Vaughan Development/Transportation Engineering Department, appears to be low for the area. However, the Vaughan Development/Transportation Engineering Department notes that the 1% Growth Rate assumption would be acceptable if York Region Transportation Services Department concurs with that assumption given that the development proposal is along a Regional road; and,

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- ii) The Owner is to clarify that though a right-in and right-out driveway is proposed on Jane Street to the subject lands, the Synchro analysis provided with the Traffic Impact Study does not reflect the Jane Street driveway.

The final Traffic Impact Study, as modified to address the above minor issues, must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York Transportation Services Department. Conditions to this effect have been included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

The subject lands are located on Jane Street, which is a Regional Road. The Region of York is presently protecting for a 45m right-of-way for this section of Jane Street. As such, the municipal setback must be referenced from a point 22.5m from the centreline of construction of Jane Street. Access to Jane Street will be restricted to right-in and right-out movements only. The Owner is also required to extend the sidewalk along Jane Street in accordance with City standards. The Owner will be required to fulfill all requirements of the Region of York Transportation Services Department, including the execution of a Regional Site Plan Agreement.

Conclusion

The subject Official Plan Amendment File OP.09.008, Zoning By-law Amendment File Z.09.040 and Site Development File DA.11.075 have been reviewed in accordance with the Provincial Policy Statement, Places to Grow, the York Region Official Plan, OPA #350 (Maple Community Plan) as amended by OPA #513, Vaughan Official Plan 2010, By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development of 95 residential stacked townhouse units within five, 3-storey townhouse blocks (3,986m²) are appropriate and compatible with the existing uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Official Plan Amendment File OP.09.008, Zoning By-law Amendment File Z.09.040, and Site Development File DA.11.075, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Original Conceptual Site Plan
4. Site Plan
5. Landscape Plan
6. Original Conceptual Front Elevations
7. Typical Building Elevations

Report prepared by:

Stephen Lue, Planner, ext. 8210
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.)

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Item 16, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

16 **ALL-WAY STOP CONTROL REVIEW**
VIA ROMANO BOULEVARD AND SIR FRANCESCO STREET/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 January 17, 2012:

Recommendation

The Commissioner of Engineering and Public Works recommends that:

Council enact a By-law to install an all-way stop control at the intersection of Via Romano Boulevard and Sir Francesco Street/Lady Veronica Lane.

Contribution to Sustainability

Not Applicable.

Economic Impact

The capital costs associated with the installation of the all-way stop signs is estimated to be \$500.00, and has been included in the approved 2012 Operating Budget. The on-going costs to maintain the signs and pavement markings (stop bars), is estimated to be \$150.00 per annum, and will be incorporated in future year Operating Budgets.

Communications Plan

Engineering Services staff will advise area residents and Herbert H. Carnegie Public School of the outcome of Council's decision in this matter.

Purpose

To review the feasibility of implementing an all-way stop control at the intersection of Via Romano Boulevard and Sir Francesco Street/Lady Veronica Lane, in response to a request received from an area resident.

Background - Analysis and Options

Staff carried out a review of the traffic activity at the intersection of Via Romano Boulevard and Sir Francesco Street/Lady Veronica Lane.

Via Romano Boulevard is a minor collector roadway with a 23.0 metre right-of-way and an 11.5 metre pavement width. Sir Francesco Street and Lady Veronica Lane are local roadways with a 17.5 metre right-of-way and an 8.0 metre pavement width. The intersection of Via Romano Boulevard and Sir Francesco Street/Lady Veronica Lane is a four-leg intersection with the existing stop controls on Sir Francesco Street and Lady Veronica Lane. The area is shown in Attachment No.1.

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Staff conducted a turning movement count on November 8, 2011 at this intersection. The study was conducted during the peak traffic periods of 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m. Staff also reviewed accident records for 2010 and sight lines at the approaches to the intersection. The data collected was compared to the Provincial Warrant for All-way Stop Control with the following results:

• Warrant 1 – Minimum Vehicular Volumes	Warranted	111%
• Warrant 2 – Accident Hazard	Warranted	0%
• Warrant 3 – Sight Restriction	Warranted	0%

All-way stop controls are recommended when one of the above warrants are satisfied to 100% or more. As shown above, existing traffic volumes exceed Warrant #1 requirements. There have been no recorded vehicle collisions at this intersection in the past 12 month period. There are no sight restrictions at this intersection. As the information above indicates, this intersection meets the minimum requirements of the Provincial Warrant for All-way Stop Control.

Staff have contacted the resident and the Principal of Herbert H. Carnegie Public School, who supports the proposed all-way stop control. The proposed all-way stop would also benefit both vehicular and pedestrian movements to/from the school.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommended all-way stop will improve traffic flow for both drivers and pedestrians at the intersection, thus enhancing community design.

Regional Implications

Not Applicable.

Conclusion

It is recommended that an all-way stop control be installed at the intersection of Via Romano Boulevard and Sir Francesco Street/Lady Veronica Lane, as the minimum requirement of the Provincial Warrant for All-Way Stop Control is met.

Attachments

1. Location Map.

Report prepared by:

David Fan, Traffic Analyst, Ext. 8444
Mike Dokman, Supervisor, Traffic Engineering, Ext. 8745

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

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Item 17, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

17
**AWARD OF PROJECT – RFP 11-291
VAUGHAN METROPOLITAN CENTRE STREETScape & OPEN SPACE PLAN STUDY
APPROVAL OF CONSULTING TEAM CONTRACT
FILE 25.5.12.1.2
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2012:

Recommendation

The Commissioner of Planning, in consultation with the Director of Budgeting & Financial Planning, Director of Purchasing Services, Director of Parks Development, Director of Policy Planning and the Director of Development/Transportation Engineering recommends:

1. THAT a Contract be approved to retain the consulting team led by EDA Collaborative Inc. to carry out the Vaughan Metropolitan Centre Streetscape and Open Space Plan Study in accordance with the Terms of Reference shown in Attachment #2, to an upset limit not exceeding \$176,640.00, plus applicable taxes;
2. THAT the streetscape design work for along Highway 7 be integrated with the York Region Rapid Transit infrastructure design, and this component of the Vaughan Metropolitan Centre Streetscape & Open Space Plan Study be funded to an upset limit of \$23,300.00 by the Region of York/vivaNext consortium;
3. THAT a contingency allowance in the amount of \$18,000.00, plus applicable taxes, be approved within which the Commissioner of Planning or his designate is authorized to approve amendments to the contract;
4. THAT an amount of \$18,400.00, plus applicable taxes be approved to fund stormwater management Low Impact Design (LID) design initiatives that need to be developed/modeled for the streetscapes and open spaces to ensure compliance with the “Vaughan Metropolitan Centre Municipal Servicing Strategy Master Plan Class Environmental Assessment Study”; and
5. THAT the Mayor and City Clerk be authorized to sign the appropriate documents.

Contribution to Sustainability

The proposed “Vaughan Metropolitan Centre Streetscape and Open Space Plan” contributes to the goals and objectives within *Green Directions Vaughan*, the City’s Community Sustainability and Environmental Master Plan, specifically:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate.

Objective 1.3 “To support enhanced standards of stormwater management at the City and work with others to care for Vaughan’s watersheds”

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Goal 2: To ensure sustainable development and redevelopment.

Objective 2.2 “To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth”

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact.

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

Goal 4: To create a vibrant community for citizens, businesses and visitors.

Objective 4.1 “To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage”

Objective 4.2 “To 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”

Goal 5: To be a leader on sustainability issues.

The Vaughan Metropolitan Centre Streetscape and Open Space Plan includes the following study goals which directly relate to those of *Green Directions Vaughan*, specifically:

- Communicate a streetscape and open space framework that is both resilient and adaptable to support short, medium and long term urban transformations;
- Reconnect the urban fabric with a restored Black Creek, and re-establish the landscape and watershed context;
- Integrate transit infrastructure with the emerging urban fabric;
- Support the pedestrian, cyclist, transit and motorist experience for all ages and abilities;
- Define catalytic public realm design strategies and tactics that will promote cultural, social, commercial and recreational activities within the urban core, and enhance overall quality of life;
- Identify opportunities and implementation strategies to incorporate public art into the public realm;
- Support the sustainability goals and objectives of the Vaughan Metropolitan Centre and Green Directions Vaughan.

Economic Impact

Funding for this project in the amount of \$200,000.00 is available within Capital Project No. DT-7065-11 Millway Avenue Widening and Realignment. In addition, the Region of York/vivaNext consortium has agreed to provide funding in the amount \$23,300.00 for the streetscape design along Highway #7 as defined in Section 5.4.1 (iii) of the VMC Streetscape & Open Space Plan Terms of Reference shown on Attachment #2.

The upset cost of the Vaughan Metropolitan Centre Streetscape & Open Space Plan Study will not exceed \$223,300.00, including a 3% administration fee and 1.76% non rebatable HST.

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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

The Study includes two public meetings and a stakeholder meeting to involve citizens in strategies for change that allow for a re-imagining of streets and open spaces in the Vaughan Metropolitan Centre. It is envisioned that a Stakeholder Consultation Group (SCG) will be organized and actively participate throughout the design process. The meetings of the SCG will be open to anyone wishing to attend and inform themselves of the progress of the study.

The Development Planning Department recommends creating a dedicated webpage on the City's website which will keep members of the public and stakeholders updated on the progress of the Study.

Purpose

The purpose of this report is to obtain Council authorization to award a contract to carry out the "Vaughan Metropolitan Centre Streetscape and Open Space Plan Study" for the lands shown on Attachment #1.

Background - Analysis and Options

The Terms of Reference shown in Attachment #2 identifies that the "Vaughan Metropolitan Centre Streetscape and Open Space Plan" will be a revision to the outdated Vaughan Corporate Centre Streetscape and Open Space Master Plan Study (2007), which must be revisited to coordinate with the Vaughan Metropolitan Centre Secondary Plan (2010), approved as part of the City's new Official Plan.

The "Vaughan Metropolitan Centre Streetscape and Open Space Plan" will provide a design strategy and framework for the public and semi-public spaces in the Vaughan Metropolitan Centre (VMC), including streets, pedestrian mews, parks, environmental open spaces, greenways, and public squares. It will inform and coordinate with private land development applications, subway, bus rapid transitway and bus station infrastructure, thereby defining the open space strategy for the Vaughan Metropolitan Centre mobility hub. Additionally the Study will coordinate with transportation and stormwater engineering plans and environmental assessments including the Black Creek Stormwater Optimization Municipal Class Environmental Assessment that is currently ongoing.

Long term economic, environmental, social and cultural sustainability are critical design criteria in the "Vaughan Metropolitan Centre Streetscape and Open Space Plan", in order to create a contemporary world class City Centre that attracts visitors, residents, businesses and development. The Implementation Strategy must consider short, medium and long term investments, material durability, and maintenance. The Study will provide capital and operational costing for streetscapes including surfacing and finishes, signage, lighting, architectural landscape elements, furnishings and planting.

The opportunity exists to leverage the upcoming construction of infrastructure and private development projects within the VMC to build the public realm as part of a larger and cohesive vision for the VMC's urban framework.

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A Request For Proposal (RFP 11-291) to undertake this Study was advertised in Bidding, on the Ontario Public Buyers Association (OPBA) web-site, Ontario Association of Landscape Architects (OALA) web-site, Ontario Association of Architects (OAA) web-site, American Society of Landscape Architects (ASLA) website, and on City Page Online with a closing date of 3:00 p.m. on October 21, 2011. The RFP document was picked up by sixteen (16) proponents from the Purchasing Services Department.

The package provided details of the contract, including the following evaluation criteria used in assessing competing bid submissions:

- Qualifications and Experience - 40%
- Quality of the Proposal - 20%
- Project Management- 20%
- Financial -20%

The criteria above dealt with each of the disciplines required on each team – urban design, architecture, landscape architecture, transportation and servicing. Each team was evaluated based on its capability, experience, expertise and skills in each discipline, and in terms of suitability with respect to team organization, project management, public consultation, and quality of its written and oral presentation.

Six (6) proposals being from Brook McIlroy, EDA Collaborative Inc., G.O'Connor Consultants Inc., Janet Rosenberg + Associates, Urban Strategies Inc., and The Planning Partnership were received by the Purchasing Services Department at the closing date on October 21, 2011. A committee comprising of staff from Development Planning, Policy Planning, Parks Development, Development/Transportation Engineering Department, and Region of York/vivaNext consortium evaluated each of the proposals and identified the team which best satisfied the evaluation criteria. Purchasing Services facilitated and monitored the evaluation process. Subsequently, this committee received presentations and conducted interviews with three short-listed teams.

The consultant selection process to retain external consulting services to carry out the Vaughan Metropolitan Centre Streetscape and Open Space Plan Study is complete, and the recommended firm/team is EDA Collaborative Inc. The team led by EDA Collaborative Inc. was identified as the highest scorer and best qualified team to carry out the contract, based on the Committee's evaluation of their proposal and interview.

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Financial Summary

RFP 11-291	\$176,640.00
Additional Scope – Low Impact Development Design Initiatives	\$ 18,400.00
Contingency (9.2%)	\$ 18,000.00
HST (1.76%)	\$ 3,749.50
3% administration fees	\$ 6,503.69
Total Cost	<u>\$223,293.19</u>
Rounded	\$223,300.00
DT-7065-11 Millway Ave Widening Allocated to Streetscape Design	\$200,000.00
Less: Commitments/Expenses to Date	\$ 0
3% administration fees	\$ 0
Total Cost RFP 11-291	\$223,300.00
Additional Funding Covered by Region of York/vivaNext	(\$ 23,300.00)

Relationship to Vaughan Vision 2020/ Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020 Strategic plan, through the following initiatives, specifically:

Service Excellence:

- Lead & Promote Environmental Sustainability
- Preserve our Heritage & Support Diversity, Arts & Culture

Organizational Excellence:

- Manage Corporate Assets
- Ensure Financial Sustainability
- Manage Growth & Economic Well-being

Regional Implications

The Study supports key elements of the Region of York Official Plan, adopted by Regional Council on December 16, 2009, including: “City building, focusing on Regional Centres and Corridors and including innovation in urban design and green building”.

The York Region Rapid Transit/vivaNext consortium participated in the preparation of the Terms of Reference and the Evaluation Committee for the “Vaughan Metropolitan Centre Streetscape and Open Space Plan Study”.

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Conclusion

The lead consultant, EDA Collaborative Inc., and their team of sub-consultants are well qualified to fulfill the requirements of the contract, and should be retained by the City to carry out the “Vaughan Metropolitan Centre Streetscape and Open Space Plan Study” to an upset limit not exceeding \$176,640.00, plus applicable taxes.

Attachments

1. Study Area Map
2. Terms of Reference for the Vaughan Metropolitan Centre Streetscape and Open Space Plan

Report prepared by

Moira Wilson, Urban Designer, ext. 8017
Rob Bayley, Manager of Urban Design, ext. 8254

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

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On March 31, 2009, the property owner made a deputation to the Ward 3 Sub-Committee with respect to the deteriorating condition of the existing concrete privacy fence next to Gregory Gate. In his submission to the Sub-Committee, the property owner indicated that the existing fence was prematurely failing due to poor design and construction. In addition, there was some question as to the location of the existing fence in relation to the property line. Staff was directed to review the available subdivision files to obtain the documents relevant to the design, construction and certification of the fence, and to conduct the necessary field investigation to determine the exact location of the fence.

Staff conducted a review the original subdivision file and noted this concrete (Evercrete) privacy fence was installed by the subdivision developer (Pine Weston Land Inc.) in the late 1980's. The municipal services in this subdivision were design and certified by the consulting engineering firm of Anton Kikas Limited.

Subsection 21.12 of the subdivision agreement between Pine Weston land Inc. and the City dated April 22, 1987 specifies that *"no part of any noise attenuation fence shall be constructed on or within the road right-of-way of Weston Road or Gregory Gate. Fences adjacent to Weston Road or Gregory Gate may be constructed on the property line provided that they are not higher than 1.83 metres. Maintenance of noise barriers and fences and landscaping bordering on the Weston Road or Gregory Gate right-of-way shall not be the responsibility of the Regional Municipality of York or the Town and shall be maintained by the Owner until assumption of the services in the Plan. Thereafter, the maintenance of the fences and barrier shall be the responsibility of the abutting lot owners, and each such owner shall be responsible for the portion abutting his lot"*.

The municipal services in the Pine Weston Phase 2 Subdivision, Plan 65M-2524 were assumed by the City on June 22, 1992 pursuant to By-law No.189-92.

On February 17, 2009, City staff carried out a survey of the privacy fence which showed that the fence is located partly on the City's 0.3 metre reserve which is next to the south boulevard on the Gregory Gate road allowance, and the remainder of the fence is on private property.

On June 18, 2009, staff met with the property owner on site to examine the fence and to obtain further information.

On August 28, 2009, staff sent a letter to the property owner outlining the result of their document search and field survey. In this letter, staff noted that the privacy fence has been in place for about 20 years and appears to be at the end of its design life. However, given that the existing fence was mistakenly located by the developer partly on the City's 0.3 metre reserve and there is a risk that the fence may collapse, staff offered to remove and dispose of the existing fence material. Staff did not agree to replace the fence as it does not serve any municipal purpose and it exists solely for the benefit of the lot owner.

Council, at its meeting on October 13, 2009, received Item 27, Report 42 with respect to the existing private fence on the south side of Gregory Gate and approved the following resolution:

"That Senior Management Staff be directed to conduct a review of the matters contained herein and meet with the property owners to address the issues and bring forth recommendations to resolve this issue to a future Committee of the Whole meeting".

A copy of Item 27, Report 42 is included as Attachment No.3 to this report.

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As directed by Council, staff did meet with the property owner on December 10, 2009 to further discuss the matter of the fence. The property owner maintained his position that the City should replace the existing fence because the fence isn't entirely on his property. Staff explained that the broader issue of noise and privacy fences had been considered by Council several times in the past. In keeping with the provisions of the subdivision agreement, Council has consistently taken the position that the maintenance and replacement of privacy fences is the responsibility of the lot owner. Accordingly, City staff was not in a position to build a new fence for him. However, given the fence is located partly on a City 0.3 metre reserve and may collapse onto the municipal boulevard, staff reaffirmed the offer to remove and dispose of the existing fence material in this case. After the existing fence is removed, the property owner could construct a new fence entirely on private property. This proposal was not acceptable to the property owner.

Staff has recently spoken to the property owner and confirmed the staff position regarding this fence matter, and advised him this report was being brought forward for Council's consideration.

Relationship to Vaughan Vision 2020 / Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendation of this report will assist in planning and managing growth, and economic vitality. This report is therefore consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

There are no regional implications associated with this report.

Conclusion

The City's has consistently taken the position that where fences are located on private property, the maintenance and replacement of the fence is the responsibility of the lot owner. This policy has been reflected in subdivision agreements for many years. However, given a large part of the existing concrete privacy fence along the rear yard of the property at 124 Blaine Court is located on a City owned 0.3 metre reserve and may collapse onto the municipal boulevard, it is recommended that staff reiterate the offer to the property owner to remove and dispose of the existing concrete privacy fence.

Attachments

1. Location Plan
2. Extract from Council Meeting Minutes of October 13, 2009, Item 27, Report No. 42

Report prepared by:

Andrew Peace, 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.)

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Item 19, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

19 SAFE DRINKING WATER ACT - COUNCIL'S STATUTORY STANDARD OF CARE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, the Commissioner of Engineering and Public Works, the Director of Public Works, the Director of Engineering Services and the Director of Development/Transportation Engineering, dated January 17, 2012:

Recommendation

The City Manager, the Commissioner of Engineering and Public Works, the Director of Public Works, the Director of Engineering Services and the Director of Development/Transportation Engineering, which for the purposes of the City's Drinking Water Quality Management System are collectively referred to as "Corporate Top Management", recommend that Council formally endorse the process outlined in this report for meeting Council's Statutory Standard of Care as "Owner" of Vaughan's municipal drinking water systems.

Contribution to Sustainability

The provision of safe drinking water to residents and businesses is key to the vitality and sustainability of the City.

Economic Impact

There is no direct economic impact as a result of the recommendations contained in this report. The costs of compliance to the requirements of legislation governing the provision of drinking water are fully funded through the City's Drinking water rates and are updated on a yearly basis.

Communications Plan

Not Applicable.

Purpose

The purpose of this report is to:

- Acknowledge the vital role that Council, as Owner of the City's drinking water systems, play in the delivery of safe drinking water;
- Advise Council, as the Owner of the City's drinking water systems, as to the new Statutory Standard of Care requirements under Safe Drinking Water Act;
- Outline the processes used in Vaughan allowing Council to meet the Statutory Standard of Care for Vaughan's municipal drinking water system; and,
- Confirm the City's conformance to these requirements.

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Background - Analysis and Options

Regulatory Background for the Standard of Care

Mr. Justice Dennis O'Connor, who headed up the Walkerton Commission of Inquiry, in Recommendation 45, stated: "Given that the safety of drinking water is essential for public health, those who discharge the oversight responsibilities of the municipality should be held to a statutory standard of care." (page 296 of the Part Two Walkerton Report).

In response to that recommendation, Section 19 of the Safe Drinking Water Act (SDWA), Statutory Standard of Care will come into force on January 1, 2013. Section 19 of the SDWA expressly extends responsibility to people with decision making authority over the municipal drinking water system.

Section 19 of the Safe Drinking Water Act states:

"Each of the persons listed in subsection (2) shall,

(a) exercise the level of care, diligence and skill in respect of a municipal drinking water system that a reasonably prudent person would be expected to exercise in a similar situation; and

(b) act honestly, competently and with integrity, with a view to ensuring the protection and safety of the users of the municipal drinking water system. 2002, c. 32, s. 19 (1)."

Subsection (2) outlines the following "persons":

"The following are the persons listed for the purposes of subsection (1):

- 1. The owner of the municipal drinking water system.*
- 2. If the municipal drinking water system is owned by a corporation other than a municipality, every officer and director of the corporation.*
- 3. If the system is owned by a municipality, every person who, on behalf of the municipality, oversees the accredited operating authority of the system or exercises decision-making authority over the system. 2002, c. 32, s. 19 (2)."*

Subsection 3 deals with offences, and states:

"Every person under a duty described in subsection (1) who fails to carry out that duty is guilty of an offence. 2002, c. 32, s. 19 (3)."

Subsections 4 and 5 further clarifies this as follows:

"A person may be convicted of an offence under this section in respect of a municipal drinking water system whether or not the owner of the system is prosecuted or convicted. 2002, c. 32, s. 19 (4)."

"A person shall not be considered to have failed to carry out a duty described in subsection (1) in any circumstance in which the person relies in good faith on a report of an engineer, lawyer, accountant or other person whose professional qualifications lend credibility to the report. 2002, c. 32, s. 19 (5)."

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Staff's Efforts to Ensure Council Meets Their Responsibilities

Council, as the "Owner" of the City's two water distribution systems, has an oversight role to play in the provision of safe drinking water to Vaughan residents. To ensure Council is kept up to date with respect to the operation of the drinking water systems, staff provide Council the following reports specific to the City's drinking water systems:

- Summary Report (MOE Requirement) – provided by March 31 of the following year
- Annual Report (MOE Requirement) - provided by February 28 of the following year
- Quality Management System Review (MOE Requirement) – provided annually

These mandated reports provide additional background information for Council to make informed decisions with respect to the ongoing operation, repair, replacement and rehabilitation of the water distribution systems.

Staff also inform Council on drinking water related issues through the traditional Committee report format. Examples include reports detailing financial and technical planning, management of the systems, and recommendations for tender awards for capital or operating contracts. These reports come before Council through Committee of the Whole, or through the Water/Wastewater Operating and Capital budget processes. All of these reports, including the Summary Report, the Annual Report, and the Quality Management System Review, are publicly available documents.

Operational updates are also sent to members of Council, via e-mail, with respect to any significant service interruptions to either the City's water distribution or wastewater collection systems.

Staff will continue to provide information to Council on the status of its drinking water systems so that Council, as the Owner, can make informed decisions with respect to them.

Operator Responsibilities

In terms of operator responsibilities, operators of water distribution systems are required to hold valid operators' certificates, in accordance with Regulation 128/04. As part of maintaining that certificate, operators are required to complete Ministry approved training courses each year and documented on-the-job training hours.

Among other reasons, Section 13 (6) of Regulation 128/04 states the Director may revoke or suspend a Operator's certificate if:

" 6. The person has failed,

- i. to exercise the level of care, diligence and skill in respect of a drinking water system that a reasonably prudent operator would be expected to exercise in a similar situation, or*
 - ii. to act honestly, competently and with integrity, with a view to ensuring the protection and safety of the users of a drinking water system.*
- 7. The person has failed to meet or has contravened any condition that is set out in his or her certificate. O. Reg. 128/04, s. 13 (1); O. Reg. 323/08, s. 4."*

All of Vaughan's Water and Wastewater operators are certified, and all receive the necessary training required to maintain their certificates. Operators are also governed under other areas of the Safe Drinking Water Act, and are subject to various other penalties as prescribed therein.

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Relationship to Vaughan Vision 2020

Statutory Standard of Care requirements align with the objectives of the Vaughan Strategic Plan, specifically the following:

Goal: Service Excellence
Objective: Promote Community Safety, Health and Wellness
Objective: Demonstrate Excellence in Service Delivery

Goal: Organizational Excellence
Objective: Manage Corporate Assets

Regional Implications

Water delivery in York Region is a two-tier system, with the Region of York supplying water to the local municipalities. The local municipalities then distribute the water to their residents and businesses. The Standard of Care is applicable to all Owners of municipal drinking water systems, including the Region of York.

Conclusion

The introduction of a Statutory Standard of Care is one of many recommendations that came out of the Walkerton Commission of Inquiry reports. This new level of legal responsibility will come into effect January 1, 2013.

Notwithstanding that Council has approved a structure for managing its drinking water systems through the approved Operational Plan, it is important for Council, and all members of Corporate Top Management and Operational Top Management, as well as operators of the systems, to be fully aware of responsibilities when it comes to providing safe drinking water to the public.

Council meets its Statutory Standard of Care by exercising care and diligence when reviewing staff reports and recommendations with respect to the ongoing operation, repair, replacement and rehabilitation of the City's water distribution systems ongoing, and *"by acting with a view to ensuring the protection and safety of the users of the municipal drinking water system."*

Staff will continue to provide the necessary reports and information to ensure Council meets these statutory obligations.

Attachments

Not Applicable.

Report prepared by:

Brian T. Anthony, Director of Public Works Ext 6116

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Item 20, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

20 DRINKING WATER QUALITY MANAGEMENT SYSTEM TOP MANAGEMENT REVIEW AND CONFIRMATION OF CONTINUED FULL ACCREDITATION AND 100% INSPECTION RATING

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, the Commissioner of Engineering and Public Works, the Director of Public Works, the Director of Engineering Services and the Director of Development/Transportation Engineering, dated January 17, 2012:

Recommendation

The City Manager, the Commissioner of Engineering and Public Works, the Director of Public Works, the Director of Engineering Services and the Director of Development/Transportation Engineering, which for the purposes of the City's Drinking Water Quality Management System are collectively referred to as "Corporate Top Management", recommend that the following report be received for information.

Contribution to Sustainability

The provision of safe drinking water to residents and businesses is key to the vitality and sustainability of the City.

Economic Impact

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

Communications Plan

The public reporting of the annual top management review, confirms that the Vaughan drinking water systems are professionally managed, ensuring that the quality of Vaughan's drinking water meets or exceeds provincial standards.

Staff will be preparing a media release concerning the City's inspection rating and accreditation status.

Purpose

The purpose of this report is to:

- Advise Council, as the Owners of the Vaughan Drinking Water Distribution System and the Kleinburg Water Distribution System, as to the status of the Quality Management System's (QMS), suitability, adequacy and effectiveness;
- Confirm that the City has maintained its fully accredited status by the Canadian General Standards Board;
- Confirm the 100.00% rating given to the City as a result of the Ministry of the Environment's annual Inspection; and,
- Demonstrate Vaughan's compliance with part of the forthcoming Statutory Standard of Care obligations.

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Background - Analysis and Options

The City's Operational Plan Procedure No. QMS-20, as detailed in the City's Quality Management System Operational Plan, prescribes an annual management review by Operational Top Management. The purpose is to review the overall suitability, adequacy and effectiveness of the Quality Management System.

For the purposes of QMS, Operational Top Management consists of the Director of Public Works, the Manager of Environmental & Technical Services, the Supervisor of Water, and the Supervisor of Compliance & Training.

1. Summary of Operational Top Management Review:

The Operational Top Management review was held on September 20, 2011. During this session, 21 items were reviewed (as outlined in element 20 "Management Review", of the Operational Plan). Decisions and actions were determined, along with responsibility and due dates assigned.

Operational Top Management reviews must be held annually to re-visit the plan, and to identify and respond to any applicable changes.

Deficiencies Identified:

No deficiencies were identified.

Decisions Made:

Minor changes to the reporting forms were identified. These, and other minor administrative changes, have been, or will be, done by staff. Any revisions to the plan are circulated to the City Clerk. The Clerk maintains an official copy of the City's Drinking Water Quality Management Standard Operational Plan.

Action Items:

To ensure the on-going maintenance of the Operational Plan and on-going operational effectiveness, the following actions were identified:

- Revising documents as mandated;
- Scheduling the 2012 meetings with Water staff to discuss continuous improvements;
- Opportunities For Improvement (OFIs), identified through the internal audit that took place in April to be evaluated and followed up on;
- Performing mock water emergencies;
- Continuing to provide and make accessible training opportunities for all Operators; and,
- Continuing development of a records management program.

These activities have been assigned to appropriate Public Works staff to complete, and a compliance monitoring plan is being developed. It will be reported on next year.

Other QMS Issues Identified:

A number of operational Opportunities For Improvement were noted during the April internal audit. Recommendation included:

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Element	Comments	Status
3	- Suggested Council review "Standard of Care".	- Report to Council to be done Q1 2012
5	- Maintain the single logbook for 2011 as it worked well in 2010. - Include the chlorine limits (free and total) for both the Vaughan and Kleinburg system as reminders for operations staff. - Place an asterisk beside phone numbers that have recently been updated in the handbook for easier reference	- Complete - Complete - Advised Dispatch of this for future updates to the handbook.
7 & 8	- Undertake a training session with operations staff to review the revised critical control points. - Vaughan Fire & Rescue Services should notify Public works when they are responding to a fire.	- Completed - In place
10	- Develop procedures for Records Clerk position to assist training future personnel on job requirements.	- In process of being developed
11	- Consider having a dispatcher available 24/7 during busy winter months.	- Under review
15	- Operational staff suggested a direct line to Dispatch would assist in responding faster to issues that arise in the field.	- No action being taken as alternate communication methods exist
17	- Annual calibration of pH meters should be included as a preventative maintenance item so that a Work Order would remind staff of this requirement. Similarly, a recurring event in the staff's Outlook calendar would work.	- Completed in Outlook Compliance Calendar
18	- Recap some of the key emergency procedures with operations staff.	- Complete

Following the Operational Top Management review, Corporate Top Management reviewed the outcome of the Operational Top Management meeting.

2. Canadian General Standards Board Accreditation Status

As part of maintaining its accreditation, each year, Public Works staff must submit documentation to the CGSB for review and audit. The auditors issued 5 minor non-conformance reports. These minor non-conformances, and corrective actions taken, are listed below:

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Issue Raised	Corrective Action
Discussion as to how obsolete documents are disposed could not be found.	-Modify QMS-05 to clarify how these are dealt with.
No reference on how to respond to critical control point 2 for contamination	-The response is in the Operators' handbooks and a copy of the standard operating procedures was provided to CGSB. -Table 08-01 to be modified to show some standard operating procedures, as well as chlorine control limits.
No reference to sampling and monitoring under the most challenging conditions was noted.	-Revise QMS-16 to include description of "challenging conditions" -Provided an example of maintaining chlorine levels in a new subdivision as a "challenging condition".
A list of potential emergency situations, communications protocol, or emergency contact list could not be found.	-The Public Works' Water Distribution Emergency Plan was submitted to CGSB in 2008. The information was re-sent.
There is no evidence that the September 23, 2010 management review outlining deficiencies and actions was communicated to the Owner.	-Forwarded a copy of Form 20-02 which was received by Committee of the Whole in April 12, 2011, and then adopted by Council on May 3, 2011.

On November 10, 2011, the CGSB responded to the 5 Corrective Action Records submitted by the City, and indicated they were satisfied with the responses, and the City remains fully accredited.

3. Ministry of Environment Annual Inspection

On June 16, 2011, the Ministry of the Environment conducted its annual inspection. As part of the inspection, water samples are taken, logbooks are reviewed, and procedures checked. All water samples taken during the review period met the Ontario Drinking Water Standards (O. Reg. 169/03).

Due to the positive results of previous years' Lead Testing Programs, both the Vaughan and Kleinburg Distribution Systems have been granted regulatory relief from sampling. For Kleinburg, only 4 samples have to be taken every three years, with alkalinity and pH being analyzed annually. For the Vaughan Distribution System, 10 samples are to be taken every three years, with alkalinity and pH being analyzed annually.

The Ministry also is looking to see the City's actions with respect to back-flow prevention. Due to the potential for water contamination as a result of back-flow from high risk industries, the Ministry is pushing for back-flow devices to be installed, and for local by-laws to be enacted covering the installation and maintenance of such devices. Some municipalities already have such a program in place. Public Works staff are reviewing and updating the Water By-law, and back-flow prevention devices are proposed to be a part of the new by-law.

For the period reviewed, both the Vaughan Distribution System and the Kleinburg Distribution System received perfect 100.00 % ratings.

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Relationship to Vaughan Vision 2020

The Quality Management System Policy states:

As the owners and operators of the City of Vaughan's water distribution systems, we are committed to:

- *Providing safe drinking water to our residents and businesses*
- *Complying with applicable legislation and regulations as related to the provision of safe drinking water*
- *Implementing and continually improving the effectiveness of our Quality Management System*

The City's quality management policy has been developed in accordance with the objectives of the Vaughan Strategic Plan, specifically to: Promote Community Safety, Health and Wellness; Demonstrate Excellence in Service Delivery; and, Manage Corporate Assets.

Regional Implications

Water delivery in York Region is a two-tier system, with the Region of York supplying water to the local municipalities. The local municipalities then distribute the water to their residents and businesses.

There are no regional implications as a result of this report.

Conclusion

As required, the annual Management Review has taken place, and the findings and actions are presented in this report. Continuous improvement is a part of the plan, and the "Opportunities For Improvement" identified by the internal and external audits are a means for such improvement.

The surveillance audit performed earlier this year by the Canadian General Standards Board identified 5 minor non-conformances. These were successfully addressed, and the City remains fully accredited.

The 100.00 % inspection rating given by the Ministry of the Environment for the Vaughan and Kleinburg Distribution Systems demonstrates to the public that the City is maintaining and operating the water distribution systems in accordance with the legislation, and the quality of water meets or exceeds provincial standards.

Attachments

Not Applicable.

Report prepared by:

Brian T. Anthony, Director of Public Works Ext 6116

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Item 21, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

21

**BLACK CREEK STORMWATER OPTIMIZATION PLAN
CLASS ENVIRONMENTAL ASSESSMENT STUDY
NOTICE OF STUDY COMPLETION
WARDS 1, 3 & 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 January 17, 2012:

Recommendation

The Commissioner of Engineering and Public Works recommends that Council approve the Draft Black Creek Stormwater Optimization Plan in principle, and direct staff to issue a notice of study completion following finalization of the study report.

Contribution to Sustainability

In considering the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan), the preferred optimization strategy for the Black Creek subwatershed will assist in:

- Supporting enhanced standards of stormwater management within the City and working with others to care for Vaughan's watersheds
- Achieving sustainable growth and development
- Creating a City with sustainable built form
- Sharing sustainable best practices and ideas between and among municipal staff and the community

Implementing the recommended infrastructure improvements will reduce flooding risk to adjacent structures, roads and municipal infrastructure, and enhance water quality and erosion protection.

Economic Impact

The Black Creek Optimization Plan recommends a series of drainage improvements to reduce the flooding risk, and to progress water quality and erosion control in the watershed. The cost of these improvements is valued at approximately \$50 million as detailed in this report. The majority of these works are considered growth related and the implementation of these is proposed to be funded through the enactment of Special Area Development Charge By-laws or City-wide Development Charges.

Certain components of the water quality and erosion control improvements are within existing developed areas of the watershed and may not be considered growth related. Accordingly, an appropriate source of capital funding for the non-growth component of the works will need to be identified. On February 3, 2009, Council directed staff to develop a funding and implementation strategy for the City's Storm Water Management Retrofit Program. A number of potential funding sources will be explored in developing this strategy including a stormwater management levy or utility rate, sewer rates, Provincial or Federal infrastructure funding or in-lieu payments. Similar funding sources can be considered for the non-growth components of the Black Creek Optimization Plan.

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Prior to implementing the recommended Black Creek channel improvements along the east side of Jane Street, further environmental assessment is required to establish the preferred design alternative. The necessary funding to complete this additional study has been included in the approved 2011 Capital Budget Project No. DT-7058-11, with funding from City-Wide Development Charges. The terms of reference for this study have been drafted and the process to procure a multi-disciplined consulting team to complete the study will be initiated in early 2012.

Once implemented, the Black Creek improvements will incur the normal expense associated with annual operating, maintenance and life cycle costs. These costs will be further detailed in conjunction with capital funding requests for each component of the Plan.

Communications Plan

A comprehensive public consultation program to obtain input from all affected stakeholders was completed as part of the study. The main components undertaken include:

- Notice of study commencement
- Two public information forums
- Various individual stakeholder meetings with local landowners
- Notice of study completion (to be released early 2012)

All notification related to the study was directly mailed to affected stakeholders on the project mailing list, advertised in the newspapers and posted on the City website.

A final Notice of Study Completion will be issued in early 2012. Upon issuance of this notice, the final study report will be placed on public record for a 30-day review period in accordance with the requirements of the Municipal Class Environmental Assessment process.

Purpose

The purpose of this report is to highlight the conclusions and recommendations of the Black Creek Optimization study for Council's approval in principle so the Notice of Study Completion can be issued in accordance with the Municipal Class Environmental Assessment process.

Background - Analysis and Options

The Black Creek subwatershed is a tributary of the Humber River. The boundaries of the Black Creek subwatershed within the City of Vaughan encompass approximately 1,500 hectares as shown on Attachment No. 2.

The subwatershed includes the Vaughan Metropolitan Centre and Steeles West Secondary Plan areas. A comprehensive strategy to manage the flows in the Black Creek is vital to facilitate the planned development in the Vaughan Metropolitan Centre (VMC) and Steeles West Secondary Plan areas.

Development within the Black Creek subwatershed began in the 1960's and now the vast majority of the lands are urbanized. Some of the urbanization within the watershed occurred prior to the requirement for storm water management controls. Stream flows in the Black Creek subwatershed during intense storm event, in particular the August 19th, 2005 storm, have resulted in significant flooding, which identified the need for measures to improve the quality and manage the quantity of flows in the Black Creek.

In 2008 staff prepared the terms of reference for the Black Creek Optimization study in close consultation with the Toronto and Region Conservation Authority (TRCA).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

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The City retained the consulting engineering firm AECOM to undertake the study in accordance with Municipal Class Environmental Assessment process. The Black Creek Optimization Plan was completed in May 2011, and recommended a strategy to address the flooding, water quality, and erosion issues within the subwatershed. A detailed overview of the Black Creek Optimization Plan is provided in Attachment No. 1 to this report, however, the key findings and recommendations are outlined below.

FLOOD CONTROL NEEDS

The recommended flood control needs within the watershed are estimated to cost approximately \$30 million as itemized in the table below.

ITEM	FLOODING CONTROL PROJECTS	COST (Millions)
1	Natural Channel Expansion - Highway 7 to Highway 407 <i>(Including berm work, restoration and landscaping)</i>	\$10
2	Highway 7 Culvert Improvements	\$12
3	Doughton Road Culvert Improvements	\$4
4	Interchange Way Culvert Improvements	\$4
TOTAL		\$30 M

WATER QUALITY NEEDS

The recommended water quality improvement needs include the retrofitting of five existing stormwater management ponds and the construction of five new ponds as development occurs within the watershed. The location of these stormwater management ponds are shown on Attachment No. 3 and 4 to this report. These water quality works are estimated to cost approximately \$18 million as itemized in the table below.

ITEM	WATER QUALITY PROJECTS	COST (Millions)
1	Storm Water Management Pond Retrofits <i>(5 Ponds in total; including 3 ponds in VMC and 1 pond in OPA 620)</i>	\$8
2	New Storm Water Management Ponds <i>(5 Ponds in total; including 1 pond in VMC and 2 ponds in OPA 620)</i>	\$10
TOTAL	\$18 M	

OTHER PROPOSED WORKS

Erosion along the existing creek bed and banks is widespread between Doughton Road and Steeles Avenue. This has resulted in slope instability in some areas. Accordingly, in-stream restoration work is being recommended at 18 existing erosion sites generally located between Peelar Road and Steeles Avenue as shown on Attachment No. 6. Restoration of these 18 erosion sites is estimated to cost approximately \$2.0 million.

The Black Creek Optimization Plan also identifies minimum stormwater management criteria for new development to satisfy current environmental regulations, and best management and sustainability practices.

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PROPOSED IMPLEMENTATION

Based on projected development trends and funding challenges, it is anticipated implementing the recommendations of the Black Creek Optimization Plan will take 10 to 20 years to complete. The majority of the elements in the Plan are considered growth related so they will be funded through Development Charges as discussed above in the Economic Impact section of this report.

The key next steps in implementing the recommendations of the Black Creek Optimization Plan will include the following actions:

- Incorporate the Highway 7 Black Creek culvert replacement with the construction of the Bus Rapid Transitway H2-VMC project
- Undertake a Schedule “C” Class Environmental Assessment for the Black Creek channel improvements from the existing stormwater management pond located north of Highway 7 to Highway 407 including the culvert replacements
- Develop a funding strategy and establish the necessary Special Area Development Charge By-laws

Relationship to Vaughan Vision 2020 / Strategic Plan

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

- The pursuit of excellence in service delivery
- Enhancing and ensuring community safety, health and wellness
- Leading and promoting environmental and financial sustainability
- Demonstrating leadership and promoting effective governance
- Planning and managing growth, and economic vitality

Further, the recommendations of this report will assist in advancing the following specific Strategic Plan initiatives to:

- Implement the Vaughan Metropolitan Centre Secondary Plan
- Work with other levels of government to continue to support the expansion of Regional rapid transit initiatives
- Coordinate land use planning to support high capacity transit at strategic locations throughout the City
- Review the Engineering Department design criteria and strategy for storm drainage and stormwater management facilities to reflect climate changes and emerging legislation, and protection from significant flooding

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

Regional Implications

The Region of York and York Region Rapid Transit have participated throughout the duration of the study, providing input and comment as required to ensure its successful completion.

Staff will continue to work with both York Region and York Region Rapid Transit Corporation to facilitate the replacement of the Highway 7 Black Creek culvert in conjunction with the Highway 7 Bus Rapid Transit H2-VMC project.

CITY OF VAUGHAN

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Conclusion

The draft Black Creek Stormwater Optimization Plan has been completed and recommends a stormwater management strategy to address flooding, water quality, and erosion issues in the watershed. Preliminary estimates value the recommended improvements at approximately \$50 million. Capital funding for the majority of these improvements will come from Development Charges. Capital funding for the non-growth components of the Plan will be addressed through the development of the funding and implementation strategy associated with the City's Storm Water Management Retrofit Program.

The approval in principle of the recommendations of the draft Black Creek Stormwater Optimization Plan will facilitate city building in both the Vaughan Metropolitan Centre and Steeles West development areas and will enable staff to take the next steps towards implementing the Plan.

Attachments

1. Executive Summary - Black Creek Stormwater Optimization Plan
2. Study Area - Black Creek Subwatershed Limits
3. Flood Control Improvements
4. Vaughan Metropolitan Centre Context Plan
5. Water Quality Improvements
6. Erosion Control/Restoration Sites

Report prepared by:

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

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 22, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

22

**ASSUMPTION OF MUNICIPAL SERVICES
KLEINBURG MONTESSORI SCHOOL
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 January 17, 2012:

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 Kleinburg Montessori School, 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, approximately 80 meters of watermain and sanitary sewer will be added to the City's network of infrastructure. This additional infrastructure is valued at \$56,500 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$6,271 as shown on the following chart:

ITEM DESCRIPTION	AS CONSTRUCTED COSTS	ANNUAL OPERATING COSTS
WATERMAINS	\$30,000	\$3,202
SANITARY SEWERS	\$26,500	\$3,069
TOTAL	\$56,500	\$6,271

() Annual Operating Costs derived from the 2009 Municipal Performance Measures Summary.*

The life cycle costs associated with this additional infrastructure will be accounted for in the City's Long Range Financial Plan.

Communications Plan

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

Purpose

The purpose of this report is to inform Council of the completion of the servicing works associated with the Development Agreement between the City and Kleinburg Montessori School so the services may be assumed by the City.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 22, CW Report No. 1 – Page 2

Background - Analysis and Options

The Development Agreement with the Kleinburg Montessori School provides for the construction of a watermain and sanitary sewer to the Kleinburg Montessori School (associated site plan file DA.02.001) located on the east of Highway #27 just south of Nashville Road as shown on Attachment No.1.

The Development Agreement with Kleinburg Montessori School was executed on January 29, 2004 and the construction of the watermain and sanitary sewer was completed later the same year.

The Owner has maintained these municipal services during the required minimum thirteen month maintenance period pursuant to the agreement and has rectified all deficiencies. Accordingly, the Owner has requested that the watermain and sanitary sewer be assumed by the City, and that the securities held by the City for these works be released.

All documentation required by the agreement for assumption has been submitted. Development/Transportation Engineering staff, in conjunction with the Owner's Consulting Engineer, has conducted all the necessary inspections of the municipal services constructed under the agreement and are now satisfied with the extent of the works.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Public Works, 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 assumption of these municipal services is 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

Regional staff has advised that they are satisfied with the restoration works along Highway #27 and have no objections to the City assuming the services.

Conclusion

The construction of the watermain and sanitary sewer to the Kleinburg Montessori School has been completed in accordance with the Development Agreement. Accordingly, it is recommended that these municipal services be assumed by the City and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

Report prepared by:

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

(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 JANUARY 31, 2012

Item 23, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

23

**AWARD OF TENDER T11-301
WATERMAIN CURED-IN-PLACE-PIPE (C.I.P.P.) LINING
LANGSTAFF ROAD TO CONNIE CRESCENT
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 January 17, 2012:

Recommendation

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

1. That Tender T11-301, Watermain Cured-In-Place-Pipe (C.I.P.P.) Lining from Langstaff Road to Connie Crescent be awarded to Fer-Pal Construction Ltd. in the amount of \$152,625.00, plus applicable taxes;
2. That a contingency allowance in the amount of \$16,000.00, 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; and
3. That the Mayor and City Clerk be authorized to sign the appropriate documents.

Contribution to Sustainability

The cured-in-place-pipe watermain lining between Langstaff Road and Connie Crescent will ensure that an acceptable level of service by the City's infrastructure is maintained for the health and well being of its citizens.

This tender includes an environmentally sustainable method of construction as the existing pipe will be rehabilitated with the use of trenchless construction rather than a conventional trenching operation to install a new watermain pipe. This alternative construction method is in keeping with the sustainability objectives identified in Green Directions Vaughan, in particular Objective 1.1 to reduce emissions and move towards carbon neutrality for the City of Vaughan's facilities and infrastructure. The proposed rehabilitation of the watermain by trenchless technology reduces the need for exporting and importing granular material, and is therefore consistent with the same goal and objective.

Economic Impact

The total project cost of \$177,000.00, which includes a contingency allowance and treasury administration, falls within the approved 2006 Capital Budget amount for Project No. 1624-0-06.

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 T11-301, Watermain Cured-In-Place-Pipe (C.I.P.P.) Lining from Langstaff Road to Connie Crescent.

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Background - Analysis and Options

The work covered by this tender includes the structural lining of approximately 225 metres of 300mm diameter ductile iron watermain with cured-in-place-pipe, or C.I.P.P. The limit of watermain lining is from the end of the cul-de-sac on Connie Crescent through a City-controlled easement on private property, terminating on the north side of Langstaff Road. (See Attachment No. 1 for project location). The original scope of this project scheduled in 2006 included only the pipe crossing Langstaff Road where some watermain breaks had occurred. During the preliminary engineering design stage, it was determined that it would be more efficient to expand the limits of the project to include all the watermain up to Connie Crescent since the pipe in question is the same age and material. The revised scope was approved as part of the 2011 Capital Budget.

The original 2006 capital budget submission was developed based on a conventional watermain replacement by open-cut trenching. During the detailed design phase, rehabilitation of the pipe with C.I.P.P. lining was determined to be more appropriate. The benefits of utilizing this trenchless technology are as follows:

- **Reduced impact to local businesses;** due to shortened construction timelines and minimal impact to the private parking lot.
- **Reduced impact to traffic;** due to elimination of excavation across Langstaff Road.
- **Reduced costs.**

This 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 November 14, 2011. A total of 3 sets of bid documents were picked up from the Purchasing Services Department and the following 2 bids were received:

<u>Contractor</u>	<u>Total Bid Amount (excl. H.S.T.)</u>
Fer-Pal Construction Ltd.	\$ 152,625.00
Aquarehab Drinking Water Inc.	\$ 192,950.00

The estimated cost for this project, including contract administration, a contingency allowance, treasury administration and all applicable taxes is \$177,000.00 and is calculated as follows:

Fer-Pal Construction Ltd. Bid Price (excluding H.S.T.)	\$ 152,625.00
Contingency Amount (approx. 10%)	\$ 16,000.00
Sub-Total	\$ 168,625.00
H.S.T. (1.76%)	\$ 2,967.80
Total	\$ 171,592.80
Treasury Administration (3%)	\$ 5,147.78
Total Project Cost	\$ 176,740.58

ROUNDED \$ 177,000.00

CITY OF VAUGHAN

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Item 23, CW Report No. 1 – Page 3

PROJECT FUNDING POSITION SUMMARY	
CAPITAL PROJECT	1624-0-06
Original Budget	\$314,500.00
Less: Expenses & Commitments to Date	(\$654.92)
Current Funds Remaining	\$313,845.08
Less: Total Project Cost	\$176,740.58
Balance Remaining	\$137,104.50

Staff have reviewed the submitted bids as well as the project references provided by Fer-Pal Construction Ltd. The reference checks were predominantly positive. As this will be the first project the City has undertaken utilizing this construction methodology, the City has no prior experience with contractors performing this type of work. Staff conducted a field visit to a similar project undertaken by this contractor in Aurora, earlier this year, and were satisfied with the quality of the operation.

The revised engineering estimate for this redefined C.I.P.P. project was \$190,000.00 excluding H.S.T.

It is appropriate to award this contract to the low bidder, Fer-Pal Construction Ltd., to allow for construction in the Spring of 2012.

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 enhancing and ensuring community safety, health and wellness; priorities previously set by Council. The lining of the existing watermain will ensure that drinking water quality standards and infrastructure are maintained for the residents of Vaughan.

Regional Implications

The Regional Municipality of York approval has been received and includes provision of working hours from 9:30 am to 7:00 pm for the duration of the contract. The Regional Municipality of York staff will be notified of the project's commencement.

Conclusion

Staff recommends that this contract be awarded to Fer-Pal Construction Ltd. in the amount of \$152,625.00, plus applicable taxes.

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

(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 JANUARY 31, 2012

Item 24, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

24 ONTARIO TRAFFIC MANUAL BOOK 15: PEDESTRIAN CROSSING FACILITIES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 17, 2012:

Recommendation

The Commissioner of Engineering and Public Works recommends that this report regarding Ontario Traffic Manual Book 15: Pedestrian Crossings Facilities be received for information purposes.

Contribution to Sustainability

Ontario Traffic Manual Book 15: Pedestrian Crossings Facilities will help establish a predictable roadway environment in Ontario and safer driving behaviour. Safer pedestrian crossings will assist in making Ontario's municipalities more walkable, promote active transportation, and sequentially reduce transportation related greenhouse gas emissions. As such, the City's support for Ontario Traffic Manual Book 15 upholds 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

There are no immediate budgetary impacts resulting from this report. However, the City contributed staff resources and \$10,000 from the Commission of Engineering and Public Works Operating Budget towards the development of Ontario Traffic Manual Book 15. Contributions also came from the Ministry of Transportation of Ontario (MTO), and 16 municipalities from across Ontario, including the City of Ottawa, City of Toronto, Regional Municipality of Waterloo, Regional Municipality of York, and City of Vaughan.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to inform Council of the recently released the Ontario Traffic Manual Book 15: Pedestrian Crossing Facilities, which the City helped develop through staff participation on the related technical committee and through a funding contribution.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 24, CW Report No. 1 – Page 2

Background - Analysis and Options

The Ontario Traffic Manual (OTM) is a traffic engineering publication that will ultimately be made up of a series of 22 Books. These books will provide information and guidance for transportation practitioners, particularly at municipalities. The series is being generated over a period of time, and updated on a regular basis. Some of the books are new, while others incorporate updated material from the Ontario Manual of Uniform Traffic Control Devices (MUTCD) and the King's Highway Guide Signing Policy Manual (KHGSPM). To date, the MTO has released 11 books encompassing guidelines on different traffic control devices, including signs, temporary conditions, markings and delineations, traffic signals, advanced traffic management systems, and the latest book, which covers pedestrian crossing facilities.

Ontario Traffic Manual Book 15: Pedestrian Crossing Facilities

OTM Book 15: Pedestrian Crossing Facilities is a guideline on pedestrian crossing applications. In 2009, the Ontario Traffic Council retained HDR / iTRANS and Cole Engineering Group to develop OTM Book 15. To help guide the development of the manual, the Ontario Traffic Council also formed a technical committee, which included experts in the field from the MTO and from 16 municipalities across Ontario including Vaughan.

In November 2011, the MTO completed and released OTM Book 15. The purpose of Book 15 is to provide practical guidance and application information on the planning, design, and operation of pedestrian roadway crossings for transportation practitioners, and to promote uniformity of approaches across Ontario. Book 15 will be the primary document used by municipalities in Ontario and will provide a basis for road authorities to generate or update their own guidelines and standards. Book 15 contains information on legal requirements, pedestrian crossing devices (i.e. controlled and uncontrolled crossings, crossings at roundabouts, crossings at right-turn channels, railway crossings), physically separated facilities, and accessibility with specific requirements according to *Accessibility for Ontarians with Disabilities Act (2005)*.

In Vaughan, Book 15 will be used to design consistent and safe pedestrian crossings in new and existing communities. All Vaughan residents who travel by foot will see the most benefit, including pedestrian groups requiring special needs (e.g., school children, the elderly, and persons with a mobility limitation).

Ontario Traffic Manual Book 18: Bicycle Facilities

Building on the success of Book 15, the Ontario Traffic Council has secured a commitment from MTO to proceed with the development of another book in the OTM series, OTM Book 18: Bicycle Facilities. Vaughan Transportation Engineering staff is again participating on the technical committee for Book 18, which consists of traffic and bicycle infrastructure experts. OTM Book 18 is anticipated to be finalized in Fall 2012. Vaughan is also a funding partner in this initiative.

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.

CITY OF VAUGHAN

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Regional Implications

The Region of York contributed financially to the development of OTM Book 15 and Regional staff participated on the technical committee.

Conclusion

The City has participated in the development of the OTM Book 15: Pedestrian Crossing Facilities, which was released by MTO in November 2011. The OTM incorporates current best practices in Ontario and will promote uniformity of approaches across Ontario, which will help establish a more predictable roadway environment and safer driving behaviour.

OTM Book 18: Bicycle Facilities is currently under development and is anticipated to be finalized in Fall 2012. The City is again making a financial contribution, and is participating on the technical committee.

Attachments

N/A

Report prepared by:

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

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 25, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

25

**TRAFFIC OPERATIONS REVIEW
STEGMAN'S MILL ROAD
WARD 1**

The Committee of the Whole recommends that the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 17, 2012, be approved subject to the following addition at the end of clause 2:

"and to investigate incorporating a version of the rumble strips and bars in the current road for potential inclusion in the 2013 capital budget".

Recommendation

The Commissioner of Engineering and Public Works recommends that Council:

1. Approve the installation of standard street lighting along Stegmen's Mill Road from Islington Avenue to Ravendale Court, and pavement modifications including rumble bars/strips and durable pavement markings, through the curves, at the east end of Stegman's Mill Road; and
2. Direct staff to incorporate these improvements as part of the Stegman's Mill Road rehabilitation project currently forecast for 2015.

Contribution to Sustainability

Not applicable.

Economic Impact

Presently, there are no costs associated with this Report. However, should Council approve the recommendations contained herein, the capital costs, estimated to be \$220,000, will be incorporated with the identified road rehabilitation work as part of the Pavement Management Program, tentatively proposed in 2015.

In addition, the annual operating and maintenance costs associated with the street lighting system maintenance is estimated to be approximately \$2,520.

There are no annual maintenance costs associated with durable pavement markings as they pertain to the curved portions of Stegman's Mill Road, as these materials have a service life ranging from 5-8 years.

The above noted capital and operating costs are reflective of current values, that may differ at the time the work is constructed.

Communications Plan

The local area residents, York Regional Police, York Region District School Board, York Catholic District School Board, and the Kleinburg Ratepayers Association, will be notified should the recommendations contained in this report be approved.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 25, CW Report No. 1 – Page 2

Purpose

The purpose of this report is to present the recommendations of the Stegman's Mill Road traffic operations review.

Background

At its meeting on December 14, 2009, Council approved:

“That staff be directed to install slow signs along Stegman's Mill between Ravendale Gate and Napier Street, provide a report with respect to the installation of street lights along Stegman's Mill Road between Ravendale Court and Islington Avenue, and also other safety measures be identified.”

In response to Council's direction staff undertook a traffic operations review of Stegman's Mill Road. This included an analysis of the physical characteristics of the roadway, road illumination, traffic volumes, vehicular speeds, sign inventory, and collision history. Mitigating measures were developed where appropriate.

Analysis

Please note that the details of the technical analysis can be found in Attachment 4.

Physical Characteristics

Stegman's Mill Road spans from Islington Avenue to Kipling Avenue. At Kipling Avenue, the road becomes Teston Road (Refer to Attachment No.1). Stegman's Mill Road, from Islington Road easterly approximately 600 metres, is a two-lane arterial road with a semi-urban cross-section. The balance of the road has a rural cross-section. There are several horizontal curves in the road, as well as significant vertical elevation changes.

Stegman's Mill Road has an existing centreline pavement marking, as well as supplementary white lines across the bridge section. The road provides access to approximately 20 residences as well as the entrance to Bindertwine Park.

The existing pavement surface of Stegman's Mill Road is in fair condition and pavement rehabilitation has been identified as part of the Pavement Management Program, tentatively proposed in 2015.

Road Illumination

Currently, there is no street lighting on Stegman's Mill Road.

Vehicular Speeds

A review of the collected speed data reveals that motorists travelling along Stegman's Mill Road are fairly compliant with the posted 40 km/h speed limit along the westerly leg of the road. Vehicular speeds increase considerably towards the east half of the road. This speeding may be attributed to the rural nature of Stegman's Mill Road, and limited side street access. Staff recently monitored Stegman's Mill Road, as part of the Speed Compliance Program, with the use of the radar message boards during the summer months of 2011. In partnership with York Regional Police, results of the traffic studies were forwarded for their information and any associated enforcement efforts.

CITY OF VAUGHAN

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Item 25, CW Report No. 1 – Page 3

Traffic Volumes

The traffic studies undertaken have revealed that volumes have increased since 2009. This increase can be attributed to a larger number of motorists using Stegman's Mill Road to access the Highway 400 and Teston Road interchange that was opened in summer 2009.

Sign Inventory

A review of the existing signs demonstrates adequate spacing of the regulatory speed limit signs, as well as an adequate number of curve warning signs for the west half of Stegman's Mill Road, in accordance with the Ontario Traffic Manual.

It is noted that there are no curve warning signs installed for the curves along the east half of the road.

Collision History

A review of the five year collision history revealed five reported collisions. Three of the collisions were attributed to poor road and weather conditions. One collision involved a vehicle hitting a cyclist causing non-life threatening injuries, and the final collision involved a motorist colliding with a deer.

York Regional Police

York Regional Police issued a number of tickets for traffic infractions on Stegman's Mill Road in 2011. The infractions included speeding, driving while suspended, and liquor-related offences.

Review of Options

Several options were reviewed pertaining to the mitigating measures associated with road illumination, vehicular speeds, and signage.

Road Illumination

Three options were investigated regarding the installation of streetlights along Stegman's Mill Road, from Islington Avenue to Ravendale Court. The cost estimates include engineering fees and contingency allowances.

Option 1 – Install streetlights only on existing hydro poles. Approximate cost is \$60,000.

Option 2 – Install streetlights on existing hydro poles and infill with additional light standards, as required, on the opposite side of the road. Approximate cost is \$110,000.

Option 3 – Install a new standard street lighting system along with the associated infrastructure to meet lighting level standards. Approximate cost is \$160,000.

Based on field assessments, Option 1 would not meet the City's illumination requirements due to the spacing of the existing hydro poles. Options 2 and 3 both provide the flexibility required to meet current lighting standards. However, Option 2 will create inconsistent lighting levels that based on the topography of the road way may impact driver visibility.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 25, CW Report No. 1 – Page 4

Based on the analysis of the alternatives, the preferred solution is Option 3, to install a new standard street lighting system along with the associated infrastructure. This alternative will allow for the most efficient road lighting design, while utilizing infrastructure that is owned and maintained by the City. As a result, Option 3 provides the most financially and environmentally sustainable solution.

Vehicular Speeds

Both rumble strips and rumble bars are pavement depressions which are a suitable treatment for Stegman's Mill Road. Larger vertical traffic calming measures, such as speed humps and raised crosswalks, are not appropriate for this road as the Traffic Calming Policy and Procedure does not permit these types of measures on collector and arterial roads.

Both rumble bars and rumble strips will increase current noise levels as motorists pass over them. It is unknown at this time how much noise these measures will generate. However, given the relatively low surrounding residential uses, the noise should not prove to be an issue.

Rumble strips can be installed as either centerline strips which may assist in speed reduction and awareness, or across the travelled lane approaching the curve.

The rumble bars and strips could also be used in conjunction with pavement marking treatments displaying 'Curve Ahead' or similar message. The cost for the installation of rumble strips and/or rumble bars and pavement markings is approximately \$40,000.00.

Sign Inventory

Staff have made arrangements to install "Curve Ahead" warning signs in advance of the curve, along the east half of Stegman's Mill Road.

The installation of either rumble bars, or rumble strips in advance of the curves between Ravendale Gate and Kipling Avenue will further alert motorists of the geometric characteristics of the roadway.

In addition to these measures, durable pavement markings could be installed before the curves with a "Slow" message to further alert motorists to adjust/reduce vehicular speeds accordingly. The cost to install the durable pavement markings is approximately \$20,000.00.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to the Vaughan Vision 2020, the recommended street lighting and pavement modifications on Stegman's Mill Road will assist to enhance and ensure community safety, health, and wellness.

The implementation of the roadway enhancements such as road lighting, rumble strips/rumble bars, and durable pavement markings will address and improve the overall operation on the roadway.

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

Regional Implications

Not applicable at this time.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 25, CW Report No. 1 – Page 5

Conclusion

The recommendations resulting from the Stegman's Mill Road traffic operations review are as follows:

1. Install a standard street lighting system, at an estimated cost of \$160,000;
2. Pavement modifications including rumble bars and/or rumble strips be installed along the east end of Stegman's Mill Road at an estimated cost of \$40,000.00; and
3. Durable pavement markings are installed for the east end of Stegman's Mill Road at an estimated cost of \$20,000.00.

It would be appropriate and cost effective to implement and construct the above mentioned pavement modifications and street lighting with the identified road rehabilitation work for Stegman's Mill Road, as part of the Pavement Management Program, tentatively proposed in 2015.

Attachments

1. Location Map
2. Council Extract – December 14, 2009
3. Proposed Pavement Modifications
4. Technical Analysis Review and Figure 1: Operational Study Locations

Report prepared by:

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

(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 JANUARY 31, 2012

Item 26, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

26

EARTH HOUR 2012

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services and Manager of Environmental Sustainability, dated January 17, 2012:

Recommendation

The Commissioner of Community Services and Manager of Environmental Sustainability in consultation with the Director of Building and Facilities recommend that:

1. The City of Vaughan support and participate in the Earth Hour 2012 initiative on the night of March 31st, 2012 by partnering with the Woodbridge Earth Hour Committee, to host a community celebration at City Hall

Contribution to Sustainability

Leadership and action are core principles that guide our actions on sustainability. This report is consistent with the priorities previously set by Council in the *Green Directions Vaughan*, Community Sustainability Environmental Master Plan:

- Goal 5, Objective 5.2: To continue the City's role in advocacy and information sharing on environmental issues
- Goal 1, Objective 1.1: to reduce greenhouse gas emissions and move towards carbon neutrality for the City of Vaughan's facilities and infrastructure.

Economic Impact

All activities can be supported through existing budget allocations. Woodbridge Earth Hour Committee would coordinate all aspects of the event in consultation with City of Vaughan representatives. The City would provide access to the Atrium, Multi-purpose room, and adjacent outdoor space along with tables for the exhibit portion of the event. The Woodbridge Earth Hour Committee would be securing additional financial support from other community partners.

Communications Plan

Woodbridge Earth Hour Committee is committed to securing strong participation from Vaughan area high schools and building awareness of public school students about the event. The Environmental Sustainability office will work with Corporate Communications to develop a communications plan to promote the initiative to the community through the City which will compliment the efforts by Woodbridge Earth Hour Committee.

Purpose

The purpose of this report is to provide background on the Earth Hour initiative and recommend the City of Vaughan partner to host the community celebration of this event at City Hall on March 31, 2012.

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Background - Analysis and Options

On March 31, 2007 residents, businesses and local governments in Sydney Australia turned off their lights for one hour to bring attention to the issue of energy conservation and climate change. More than 2 million residents participated causing energy usage to drop by 10.2 per cent across the business district. The drop represented a reduction of 25 tonnes of carbon dioxide (equivalent to taking 48,613 cars off the road for one hour). Only a year later on March 29, 2008, Earth Hour had become a global sustainability movement with more than 50 million people across 35 countries participating. World Wildlife Foundation (WWF), a global environmental non-profit organization, assists with coordinating the Earth Hour program.

Highlights from WWF's Earth Hour 2011:

- A record 134 countries and territories participated globally
- Countries with emerging economies, such as Uganda and Lesotho, participated for the first time
- Scotland was the first country to have 100% of its cities to commit to Earth Hour
- In Canada, over 420 cities, town and municipalities took part - a 38% increase from the previous year.

PowerStream reported that Vaughan reduced its energy consumption by 8.8 per cent in 2011 for the Earth Hour event which is up from 7.0 per cent in the previous year. By turning off the lights between 8:30 p.m. and 9:30 p.m., the City reduced its energy use by 28.4 megawatts, enough energy to power 860 average-sized homes for 24 hours.

Woodbridge Earth Hour Committee has hosted previous Earth Hour celebrations at the Woodbridge Memorial Arena. A lantern walk, energy efficiency trade show, citizen awards, hot refreshments, children activities and live entertainment are typically part of the event. Attendance ranges from 200-400 participants. Early planning for the 2012 Earth hour has identified a residential water and energy exhibit as well as a high school climate change project exhibit as potential components of this event.

Earth Hour has been identified as a component of the *Green Directions Vaughan* citizen engagement/education strategy as it has strong links to energy efficiency and reductions in greenhouse gas emissions.

During Earth Hour 2011 the lights at City Hall were reduced to a minimum during the 8:30 -9:30 PM time period.

By participating in Earth Hour, the City will be demonstrating environmental leadership and responsibility, by encouraging behavioural change in the business and residential communities, thereby reducing greenhouse gas emissions.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council and supports the City's objective of leading and promoting environmental sustainability.

Regional Implications

N/A

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Conclusion

Participating in the Earth Hour initiative on March 31st, 2012 will demonstrate the City of Vaughan's ongoing commitment to promoting and practicing environmentally responsible behaviour. Vaughan will be joining a growing number of Canadian municipalities who have expressed their interest in participating.

Working with Woodbridge Earth Hour Committee will provide both administrative and promotional support. Powerstream will be able to monitor the impact on electrical demand, which will provide the public with an indication of the potential benefits of a minor behavioural change on their energy usage. Moving the Earth Hour 2012 celebration to City Hall from its previous home at the Woodbridge Memorial Arena will allow for broader participation from across Vaughan.

Report prepared by:

Chris Wolnik
Manager, Environmental Sustainability
ext. 8633

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 27, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

27

**ADMINISTRATIVE CORRECTION
DISTRIBUTION OF PROCEEDS FROM CITY OF VAUGHAN MAYOR'S GALA
AND MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC**

The Committee of the Whole recommends that the recommendation contained in the following report of the City Clerk, dated January 17, 2012, be approved subject to the following:

That part 3 of recommendation 2) of the report be amended by adding the words "within 6 months" in lieu of the words "in due course" so that the recommendation reads:

"That the Mayor report to Council within 6 months with the details of the distributions, once made".

Recommendation

The City Clerk recommends:

- 1) That Item 38, Report No. 54 of the Committee of the Whole, adopted by Council on December 13, 2011, be reopened for the purpose of an administrative correction; and
- 2) That the following recommendation of the Committee of the Whole on December 6, 2011, to adopt the recommendation set out in Attachment #1 to this report, be approved:
 1. The Mayor be authorized to distribute proceeds from the annual City of Vaughan Mayor's Gala and the Mayor Maurizio Bevilacqua Charity Golf Classic in accordance with the Council resolution of May 3, 2011;
 2. That the distribution not be made in an election year;
 3. That the Mayor report to Council in due course with the details of the distributions, once made; and
 4. That the recipients be requested to provide a report describing how the contribution has benefitted the Vaughan community and/or the mission of their organization.

The resolution now reads:

WHEREAS, Council by its adoption of Item 32 of Report No. 19 of the Committee of the Whole at its meeting of May 3, 2011 authorized that recipients for the net proceeds raised from the 2011 City of Vaughan Mayor's Gala and the Mayor Maurizio Bevilacqua Charity Golf Classic (and annually thereafter) include but not be limited to:

- *Vaughan Health Care Foundation*
- *Vaughan Based Charities*
- *Non-for-profit Organizations*
- *Community Groups*
- *Disaster Relief Assistance;*

AND WHEREAS members of Council will be consulted on the selection of recipients;

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Item 27, CW Report No. 1 – Page 2

It is therefore recommended that:

1. *The Mayor be authorized to distribute proceeds from the annual City of Vaughan Mayor's Gala and the Mayor Maurizio Bevilacqua Charity Golf Classic in accordance with the Council resolution of May 3, 2011;*
2. *That the distributions not be made in an election year;*
3. *That the Mayor report to Council within 6 months with the details of the distributions, once made; and*
4. *That the recipients be requested to provide a report describing how the contribution has benefitted the Vaughan community and/or the mission of their organization.*

Contribution to Sustainability

N/A

Economic Impact

N/A

Communication Plan

The correct version of the report will be posted on the City's Web site and correspondence will be sent out to one person who made a deputation on the matter.

Purpose

The purpose of this report is to facilitate an administrative correction arising from an error contained in the December 13, 2011 Council Agenda.

Background – Analysis and Options

The Committee of the Whole, at its meeting of December 6, 2011 recommended the approval of the attached Member's Resolution (*Distribution of Proceeds From City of Vaughan Mayor's Gala And Mayor Maurizio Bevilacqua Charity Golf Classic*). An incorrect version of the Member's Resolution was placed on the agenda for the December 13, 2011 meeting of Council. The matter not having been called for separate discussion was consequently adopted by Council in error.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is in keeping with the priorities previously set by Council; particularly "demonstrate leadership and promote effective governance".

Regional Implications

N/A

Conclusion

It is appropriate that an administrative correction be made to the Council record in order to give effect to the recommendation of the Committee of the Whole.

Attachments

Attachment #1 - Item 38, Report 54 (2011) - Distribution of Proceeds from City of Vaughan Mayor's Gala and Mayor Maurizio Bevilacqua Charity Golf Classic.

CITY OF VAUGHAN

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Item 27, CW Report No. 1 – Page 3

Report prepared by:

A. Bellisario
Assistant City Clerk

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

Please also refer to Item 38, Report No. 54 Committee of the Whole, adopted by Council December 31, 2011

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Item 28, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 31, 2012, as follows:

By approving:

That an administrative correction be made to reflect the resolution as a joint submission by Regional Councillor Rosati and Councillor Iafrate.

28

FACILITIES FOR NORTH MAPLE REGIONAL PARK

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Regional Councillor Rosati *and Councillor Iafrate*, dated January 17, 2012:

Member's Resolution

Submitted by Regional Councillor Gino Rosati *and Councillor Iafrate*

Whereas, the City of Vaughan has purchased approximately 200 acres of land on the east side of Keele Street, between Teston Road and Kirby Road for a major City park;

Whereas, the current Facility Fit Plan developed using the City of Vaughan's "Active Together Master Plan for Parks" contemplates the park consisting of recreation space, senior soccer fields, artificial turf fields, senior baseball/softball fields, cricket pitch, tennis courts, water play, play areas, basketball courts, ice skating trail, skateboard park, trails, field houses, amphitheatre, conservatory/arboretum, garden event area, picnic sheltered areas, pedestrian and bicycle network;

Whereas, the estimated cost to construct the Park is significant, estimated at \$31 million and will require a significant amount of funding beyond development charges to fully realize the plan; and,

Whereas, there will be significant ongoing annual costs to operate the park; and,

Whereas, the City is open to opportunities for reducing the cost to the taxpayer of providing the services to the public (construction and operation).

Now therefore be it resolved that:

- 1) Council issue an Expression of Interest to solicit and evaluate opportunities for a Private Public Partnership for the development and operation of all or a portion of the Maple Valley North Regional Park with the objective of balancing the public/private interests while achieving Council's overall vision for the park; and,
- 2) Staff be directed to bring back to council the results of the Expression of Interests, along with the draft Terms of Reference for an RFP to be issued to the proponents responding to the Expression of Interest; drawing from the current plan as a baseline for Council approval before being issued; and
- 3) That prior to the drafting of Terms of Reference for an RFP, a community meeting be held to discuss the current needs and vision for the future North Maple Regional Park so that these discussions can be incorporated into the Terms of Reference.

CITY OF VAUGHAN

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Item 29, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

29

HEART & STROKE BIG BIKE EVENT

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Regional Councillor Schulte, dated January 17, 2012:

Member's Resolution

Submitted by Regional Councillor Deb Schulte

Whereas, the Heart and Stroke Foundation of Canada is celebrating 50 years of leading the way to better cardiovascular health for Canadians through research, health promotion, and advocacy and,

Whereas, heart disease and stroke take 1 in 3 Canadians before their time; and,

Whereas, in 2007, as part of the \$3 million received by the Heart and Stroke Foundation from the Ontario Government's 'Thousand Defibrillators Program' for Ontario's recreational facilities, Heart and Stroke has donated over 20 AED's to community centres within the City of Vaughan and,

Whereas, the Heart & Stroke Foundation benefits the community by contributing grants for community networks and community gardens,

Whereas, the Heart & Stroke Foundation continues to engage Canadians across the country to participate in the Heart and Stroke Big Bike, Ride for Heart, and Jump for Heart fundraising events and,

Whereas, the Heart & Stroke Big Bike Event is a team building event, made up of 29 enthusiastic riders and one driver provided by the Foundation, geared towards community organizations, companies and groups, that pedal through the community in support of heart disease and stroke research and,

Whereas, last year, over 40,000 riders, in over 200 communities, helped raise over \$7 million for research and,

Whereas, The City of Vaughan believes in supporting our communities and participates in fundraising events such as United Way, and the CP24 CHUM Christmas Wish toy drive and,

Whereas, the Heart & Stroke Foundation will lead and coordinate the event,

It is therefore recommended that,

That the City of Vaughan officially support an annual Heart & Stroke Big Bike Fundraising Event at Vaughan City Hall and,

That this year's event be held on May 8th, 2012 between the hours of 8:30am – 2:00pm and,

That the purpose of the event is to encourage City of Vaughan staff and other corporations to ride the Big Bike to fundraise and raise awareness for the Heart & Stroke Foundation, to promote the Vaughan City Hall and to provide a team building opportunity for staff and,

That the permit for the facility and services-in-kind be provided at no charge for the event and,

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That staff provide the necessary support to coordinate teams and participate and,

That the Corporate Communications Department advertise the Heart & Stroke Big Bike Event to all staff via the City's website, social networking sites, a media advisory, and a news release.

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Item 30, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

30

FEDERAL PRE-BUDGET CONSULTATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated January 17, 2012:

Recommendation

The City Manager recommends that staff be directed to provide a formal response to the Federal Government's invitation for pre-budget consultation.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

A formal response to the invitations for pre-budget consultation will be provided.

Purpose

The purpose of this report is to update the Mayor and Members of Council with regards to the Federal Pre-Budget Consultation.

Background - Analysis and Options

A federal pre-budget consultation was set up by the office of Honourable Julian Fantino, P.C., M.P. Vaughan, Associate Minister of National Defence and took place on Thursday, January 5, 2012. The City had also received a written request for a submission from the Honourable Peter Kent, P.C., M.P. Thornhill, Minister of the Environment.

At last year's pre-budget consultation, the City stressed the importance of a long term commitment by the federal government to infrastructure funding. We were very pleased to see that the federal government recently enshrined in legislation (Bill C -13) gas tax as a permanent annual source of infrastructure funding for Canada's municipalities and we appreciate the support of the Minister and his colleagues on this issue.

The Minister in his opening comments stated that the federal government has two (2) key priorities:

1. The Canadian economy and the interdependencies with the global economy;
2. Job creation

Any requests coming forward would be analyzed from this perspective.

A list of topics was distributed by staff to the Mayor and Members of Council prior to the meeting and was the basis for discussion with the Honourable Minister. The list was based on prior years pre-consultation and areas of federal jurisdiction as it relates to Council's priorities.

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The following topics were discussed at the pre-consultation:

1. Federal Funding for Higher Order Transit

The City of Vaughan is committed to the development of a transit oriented community and communicated the urgency of moving forward with such projects as the development of the Yonge Street Subway extension. Federal funding and support is also required for other forms of transit including (but not limited to) additional GO Train lines.

To compete globally and get businesses to locate in Vaughan and create employment, labour costs are becoming an increasing challenge for GTA employers. Higher order transit can make transportation for employees more affordable and connects employers with their labour pool in a very cost effective manner.

Higher order transit can also reduce grid lock which in turn reduces delivery times and costs for goods and services.

2. A Federal Office in Vaughan to Create a Greater Presence in York Region

The City of Vaughan is a rapidly growing and is increasingly becoming a culturally diverse community. Vaughan is a major destination for many of the new immigrants to the GTA and York Region. Offices providing federal services are lacking in Vaughan. Federal services (such as Passport, Citizenship and Immigration, and Service Canada offices), are needed to meet the needs of Vaughan's 300,000 residents and the 1.1 million residents of York Region.

3. Flexibility with Respect to Infrastructure Funding to Municipalities

Infrastructure Stimulus Funding (ISF) to create jobs and fund critical infrastructure is always welcome. Although this type of funding is always appreciated and was recently very successful in creating job opportunities in Vaughan, the programs are not always conducive to developing long term infrastructure plans and maximizing the program benefits. For future programs the City believes the programs should provide for more flexibility by eliminating the "shovel ready" requirement and other restrictive aspects of the program to provide for flexibility.

Staff have offered to participate in a debriefing session with the federal government in order to discuss what worked well and where there are opportunities to improve programs such as the Stimulus Funding Program.

4. Pierre Berton Museum Funding

The City created a Task Force in 2011 to develop a plan for the operation and funding of the museum. The museum ties into the City's Economic Development Strategy for Kleinburg and will serve as a major Canadian attraction along with the well known McMichael Canadian Art Gallery. Federal funding for a museum to house the artifacts as well as recognize and celebrate the contributions of this prominent Canadian is requested.

5. Integrate EI Training Programs with on the Job Experience

There are many Canadians who currently receive EI benefits that would benefit from skills training. At the same time, there are employers who are finding it difficult to accommodate current wage expectations. The federal Government should investigate ways to integrate EI training with an employers job opportunities so that EI benefits could allow an employer to effectively have their wage cost subsidized as long as training is offered by the employer. There would be no increased cost to EI, the employer has subsidized workers during the training period and the worker would receive an "employment" wage while receiving training that may lead to permanent employment.

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

N/A

Conclusion

The budget pre-consultation is a useful exercise. It provides an opportunity to discuss first hand issues at the local municipal level and where the federal government can be of assistance. It also is an opportunity for the federal government to convey its plans and priorities. The City will be following up with a formal submission.

Attachments

None.

Report prepared by:

Joanne Bell
Executive Assistant to the City Manager

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Item 31, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

31 CEREMONIAL PRESENTATION - MR. BOB BAK, WARD 5 CIVIC HERO

Mayor Bevilacqua and Councillor Shefman together with all Members of Council presented Mr. Bob Bak with the Ward 5 Civic Hero Award for his outstanding contribution and dedication to the community.

CITY OF VAUGHAN

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Item 32, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

32

**DEPUTATION – MR. DANNY POLLAK WITH RESPECT TO
CITY OF VAUGHAN BIG BAND /JAZZ FESTIVALS**

The Committee of the Whole recommends that the deputation of Mr. Danny Pollak, 127 Allison Ann Way, Maple, L6A 0G7 and Communication C1, dated December 19, 2011, be received and referred to staff.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 31, 2012

Item 33, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

33

OTHER ITEMS CONSIDERED BY THE COMMITTEE

33.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad Hoc Committee reports be received:

- 1. Heritage Vaughan meeting of November 16, 2011 (Report No. 9)**
- 2. Accessibility Advisory Committee meeting of November 29, 2011 (Report No. 5)**
- 3. Telecommunication Facility Siting Protocol Task Force meeting of December 8, 2011 (Report No. 2)**
- 4. Task Force on the City's Role in Festivals and Community Events meeting of December 12, 2011 (Report No. 3)**
- 5. Pierre Berton Artifacts and Memorabilia Task Force meeting of December 14, 2011 (Report No. 3)**
- 6. Accessibility Advisory Committee meeting of December 12, 2011 (Report No. 6)**

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Item 34, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

34

NEW BUSINESS – STAFF ATTENDANCE AT MEETING

The Committee of the Whole recommends that appropriate staff be directed to attend, if required, a meeting convened by the Local Councillor, with the board of York Region Common Elements Condominium Corporation (YRCECC) 1088.

The foregoing matter was brought to the attention of the Committee by Councillor Carella.

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Item 35, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

35

NEW BUSINESS – STORMWATER PONDS NAMING

The Committee of the Whole recommends that staff provide an update regarding the naming of stormwater ponds.

The foregoing matter was brought to the attention of the Committee by Councillor Carella.

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Item 36, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 31, 2012.

**36 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
JANUARY 17, 2012**

The Committee of the Whole passed the following resolution to resolve into closed session for the purpose of discussing the following:

1. **WARD 1 CIVIC HERO AWARD 2012**
(personal matters about an identifiable individual)
2. **PIERRE BERTON ARTIFACTS AND MEMORABILIA TASK FORCE
RESIGNATION OF MEMBER**
(personal matters about an identifiable individual)
3. **ONTARIO MUNICIPAL BOARD HEARING
CITY OF VAUGHAN OFFICIAL PLAN 2010**
(litigation or potential litigation)
4. **PROPERTY MATTER
PART LOTS 20 AND 21
CONCESSION 5 WARD 1**
(acquisition or disposition of land)