

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 1, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

1

**PROCLAMATION REQUEST
LYME DISEASE AWARENESS MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 3, 2012:

Recommendation

The City Clerk recommends:

- 1) That May 2012 be proclaimed as “Lyme Disease Awareness Month”; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

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

Purpose

To respond to the request received from the President of the Canadian Lyme Disease Foundation.

Background - Analysis and Options

The correspondence received from the President of the Canadian Lyme Disease Foundation, dated September 21, 2011 is attached. (Attachment 1)

Lyme Disease is an illness caused by a bacterial infection spread through the bite of an infected black-legged tick. The Canadian Lyme Disease Foundation is requesting the proclamation in order to raise awareness and increase the level of preventative measures to reduce the risk of exposure.

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

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

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

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Item 1, CW Report No. 12 – Page 2

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

This report supports the promotion of awareness throughout the Region about Lyme Disease.

Conclusion

Staff is recommending that May 2012 be proclaimed as “Lyme Disease Awareness Month” and that the proclamation be posted on the City’s website and published on the City Page Online.

Attachments

Attachment 1: Correspondence from the President of the Canadian Lyme Disease Foundation, dated September 21, 2011

Report prepared by:

Connie Bonsignore, Administrative Assistant to the City Clerk

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 2, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

2

**PROCLAMATION REQUEST
GIRL'S RIGHTS WEEK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 3, 2012:

Recommendation

The City Clerk recommends:

- 1) That April 30th through May 6th, 2012 be proclaimed as "Girl's Rights Week" in the City of Vaughan; and
- 2) That the proclamation be posted on the City's website and published on the City Page Online.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

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

Purpose

To respond to the request received from the Youth Coordinator of Girls Incorporated of York Region.

Background - Analysis and Options

The correspondence received from the Youth Coordinator of Girls Incorporated of York Region, dated March 2012, is attached. (Attachment 1)

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

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

- (i) Which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act"

Girls Incorporated of York Region (GIYR) is a non-profit youth organization that is dedicated to empowering girls and young women to seek the highest quality of life possible. The various programs offered are designed to help girls develop to the fullest of their capacities in all areas of life, while giving them the skills and tools needed to be empowered, productive and contributing members of society. City Council has granted this request in the past.

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Item 2, CW Report No. 12 – Page 2

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

This proclamation would be a valued acknowledgement of the lives and contributions of all girls and women living in York Region.

Conclusion

Staff is recommending that April 30th through May 6th be proclaimed as “Girl’s Rights Week” and that the proclamation be posted on the City’s website and published on the City Page Online.

Attachments

Attachment 1: Correspondence from the Youth Coordinator of Girls Incorporated of York Region, dated March 2012

Report prepared by:

Connie Bonsignore, Administrative Assistant to the City Clerk

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 3, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

3

**PROCLAMATION REQUEST
ONTARIO YOUTH VOLUNTEER CHALLENGE MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 3, 2012:

Recommendation

The City Clerk recommends:

- 1) That April 2012 be proclaimed "Ontario Youth Volunteer Challenge Month"; and
- 2) That the proclamation be posted on the City's website and published on the City Page Online;

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

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

Purpose

To respond to the request received from the Volunteer Services Coordinator, Yorkinfo Community Information & Volunteer Centre, dated March 9, 2012.

Background - Analysis and Options

A request has been received from the Volunteer Services Coordinator, Yorkinfo Community Information & Volunteer Centre to proclaim April 2012 "Ontario Youth Volunteer Challenge Month". (Attachment 1).

The mandate of the Yorkinfo Community Information & Volunteer Centre in partnership with the Ministry of Citizenship & Immigration and the Ontario Volunteer Network is to increase awareness of the importance of high school students to earn volunteer hours while doing good in the community. Last year 15,000 youth volunteered 3 hours over 3 weeks. Their goal this year is to reach 25,000 youth volunteers.

The proclamation request meets the City's Proclamation Policy as the matter relates to a matter within the City's jurisdiction.

Relationship to Vaughan Vision 2020/Strategic Plan

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

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Item 3, CW Report No. 12 – Page 2

Regional Implications

N/A

Conclusion

Staff is recommending that April, 2012 be proclaimed “Ontario Youth Volunteer Challenge Month” and that the proclamation be posted on the City’s website and published on the City Page Online.

Attachments

Attachment 1: Correspondence from the Volunteer Services Coordinator, Yorkinfo Community Information & Volunteer Centre, dated March 9, 2012

Report prepared by:

Connie Bonsignore, Administrative Assistant to the City Clerk

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

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Item 4, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

4

**PROCLAMATION REQUEST
STEWARD OF THE EARTH DAY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 3, 2012:

Recommendation

The City Clerk recommends:

- 1) That May 9, 2012 be proclaimed as “Steward of the Earth Day” in the City of Vaughan; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

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

Purpose

To respond to the request received from the Founding Chair, of Steward of the Earth, dated March 8, 2012.

Background - Analysis and Options

The correspondence received from the Founding Chair of Steward of the Earth is attached. (Attachment 1)

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

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

- (ii) Which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act”

Established in 2008 Steward of the Earth is a not-for-profit registered charitable organization that provides environmental leadership by teaching school children the difference they can make to the environment by planting and nurturing one tree at a time. By planting individual trees, children will learn the benefits of trees and become environmental leaders in the community.

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Item 4, CW Report No. 12 – Page 2

Relationship to Vaughan Vision 2020/Strategic Plan

This report supports the strategic priorities established by Vaughan Vision 2020, in particular “Lead and Promote Environmental Sustainability”.

Regional Implications

N/A

Conclusion

Staff is recommending that May 9, 2012 be proclaimed “Steward of the Earth Day” in the City of Vaughan and that the proclamation be posted on the City’s website and published on the City Page Online.

Attachments

Attachment 1: Correspondence from the Founding Chair of Steward of the Earth, dated March 8, 2012

Report prepared by:

Connie Bonsignore, Administrative Assistant to the City Clerk

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

CITY OF VAUGHAN

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Item 5, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

**5 PROCLAMATION AND FLAG RAISING AND COMMEMORATIVE EVENT REQUEST
FILIPINO DAY JUNE 3, 2012**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 3, 2012:

Recommendation

The City Clerk recommends:

- 1) That Sunday, June 3, 2012 be proclaimed "Filipino Day" to commemorate the 114th anniversary of Philippine Independence;
- 2) That the Philippine Flag be raised on Sunday, June 3, 2012, at 11 a.m. for the balance of that day at Vaughan City Hall;
- 3) That the proclamation be posted on the City's website and published on the City Page Online; and
- 4) That a permit be issued on Sunday, June 3, 2012 to the Filipino Canadian Association of Vaughan to use the Multi-Purpose Room and Courtyard for a reception and entertainment upon payment of the appropriate fees for overtime staffing costs.

Contribution to Sustainability

N/A

Economic Impact

The city is unable to accommodate the Association's request that the use of City facilities be at no cost. Permit fees will fund the costs associated with staffing this event on a weekend.

Communications Plan

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

Purpose

To respond to the request received from the President of the Filipino Canadian Association of Vaughan, dated February 27, 2012. (Attachment 1).

Background - Analysis and Options

A request has been received from the President of the Filipino Canadian Association of Vaughan, dated February 27, 2012 to proclaim Sunday, June 3, 2012 as "Filipino Day" and to raise the Philippine Flag at 11 a.m. on that day to commemorate the 114th anniversary of Philippine Independence (Attachment 1). The Association is planning a reception including entertainment, following the flag raising ceremony, and have requested permission to use the Multi-Purpose Room and Courtyard. Council has granted this request in previous years.

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Item 5, CW Report No. 12 – Page 2

The proclamation request meets the City's Proclamation Policy as the matter relates to a matter within the City's jurisdiction. The City of Vaughan signed a Friendship Agreement with Baguio City, Philippines in October 1997.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

N/A

Conclusion

Staff is recommending that June 3, 2012 be proclaimed "Filipino Day", that the Philippine Flag be raised at 11 a.m. at Vaughan City Hall for the remainder of that day, that the proclamation be posted on the City's website and published on the City Page Online, that a permit be issued to use the Multi-Purpose Room and Courtyard upon payment of the appropriate fees.

Attachments

Attachment 1: Correspondence from the President of the Filipino Canadian Association of Vaughan, dated February 27, 2012

Report prepared by:

Connie Bonsignore, Administrative Assistant to the City Clerk

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

CITY OF VAUGHAN

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Item 6, CW Report No. 12 – Page 2

The City has requested this provincially recorded archaeological resource data within the City boundaries in order to facilitate archaeological information within the municipal planning context. The information would be added to the current archaeological layer of information on the City's GIS system. In order to release this information to municipalities, the Ministry requires that the City enter into an agreement that ensures confidentiality and security of data.

City staff from the Office of the City Clerk, Legal, and the Information and Technology Management departments have reviewed the agreement, and the terms align with similar agreements that the City already has with other agencies to access externally maintained geographical data sets.

Relationship to Vaughan Vision 2020/Strategic Plan

Reference specific initiative report relates to:

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

N/A

Conclusion

The data will grant City staff with detailed information regarding the location and nature of all known archaeological sites in the City of Vaughan. This will allow City staff to make more informed recommendations regarding future development planning applications that have the potential to impact known archaeological resources.

Attachments

None

Report Prepared By

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 7, CW Report No. 12 – Page 2

Purpose

The purpose of this report is to inform Council that the municipal services associated with the industrial subdivision developed by 606578 Ontario Limited and 129666 Ontario Inc., are now complete and can be considered for assumption by the City.

Background - Analysis and Options

The 606578/1129666 Ontario Industrial – Phase I subdivision is an industrial development comprising of four industrial blocks and an open channel drainage block, which is located on the east side of Weston Road and north of Langstaff Road as illustrated on Attachment No.1.

The Subdivision Agreement with 606578 Ontario Limited and 1129666 Ontario Inc. was executed on September 15, 2003, and the Plan of Subdivision 65M-3769 was subsequently registered on August 10, 2004. The construction of the roads and municipal services was completed in September 2008.

The developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and rectified all noted deficiencies. The developer has installed all the required boulevard trees and landscaping in the subdivision but a final inspection of the landscaping could not be completed last year before winter set in. The Parks & Forestry Operations Department has indicated that they have no objection to the assumption of this development subject to the City retaining sufficient securities to guarantee the replacement of any dead or diseased trees/shrubs that are identified following a final inspection this spring. The Parks & Forestry Operations Department is recommending that the City retain \$36,000 from the Municipal Services Letter of Credit to ensure the rectification of any landscaping deficiencies. The developer has provided a letter of commitment indicating his intention to rectify any deficiency found during the City's Parks & Forestry Operations inspection scheduled for June 2012. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City.

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

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Building Standards, Parks Development, Public Works, and Clerks. The Parks & Forestry Operations Department has no objection to the assumption of the subdivision provided that the City retains securities in the amount of \$36,000 to guarantee the replacement of any dead or diseased boulevard tree in the plan. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Pursuant to the subdivision agreement, the developer provided the City a separate letter of credit in the amount of \$64,000 as their proportionate share of the cost of constructing an entrance features and associated landscaping on the abutting property to the north when the lands develop. As the lands to the north have not yet developed, this letter of credit will be retained by the City. The Development Planning Department has confirmed the amount of the letter of credit is adequate to complete the works in the future.

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Item 7, CW Report No. 12 – Page 3

Relationship to Vaughan Vision 2020

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

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

Conclusion

The construction of the roads and municipal services associated with the 606578 / 1129666 Ontario Industrial Subdivision, Phase 1, Plan of Subdivision 65M-3769 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3769 be assumed and the Municipal Services Letter of Credit be reduced to \$36,000 pending a final inspection of the landscaping in the subdivision by the City's Parks & Forestry Operations Department. Once any landscaping deficiencies have been rectified to the satisfaction of the Parks & Forestry Operations Department, the Municipal Services Letter of Credit shall 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

OM/vp

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 8, CW Report No. 12 – Page 2

Background - Analysis and Options

The Anland Subdivision Phase 1 is comprised of 14 single residential lots and 8 semi-detached units and is located on the north-west corner of Islington Avenue and Hayhoe Lane as illustrated on Attachment No. 1.

The Subdivision Agreement with Anland Woodbridge Ltd was executed on November 8, 2005, and the Plan of Subdivision 65M-3883 was subsequently registered on January 24, 2006. The construction of the roads and municipal services was completed in October 2009.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and rectified all deficiencies with the exception of the replacement of some sod behind certain sections of curb on Autumn Ridge Court and the repainting of the stop bar at the intersection of Autumn Ridge and Hayhoe Lane. These deficiencies could not be rectified last fall due to weather but the developer has committed to completing the work by May 31st, 2012. The value of this work is estimated to cost about \$2,000 so staff is recommending that securities in this amount be held by the City until the works have been completed.

All documentation required by the Subdivision Agreement for assumption has been submitted. Development/Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the works with the exception of the minor deficiencies noted above. In addition, the grading of all lots in the subdivision have been certified by the Developer's Engineering Consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City, and that the development securities held by the City be released.

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

Relationship to Vaughan Vision 2020

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

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this subdivision.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 8, CW Report No. 12 – Page 3

Conclusion

The construction of the roads and municipal services associated with the Anland Subdivision Phase 1, Plan of Subdivision 65M-3883, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3883 be assumed and the Municipal Services Letter of Credit be reduced to \$2,000 pending the rectification of minor deficiencies to the satisfaction of the Development/Transportation Engineering Department. Once these deficiencies are rectified, the remaining Municipal Services Letter of Credit shall 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

FS/om

(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 APRIL 17, 2012

Item 9, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

**9 ZONING BY-LAW AMENDMENT FILE Z.12.001
SITE DEVELOPMENT FILE DA.12.001
NINE-TEN WEST LIMITED
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 3, 2012, be approved;
- 2) That the deputation of Mr. Luch Ognibene, Remington Group, 7501 Keele Street, Suite 100, Vaughan, L4K 1Y2, on behalf of the applicant, be received; and
- 3) That the coloured elevation submitted by the applicant be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.12.001 (Nine-Ten West Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically the RTI Residential Townhouse Zone subject to Exception 9(1226), to permit the reduced rear and exterior side yard setbacks and increased interior garage widths identified on Attachment #3, to facilitate the development of 38 street townhouse dwelling units (freehold), within 8 townhouse blocks.
2. THAT Site Development File DA.12.001 (Nine-Ten West Limited) BE APPROVED, to permit the development of 38 street townhouse dwelling units within 8 townhouse blocks (Blocks 32 to 39 inclusive, on Registered Plan 65M-4188 and Parts 2 to 4 on Reference Plan 65R-32546) as shown on Attachments #4 to #10 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the implementing Zoning By-law shall be in full force and effect; and,
 - ii) the final site servicing and grading plan shall be approved by the Vaughan Development/Transportation Engineering Department.

Contribution to Sustainability

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

- i) low "E" argon windows and patio doors;
- ii) steel insulated doors;
- iii) R40 spray foam insulation in garage ceilings and all habitable areas above the porch;
- iv) recycled aggregates for the driveway sub-base;
- v) low flow toilets and faucets;
- vi) garage doors made from 90% recycled material;
- vii) high efficiency furnaces;
- viii) permeable pavers; and,
- ix) drought tolerant planting.

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Item 9, CW Report No. 12 – Page 2

Economic Impact

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

Communications Plan

On February 3, 2012, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. 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 February 28, 2012, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 20, 2012.

Purpose

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

1. Zoning By-law Amendment File Z.12.001, to amend Zoning By-law 1-88, specifically the RT1 Residential Townhouse Zone, subject to Exception 9(1226), to permit reduced rear and exterior side yard setbacks and increased interior garage widths as identified on Attachment #3, to facilitate the development of 38 street townhouse dwelling units (freehold) within 8 townhouse blocks; and,
2. Site Development File DA.12.001, to permit the development of 38 street townhouse dwelling (freehold) units within 8 townhouse blocks as shown on Attachments #4 to #10.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the west side of Grand Trunk Avenue, north of Rutherford Road, in Planning Block 18, City of Vaughan. The subject lands are comprised of Blocks 32 to 39 inclusive, on Registered Plan 65M-4188 and Parts 2 to 4 on Reference Plan 65R-32546. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Low Density Residential" by in-effect OPA #600 (Carrville Urban Village 2); 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 on September 27, 2011) and is pending approval from the Ontario Municipal Board. The proposed street townhouse development conforms to the Official Plans.

Zoning

The subject lands are zoned RT1 Residential Townhouse Zone by Zoning By-law 1-88, subject to Exception 9(1226), which permits the street townhouse dwelling use. The site-specific zoning exceptions identified on Attachment #3 are necessary to implement the proposal.

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The proposed rear yard reduction is a result of the garages to be attached to the rear of the townhouse dwelling unit, as shown on Attachments #4 to #10, thereby resulting in a rear yard setback ranging between 6.4 m - 8.0 m from the garage to the rear lot line. The zoning by-law originally contemplated a detached rear lane garage and a 15 m setback from the main dwelling to the rear lot line. The alternative townhouse unit design is considered appropriate and maintains a front building façade unit uninterrupted by garage doors or driveways on Grand Trunk Avenue, which is considered desirable from an urban design streetscape perspective. Similarly, since the proposed garages will face the rear lane, the proposed increased garage width can be supported. The reductions to the exterior side yard occur in a few locations and are considered to be minor and appropriate.

The proposed zoning exceptions for reduced rear and exterior side yard setbacks are considered minor in nature, would facilitate a development that is appropriate, and result in a building form that is compatible with the surrounding residential area.

Site History

On June 28, 2004, Vaughan Council approved Draft Plan of Subdivision File 19T-00V17 (Nine-Ten West Limited) to permit the development of 396 residential units, consisting of 204 single-detached dwelling units, 102 semi-detached dwelling units and 90 street townhouse dwelling units. The Plan of Subdivision was registered on August 31, 2010 as Plan 65M-4188. The Plan facilitates Blocks 32 to 39 for street townhouse dwelling units.

The lands on Reference Plan 65R-32546 (0.8 ha), were originally owned by a non-participating landowner in Block 18. The parcel was purchased by Block 18 (Betti) Inc. and 0.52 ha were conveyed to the City of Vaughan for the completion of Grand Trunk Avenue, and the remaining lands were consolidated with the adjoining lands for development. A 0.11 ha portion (Parts 1 to 4) was joined to the Nine-Ten West Limited lands in Plan of Subdivision 19T-00V17 to form full developable blocks for the development of street townhouses. Reference Plan 65R-32546 was registered on August 5, 2010. Servicing for the proposed development has been allocated.

Site Plan Review

The Vaughan Development Planning Department is satisfied with the proposed site plan, building elevations and landscape Plan, shown on Attachments #4 to #10 inclusive. The subject lands are located in Planning Block 18 and are subject to Architectural Control. The building elevations are in accordance with the approved Architectural Design Guidelines for Block 18, and must be stamped approved by the Block 18 Control Architect (The Planning Partnership Ltd).

The proposed landscape plan shown on Attachment #8 provides for tree planting and sodded areas between the townhouse blocks in the landscape sections along the rear laneway, and landscaping in the front yard, to the satisfaction of the Vaughan Development Planning Department.

Vaughan Development/Transportation Engineering Department

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

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Item 9, CW Report No. 12 – Page 4

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 subject lands are located internal to the subdivision, and therefore, there are no Regional implications.

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.12.001 and Site Development File DA.12.001 (Nine-Ten West Limited) in accordance with OPA #600, the new City of Vaughan Official Plan 2010, Zoning By-law 1-88, the Block 18 Plan, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied with the proposed zoning exceptions for reduced rear and exterior side yard setbacks and increased garage widths. The proposed development for 38 street townhouse dwelling units within 8 street townhouse blocks is appropriate and compatible with the existing and permitted uses in the surrounding area, and with the lotting in the approved Plan of Subdivision, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning Exceptions
4. Site Plan - Blocks 32 & 33
5. Site Plan - Blocks 34 & 35
6. Site Plan - Blocks 36 & 37
7. Site Plan - Blocks 38 & 39
8. Landscape Plan
9. East & South Elevations - Block 32 (Typical)
10. West & North Elevations - Block 32 (Typical)

Report prepared by:

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

/LG

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

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EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 10, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

10

**ZONING BY-LAW AMENDMENT FILE Z.11.018
DRAFT PLAN OF SUBDIVISION FILE 19T-11V004
2130400 ONTARIO INC.
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated April 3, 2012:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.018 (2130400 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone to the following zone categories, in the manner shown on Attachment #4, and subject to the following:
 - a) rezone the subject lands to EM1 Prestige Employment Area Zone (Block 1), EM1 Prestige Employment Area Zone with the “(H)” Holding Symbol (Block 8), C7 Service Commercial Zone (Block 2), EM2 General Employment Area Zone (Blocks 3 and 4), and EM2 General Employment Area Zone with the “(H)” Holding Symbol (Blocks 5-7);
 - b) require that prior to removal of the “(H)” Holding Symbol, the following conditions shall be addressed:
 - i) the “(H)” Holding Symbol for Blocks 5 and 6 (EM2 Zone) may be removed in whole or in part when Street “1” and Street “3” (Hunter’s Valley Road) together with the intersection of Hunter’s Valley Road and Street “1” have been constructed in conjunction with the adjacent lands to provide the Blocks with full road access, to the satisfaction of the Vaughan Development/Transportation Engineering and Development Planning Departments;
 - ii) the “(H)” Holding Symbol for Block 7 (EM2 Zone) and Block 8 (EM1 Zone) may be removed in whole or in part, when the Blocks are merged with Blocks on the lands to the south to form full developable blocks which comply with the respective frontage and area zone requirements, to the satisfaction of the Vaughan Development Planning Department;
 - c) that the implementing Zoning By-law include the following development standards:
 - i) a maximum building height of 40 m (8 storeys) shall be permitted for an Office Building in the C7 Service Commercial Zone and EM1 Prestige Employment Area Zone;
 - ii) mutual driveways shall be permitted between two adjacent lots in the EM1, C7 and EM2 Zones;

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- iii) the following additional EM1 Zone uses shall be permitted in the C7 Zone, provided they are within a wholly enclosed building and with no outside storage:
 - Employment Use;
 - Accessory Retail Sales to an Employment Use;
 - Accessory Office Uses to an Employment Use;
 - Funeral Home in a Single Unit Building and subject to Section 3.8;
 - Car Brokerage; and,
 - Recreational Uses, including a miniature golf course.
- 2. THAT Draft Plan of Subdivision File 19T-11V004 (2130400 Ontario Inc.) prepared by KLM Planning Partners Inc. dated February 7, 2012, BE APPROVED, to facilitate the employment subdivision shown on Attachment #4, subject to the conditions of approval set out in Attachment #1.
- 3. THAT for the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated and/or cash-in-lieu paid in accordance with the Planning Act and conform to the City's approved "Cash-in-lieu of Parkland Policy".

Contribution to Sustainability

The applicant has submitted Urban Design Guidelines, which provide a framework for future development of the employment lands. The Guidelines recommend several sustainability measures, including, but not limited to the following:

- i) integrating the site layout with existing grading conditions, while balancing servicing and stormwater management needs;
- ii) designing the buildings to take advantage of passive solar heating and cooling;
- iii) incorporating permeable or porous paving materials;
- iv) utilizing light-coloured materials to decrease heat absorption and ambient surface temperatures;
- v) utilizing energy efficient, recycled and/or local building materials;
- vi) incorporating bio-retention swales for stormwater management;
- vii) utilizing alternative renewable energy sources where feasible;
- viii) encouraging active transportation connections and facilities; and,
- ix) incorporating low-maintenance, drought-tolerant landscaping.

Economic Impact

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

Communications Plan

On August 19, 2011, the City of Vaughan circulated a Notice of Public Hearing to all property owners within 150 m of the subject lands, as well as, to the Kleinburg and Area Ratepayers' Association, and the West Woodbridge Homeowners' Association. The applicant installed a notice sign on the site along the Regional Road 50 frontage in accordance with City of Vaughan notification procedures. To date, no written comments have been received by the Vaughan Development Planning Department with respect to these applications.

The Committee of the Whole's recommendation to receive the Public Hearing report of September 13, 2011, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 27, 2011.

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Purpose

The Owner has submitted the following applications to facilitate development of an employment subdivision for the subject lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.11.018 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to C7 Service Commercial Zone, EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone. Development Planning Staff, through discussions with the applicant, recommend that an “(H)” Holding Symbol be placed on Blocks 5-8, as discussed in the Zoning section of this report. The zone categories are shown on Attachment #4.

The proposal also includes the following site-specific zoning exceptions:

Table 1: Proposed Exceptions to Zoning By-law 1-88 Exceptions			
	By-law Standard	By-law 1-88 Requirements	Proposed Exceptions to By-law 1-88
a.	Maximum Height for an Office Building within the EM1 Prestige Employment Area Zone and C7 Service Commercial Zone	<ul style="list-style-type: none"> ▪ EM1 Zone: 15 m ▪ A building may exceed 15 m provided that the minimum interior side yard is increased by 0.3 m for every 0.6 m of additional building height in excess of 15 m ▪ C7 Zone: 11 m ▪ A building may exceed 11 m provided the minimum interior side yard is increased by 0.3m for every 0.6 m of additional building height in excess of 11 m 	<ul style="list-style-type: none"> ▪ 40 m (8 storeys) for an Office Building use in the EM1 and C7 Zones
b.	Driveway Access in the EM1 Prestige Employment Area Zone, C7 Service Commercial Zone & EM2 General Employment Area Zone	<ul style="list-style-type: none"> ▪ Driveways must be provided for and maintained on the lot, for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time 	<ul style="list-style-type: none"> ▪ Permit mutual driveways between two adjacent lots
c.	Uses Permitted in the C7 Service Commercial Zone	<ul style="list-style-type: none"> ▪ C7 Service Commercial Zone uses only 	<ul style="list-style-type: none"> ▪ Permit the following additional EM1 Prestige Employment Area Zone uses within the C7 Zone: <ul style="list-style-type: none"> - Employment Use - Accessory Retail Sales to an Employment Use - Accessory Office Uses to an Employment Use - Funeral Home in a Single Unit Building and subject to Section 3.8 - Car Brokerage - Recreational Uses, including a miniature golf course

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2. Draft Plan of Subdivision File 19T-11V004 (Attachment #4) to facilitate an employment plan of subdivision consisting of the following:

Blocks 1-6: Employment	6.475 ha
Blocks 7-8: Future Employment Blocks (to be developed in conjunction with the lands to the south)	0.074 ha
<u>Road Widening, 0.30 m Reserves & Streets</u>	<u>1.520 ha</u>
TOTAL AREA	8.069 ha

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the east side of Regional Road 50, north of Langstaff Road, in Part of Lots 11 and 12, Concession 10, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan

The subject lands are designated “Prestige Area” (adjacent to Regional Road 50) and “Employment Area General” (interior lots) by in-effect OPA #450 (Employment Area Plan), as amended by in-effect OPA #631. The proposed land uses conform to the Official Plan.

- a) Prestige Area and Service Node (Blocks 1, 2 & 8)

The “Prestige Area” designation located adjacent to Regional Road 50 provides locational opportunities for activities that require high visual exposure, good accessibility, and an appropriate work environment. The implementing zone category is the EM1 Prestige Employment Area Zone, which permits a wide range of industrial, office, business and civic uses.

OPA #450 also permits Service Nodes within the “Prestige Area” designation, up to a maximum of 1.2 ha, to be generally located at the intersection of arterial and/or collector roads. The implementing zone category is the C7 Service Commercial Zone, which permits limited commercial uses to service the needs of the employment area. The proposed C7 Service Commercial Zone (Block 2) is 1.2 ha in size, and is located at the intersection of Regional Road 50 and a proposed road (Street “1”) as shown on Attachment #4, in accordance with the policies of OPA #450.

- b) Employment Area General (Blocks 3-7)

The “Employment Area General” designation, comprised of the interior employment lots, accommodates uses that do not require higher profile locations, and provides opportunities for development that requires outside storage. The implementing zone category is EM2 General Employment Area Zone, which permits some prestige employment uses, as well as, a full range of processing, warehousing and storage operations, and transportation and distribution facilities. The proposed EM2 General Employment Area Zone is in accordance with the policies of OPA #450.

The subject lands are designated “Prestige Employment” and “General Employment” by the 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 Ontario Municipal Board. The proposal would conform to the new Official Plan.

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Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. The Owner is proposing to rezone the lands to EM1 Prestige Employment Area Zone, C7 Service Commercial Zone, and EM2 General Employment Area Zone to implement the proposed draft plan of subdivision (Attachment #4). The Development Planning Department supports the proposed zone categories, which implement the Official Plan designations, subject to placing an “(H)” Holding Symbol on Blocks 5-8, as follows:

a) “(H)” Holding Symbol for Blocks 5 & 6 (Future Road Access)

The Development Planning Department recommends placing an “(H)” Holding Symbol on Blocks 5 and 6, until such time that Streets “1” and “3” (Hunter’s Valley Road) together with the intersection of Hunter’s Valley Road and Street “1” are constructed in conjunction with the adjacent lands to provide the respective Blocks with full road access.

b) “(H)” Holding Symbol for Blocks 7 & 8 (Future Employment Blocks)

The Development Planning Department recommends that Blocks 7 and 8 be rezoned to EM2(H) General Employment Area Zone and EM1(H) Prestige Employment Area Zone, respectively, both with the “(H)” Holding Symbol, as shown on Attachment #4. The “(H)” symbol can be removed at such time that the blocks are combined with blocks on lands to the south to form full developable blocks which comply with the respective zone requirements for lot area and frontage.

The recommended zone categories are shown on Attachment #4. The Owner has also requested site-specific zoning exceptions (shown on Table 1) for the future development of the employment lands. The Development Planning Department considers these exceptions to be appropriate for the site and compatible with the adjacent employment and service commercial uses, as follows:

a) Maximum Building Height for an Office Building Use

As identified in the September 13, 2011 Public Hearing Report, the Owner initially requested unlimited height for an office building use in the EM1 and C7 Zones. After discussions with the Development Planning Department, the Owner has revised the proposal to request an increased building height of 40 m (8 storeys) to facilitate development of an office building on Blocks 1 and 2.

The proposed building height increase conforms to OPA #450, and is consistent with the City of Vaughan Official Plan 2010, which permits Mid-Rise Buildings of 5-12 storeys within the “Prestige Employment” Designation. The Urban Design Guidelines submitted in support of the application envision a 4-8 storey office building at the corner of Highway 50 and Street “1”, which would provide an appropriate gateway feature into the site. The City of Brampton has also reviewed the Urban Design Guidelines and has no concerns with the proposed height. The Traffic Impact Study submitted in support of the application is further based on the future development of a 4-8 storey office building.

Accordingly, the Development Planning Department can support the proposed height increase of 40 m (8 storeys) for an office building. Detailed design will be reviewed at the site plan stage. All other uses permitted in the C7 and EM1 zones must comply with the maximum building height standards in Zoning By-law 1-88 (see Table 1).

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b) Mutual Driveways

The Development Planning Department can support the proposed zoning exception to permit mutual driveways between two adjacent lots within the EM1, C7 and EM2 Zones, as shared driveways will reduce the number of vehicular access points on the site. From a land use and maintenance perspective, mutual driveways within an employment area are more efficient than providing separate driveways on each lot. The Owner is advised that mutual easements will be required to permit shared access between the blocks. Detailed design of the mutual driveways will be reviewed at the site plan and/or building permit stage.

c) Uses Permitted in the C7 Zone

The Owner initially requested that all EM1 Prestige Employment Area Zone uses be permitted within the C7 Service Commercial Zone, and has worked with the Development Planning Department to reduce the list of EM1 uses. The applicant has indicated that the proposed additional EM1 Zone uses identified in Table 1 earlier will provide more flexibility within the C7 Zone, which is an important entrance into the employment subdivision. The Development Planning Department can support the proposed additional uses, which conform to OPA #450, and are compatible with other C7 Zone uses, as well as, the proposed adjacent zone categories within the employment subdivision (shown on Attachment #4).

Urban Design Guidelines

The applicant has submitted Urban Design Guidelines to provide a built form and urban design framework for future development of the employment lands. The Guidelines envision a 4-8 storey office building on the EM1 and C7 lands, which will provide a gateway feature into the site. Buildings within the EM2 Zone are intended to consist of single storey employment buildings.

The Development Planning Department is satisfied that the proposed urban design framework is consistent with the Block 64 Urban Design Guidelines, which will be implemented through future Site Development Applications on lands zoned EM1 and C7. Lands to be zoned EM2 will be developed through the Building Permit process.

Block 64 Plan/Subdivision Design

The Draft Plan of Subdivision shown on Attachment #4 proposes six employment blocks and two future employment blocks to be developed in conjunction with the lands to the south. The Draft Plan of Subdivision is consistent with the Block 64 Plan (shown on Attachment #5) with respect to the street pattern and land uses. The Block 64 Plan, which was approved by Vaughan Council on June 26, 2006, forms part of the employment lands known collectively as the "Vaughan Enterprise Zone."

In terms of the subdivision design, the proposed blocks comply with the frontage and area requirements of Zoning By-law 1-88 (except for Blocks 7 and 8, which will be combined with the lands to the south), and are consistent with the emerging lot fabric in Block 64. Street "1" runs east/west, and will connect Regional Road 50 with Huntington Road at ultimate build-out. Street "2", which runs north/south, will terminate in a cul-de-sac at the northern edge of the subdivision. While the Block 64 Plan initially envisioned this road to extend further north, the Plan permits local roads to be removed to allow for large single use developments to occur. The changes to the road network were justified through approval of the draft plans of subdivision to the north (Files 19T-07V05 and 19T-06V13). Finally, Street "3" (Hunter's Valley Road), which runs north/south, will connect Langstaff Road to Rutherford Road at ultimate build-out.

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Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the applications and provides the comments below. Conditions of approval with respect to these comments are provided in Attachment #1.

a) Road Network

The proposed road network conforms with the approved Transportation Management Plan (TMP) for the Block 64 Plan, except Street “2” in the Draft Plan does not extend north up to Trade Valley Drive as per the approved Plan of Subdivision Files 19T-07V05 and 19T-06V13, Phase 1, adjacent lands north of the Draft Plan. The Draft Plan requires construction of Street “1”, Street “2” and the intersection of Street “1” at Highway 50 to provide access for Blocks 1, 2, 3 and 4 in the Plan, while Blocks 5 and 6 in the Plan require access on Hunter’s Valley Road. The alignment of Hunter’s Valley Road falls onto adjacent lands east to the Draft Plan, which are vacant and have not received any development approvals yet. Accordingly, a holding provision for Blocks 5 and 6 in the Plan is required until Hunter’s Valley Road is completed together with the intersection of Hunter’s Valley Road and Street “1”.

Further, alignment of Street “1” east of Street “2” falls onto the adjacent lands south of the Draft Plan, which are vacant and have not received any development approvals yet.

The Draft Plan has been laid out in accordance with the approved Block 64 Plan and the recommendations of the Traffic Studies and City design standards. The road network in the Plan and adjacent lands east and south of the Plan consists mainly of 26 m major collector roads, except for Street “1” in the Draft Plan, which is 29 m wide between Highway 50 and Street “2” to accommodate the required taper and horizontal radius as per the City design standards.

b) Municipal Servicing

The approved Master Environmental Servicing Plan (MESP) for the Block 64 Plan has an established framework for the servicing scheme and the Functional Servicing Report (FSR) demonstrates how the Draft Plan can be serviced in conformity with the Block 64 MESP. The FSR identifies that the subject Draft Plan development can be serviced by construction of the sanitary sewer and storm sewer, together with the stormwater management facility and watermains within the Plan and on the external adjacent lands to the east and south of the Draft Plan, which are vacant and have not received any development approvals yet.

c) Water Servicing

The subject lands are located within the Pressure District 6 (PD 6) of the York Water Supply System. The Functional Servicing Report (FSR) identifies the need to service the Draft Plan, which requires extension of the existing 400mm diameter watermain on Hunter’s Valley Road together with a connection to the proposed 400mm diameter watermain on Huntington Road via Street “1” to provide for the necessary supply, pressure and looping for the development.

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d) Sanitary Servicing

The Functional Servicing Report (FSR) demonstrates that the sanitary services for the subject lands can be provided by the construction of the sanitary sewer on Street "1" to Huntington Road, which will provide an outlet to the exiting 750mm diameter sanitary sub-trunk onto Huntington Road.

e) Sewage and Water Allocation

The current Regional servicing capacity limitations do not apply to employment land uses. Notwithstanding this, the City continues to allocate servicing capacity to industrial development applications at the draft plan/site plan approval stage or in accordance with the Council approved servicing capacity distribution protocol.

f) Storm Drainage

The Draft Plan is located within the Humber River watershed. The site generally slopes from north to south and currently discharges to a tributary which is part of the East Rainbow Creek. As per the FSR, the existing drainage patterns within the developments will generally be maintained under a post-development condition, and the Draft Plan and surrounding lands will be serviced by a proposed stormwater management facility located on the lands external to the Plan, northeast of Langstaff Road and Highway 50, which is in conformity with the Block 64 MESP. The storm water management facility is proposed to provide quantity and quality controls for the urban storm water runoff for the Draft Plan and lands external to the Draft Plan to the target release rates established for the Humber River watershed.

As part of the engineering design and prior to the initiation of any grading on the Draft Plan, the Owner shall provide an engineering report for review and approval by the City, which describes the proposed storm drainage system to develop the subject lands. This report shall describe the proposed drainage system to develop the subject lands and include, but not be limited to, the following items:

- (i) plans illustrating the proposed system and its connection into the existing storm system;
- (ii) stormwater management techniques that may be required to control minor or major flows;
- (iii) details of all external tributary lands, and include the existing development(s); and,
- (iv) proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

The municipal servicing design shall conform to the approved Block 64 Plan and MESP.

g) Developer's Group Agreement

The Draft Plan depends on the adjacent properties east and south for the construction of the road network and municipal services to service the Plan, and adjacent properties east and south of the Draft Plan have not received any development approvals from the City yet. Accordingly, the Owner is required to enter into a Developers' Group Agreement with the other participating landowners within Block 64 for construction of the required road network and municipal services to the satisfaction of the City.

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h) Geotechnical

The Owner is required to submit a geotechnical investigation report and/or a slope stability report for review and approval by the City as part of the detailed engineering submission. The report(s) shall provide information about subsoil and groundwater condition and shall provide recommendations for the construction of municipal services, pavement and methods for any required slope stabilization within the Draft Plan.

i) Environmental Site Assessment

The Owner submitted a Phase 1 Environmental Site Assessment in support of the applications, which was found to be acceptable to the City.

j) Street-lighting

The design and type of street lighting in the Plan shall meet City standards, which includes the illumination of the industrial to arterial road intersections. In April 2010, Council directed Staff to undertake a review of the City's engineering design criteria and standards with respect to the use of LED luminaire technology in new developments. This review is currently underway so there may be a requirement to use LED streetlighting in the Plan. This matter will be addressed in conjunction at the detailed engineering design stage.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has advised that they have no objections to the proposed Zoning By-law Amendment. With respect to the Draft Plan of Subdivision, the TRCA has no objections, subject to conditions of approval with respect to stormwater management and erosion and sediment control, which are included in Attachment #1.

City of Brampton

The City of Brampton has reviewed the applications, and is satisfied that the proposed land uses and Urban Design Guidelines incorporate the appropriate site plan principles. The City of Brampton Long Range Transportation staff are generally satisfied with the Traffic Impact Study, and have provided additional comments, which must be addressed to their satisfaction. A condition to this effect is included in Attachment #1.

Vaughan Cultural Services

The Vaughan Cultural Services Division has advised that the subject lands have been cleared of concern for archaeological resources by the Ministry of Tourism and Culture. The Cultural Services Division has provided conditions of approval which are included in Attachment #1.

Parkland Dedication

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the subject lands, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

The cash-in-lieu payment in accordance with Section 42 of the Planning Act will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.

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Canada Post

Canada Post has indicated that if any of the buildings consist of more than two adjoining units, sharing a common indoor entrance, the developer/owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications. For any other building/unit type scenario in this subdivision, a Canada Post Community Mailbox will be required. Canada Post has provided conditions of draft plan approval to this effect, which are included in Attachment #1.

Utilities

PowerStream has reviewed the applications, and has indicated that it is the Owner's responsibility to contact PowerStream's office to discuss servicing requirements for this site. Conditions of approval regarding these requirements are included in Attachment #1.

Hydro One has reviewed the proposed Draft Plan of Subdivision and has no comments or concerns.

Enbridge Gas has no objection to the applications, and has provided conditions of draft plan approval, which are included in Attachment #1.

Bell Canada has reviewed the applications and provided conditions of draft plan approval with respect to the provision of communication/telecommunication infrastructure to service future development. These conditions are included in Attachment #1.

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

Region of York

The Region of York has reviewed the proposed applications and provides the following comments with respect to sanitary sewage and water supply:

"This development is within the West Rainbow Collector drainage area of the York-Durham Sewage System, and will be serviced from Water Pressure District No. 6. As the West Rainbow twinning was completed in 2010, Infrastructure Planning staff have no concerns with regards to sanitary servicing and water supply for this development.

Regional Infrastructure Planning Staff have provided further comments with respect to the supporting Traffic Impact Study, which must be addressed to their satisfaction as per conditions of draft plan of subdivision approval.

Accordingly, the Region of York has no objections to the proposed draft plan of subdivision, subject to the conditions of draft plan approval included in Attachment #1."

Region of Peel

The Region of Peel has reviewed the applications and indicated that Region of Peel municipal services and sanitary water services are not available to service the development. The Region of Peel has provided comments with respect to the supporting Traffic Impact Study, which must be addressed to the satisfaction of Peel Region. A condition to this effect, as well as additional conditions of draft plan approval, are included in Attachment #1.

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Conclusion

The Vaughan Development Planning Department has reviewed the Zoning By-law Amendment and Draft Plan of Subdivision applications in accordance with OPA #450, OPA #631, the new City of Vaughan Official Plan 2010, the approved Block 64 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 proposed subdivision, which facilitates development of the lands with employment and service commercial uses, is desirable and appropriate, and in keeping with the Official Plan and Block 64 Plan. Placement of the "(H)" Holding Symbol ensures that Blocks 5 and 6 will not be developed until the lots have full road access, and that Blocks 7 and 8 be merged with the lands to the south to form full developable blocks.

For these reasons, the Development Planning Department supports approval of Zoning Amendment File Z.11.018 and Draft Plan of Subdivision File 19T-11V004, subject to the recommendations in this report, and conditions of draft plan approval outlined in Attachment #1

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Proposed Draft Plan of Subdivision File 19T-11V004 and Proposed Zoning
5. Approved Block 64 Plan

Report prepared by:

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

/CM

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

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Item 11, CW Report No. 12 – Page 2

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.12.001 (Boca East Investments Ltd.) BE APPROVED, to amend OPA #450 (Employment Area Plan) as amended by OPA #631, specifically to:
 - a) redesignate the portion of the subject lands currently designated “Employment Area General” to “Prestige Area” as shown on Attachment #2;
 - b) permit the outside storage of trucks and tractor trailers accessory to the operation of a warehouse and distribution facility, whereas no outside storage is permitted on lands designated Prestige Area; and,
 - c) permit loading spaces between a building and a street (Rutherford Road).
2. THAT Zoning By-law Amendment File Z.12.002 (Boca East Investments Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically to:
 - a) rezone the portion of the subject lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” and subject to Exception 9(1307), to EM1 Prestige Employment Area Zone as shown on Attachment #2, to implement the proposed development shown on Attachments #3 to #5;
 - b) remove the Holding Symbol “(H)” from the entirety of the subject lands, thereby effectively zoning the entire subject lands EM1 Prestige Employment Area Zone; and,
 - c) permit the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT Site Development File DA.12.013 (Boca East Investments Ltd.) BE APPROVED, to permit the development of a 61,093.03 m² warehouse and distribution facility with 800 truck and trailer parking spaces, 540 employee parking spaces and 212 loading spaces, as shown on Attachment #3, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - ii) the final site grading and servicing plans, storm water management report, functional servicing report, access, parking, traffic impact assessment, and on-site circulation shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall enter into a Subdivision Agreement (revision to Plan of Subdivision File 19T-06V13) and any other agreement as required, with the City of Vaughan, to provide for the necessary municipal services for the proposed development;
 - iv) the Owner shall satisfy all requirements of the Vaughan Public Works Department respecting waste management on the site;

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- v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA); and,
 - vi) the Owner shall submit an amended Block 64 Plan to reflect the approved amendments.
4. THAT the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 51 of the Planning Act and City of Vaughan policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. The cash-in-lieu payment, in accordance with Section 42 of the Planning Act, will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.
5. THAT the Region of York be requested to endorse a modification to the City of Vaughan Official Plan 2010, adopted by Vaughan Council on September 7, 2010, as modified on September 27, 2011, specifically Schedules 13 and 13 k to redesignate the subject lands from "Prestige Employment" and "General Employment" to "Prestige Employment" with the same site-specific policies identified in Recommendations 1 a), b) and c) above to be included in Volume 2, Section 13 (Land Subject to Site Specific Policies) of the City of Vaughan Official Plan 2010, as amended. As the VOP 2010 has been appealed, the final approval authority rests with the Ontario Municipal Board (OMB).

Contribution to Sustainability

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

- i) light pollution reduction: design outdoor lighting for safety and comfort;
- ii) erosion and sedimentation control: design and implement an erosion and sediments control plan;
- iii) recycled materials: recycled concrete materials for stone base in the parking lot pavement construction;
- iv) provision of bicycle racks on site, to promote an alternative to motor vehicles;
- v) indoor water use reduction: implement plumbing fixtures that reduce water requirements;
- vi) utilizing roofing materials that have a Solar Reflectance Index (typically referred to as white roofs);
- vii) utilizing low emitting adhesives and sealants;
- viii) utilizing low emitting paints and coatings;
- ix) provide an easily accessible area for collection and storage of recyclables; and,
- x) landscape materials that minimize the high usage of water.

Economic Impact

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

Communications Plan

On February 3, 2012, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands and to the Kleinburg and Area Ratepayers' Association and the Nashville Area Ratepayers Association. The Public Hearing was held on February 28, 2012.

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The recommendation of the Committee of the Whole on February 28, 2012, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 20, 2012.

It is noted that the Public Hearing Notice indicated that an amendment to the Official Plan was being requested to delete a portion of a north/south collector road located west of the subject lands. The Owner has since revised the Official Plan Amendment Application to delete this request.

Purpose

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of a 61,093.03 m² warehouse and distribution facility with 800 truck and trailer parking spaces, 540 employee parking spaces and 212 loading spaces, as shown on Attachment #3:

1. Official Plan Amendment File OP.12.001, to amend OPA #450 (Employment Area Plan) as amended by OPA #631, specifically to:
 - a) redesignate the portion of the subject lands currently designated “Employment Area General” to “Prestige Area” as shown on Attachment #2;
 - b) permit the outside storage of trucks and tractor trailers accessory to the operation of a warehouse and distribution facility, whereas no outside storage is permitted on lands designated for Prestige Area; and,
 - c) permit loading spaces between a building and a street (Rutherford Road).
2. Zoning By-law Amendment File Z.12.002 to amend Zoning By-law 1-88, specifically to:
 - a) rezone the portion of the subject lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” and subject to Exception 9(1307), to EM1 Prestige Employment Area Zone as shown on Attachment #2, to implement the proposed development as shown on Attachments #3 to #5;
 - b) remove the Holding Symbol “(H)” from the entirety of the subject lands, thereby effectively zoning the entire subject lands EM1 Prestige Employment Area Zone; and,
 - c) permit the site-specific zoning exceptions as identified in Table 1 of this report.
3. Site Development File DA.12.013 to permit the development of a 61,093.03 m² warehouse and distribution facility with 800 truck and trailer parking spaces, 540 employee parking spaces and 212 loading spaces, as shown on Attachments #3 to #5.

Background - Analysis and Options

Location

The subject lands are located at the southwest corner of Huntington Road and Rutherford Road, City of Vaughan as shown on Attachments #1 and #2.

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Provincial Policy Statement (PPS)

The PPS provides broad based policy direction on matters of Provincial interest related to land use planning and development. The PPS also promotes cost-effective development standards to minimize land consumption and servicing costs, supports and encourages accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long term needs. The proposed development conforms to the goals and objectives and policies of the PPS.

Provincial Places to Grow

Places to Grow, the Province's Growth Plan, sets out policies applicable to the Greater Golden Horseshoe. The policies of the Growth Plan encourage providing for an appropriate mix of uses including industrial uses to meet long term needs and providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activity. The proposed development achieves the goals of the Growth Plan.

Region of York Official Plan

The subject lands are designated "Urban Area" by the Region of York Official Plan, which permits a wide range of residential, commercial, industrial and institutional uses. Policy 6.6 – Goods Movement, of the Regional Official Plan, recognizes that safe and efficient goods movement is an important component of an economic strategy. The proposed Amendment will facilitate a distribution warehouse that conforms to the following Regional policies:

- "To encourage the location of activities that requires heavy truck traffic to areas near or adjacent to freeways and major arterials." (Policy 6.6.4); and,
- "To provide for a truck goods movement network in the Region which connects to adjacent municipalities and which utilizes provincial highways and the regional arterial network." (Policy 6.6.5)

The Region of York considers the subject applications to be a matter of local significance and has exempted the Official Plan Amendment Application from Regional approval.

City of Vaughan Official Plan

The subject lands are designated "Prestige Area" (abutting Rutherford Road and Huntington Road) and "Employment Area General" (interior lands) by OPA #450 (Employment Area Plan) as amended by OPA #631. Both the "Prestige Area" and the "Employment Area General" designations of OPA #450, as amended, permit the proposed warehouse and distribution facility use. Amendments to the Official Plan are required to redesignate the site in its entirety as "Prestige Area", and to permit the outside storage of trucks and trailers, and to permit loading to occur facing Rutherford Road within the "Prestige Area" designation.

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The proposed Official Plan amendment to apply a consistent designation (“Prestige Area”) with exceptions would facilitate development that is compatible with the surrounding employment area, which is characterized by warehousing and transportation oriented employment uses given the proximity of this area to the existing CP intermodal facility and the proposed extension of Highway 427. As noted above, the proposed warehouse and distribution facility use is permitted on the subject lands. The outside storage of goods, merchandise, pallets and racking is not permitted, nor is loading between a building and a street (Rutherford Road). A landscape plan is proposed that incorporates berming and loading to screen the proposed outside storage area and loading spaces, which is acceptable to the Vaughan Development Planning Department. Consequently, the Development Planning Department supports the proposed amendments to the Official Plan.

The subject lands are designated “Prestige Employment” and “General Employment” by the 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 is pending approval from the Ontario Municipal Board. The policies of VOP 2010 are similar to those of OPA #450, as amended. Accordingly, should Vaughan Council adopt the proposed amendments to OPA #450 as identified in the recommendation of this report, VOP 2010 must be amended or modified to reflect any approved amendments. A recommendation to this effect is also included in this report.

Zoning

The subject lands are zoned EM1(H) Prestige Employment Area Zone (abutting Rutherford Road and Huntington Road) and EM2(H) General Employment Area Zone (interior area), each with the Holding Symbol “(H)” as shown on Attachment #2, by Zoning By-law 1-88, and subject to Exception 9(1307). In order to facilitate the proposed plan, amendments to Zoning By-law 1-88 are required to:

- i) rezone the portion of the subject lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” and subject to Exception 9(1307) to EM1 Prestige Employment Area Zone;
- ii) remove the Holding Symbol “(H)” from the entirety of the subject lands, thereby effectively zoning the entire subject lands EM1 Prestige Employment Area Zone; and,
- iii) permit the following site-specific zoning exceptions:

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Table 1

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	Minimum Required Parking For Warehouse Use	1.0 parking space per 100m ² of GFA (611 spaces).	The Owner is requesting that the implementing Zoning By-law establish a minimum parking requirement of 0.67 parking spaces per 100m ² of GFA (410 spaces). However, the proposed site plan includes 540 parking spaces or 0.88 spaces/100m ² .
b.	Location of Loading Spaces	Loading spaces are not permitted between a building and a street.	Permit loading spaces to be located between a building and a street (Rutherford Road).
c.	Outside Storage of Trucks and Trailers	Not permitted in an EM1 Prestige Employment Area Zone.	Permit the outside storage of trucks and trailers in an EM1 Prestige Employment Area Zone as shown on Attachment #3.
d.	Minimum Driveway Width (One Way)	5.4m	4.5m
e.	Driveway Access Width serving a Loading Area	Minimum - 6m Maximum - 13.5m	Driveways ranging from 6.0m to 21.0m (Hunters Valley Road)

The proposed amendment involves rezoning lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” to EM1 Prestige Employment Area Zone in order to have a consistent zone for the entirety of the site.

Zoning By-law 1-88 permits the proposed warehouse and distribution facility in both the EM1 and EM2 Prestige and Employment Area Zones, respectively. With respect to the proposed land use, an amendment to By-law 1-88 is only required to permit the outside storage of trucks and trailers and loading spaces to be located between the proposed building and Rutherford Road. As previously noted, the subject lands are located in an employment area in the vicinity of the CP Intermodal Yard that serves the goods movement sector of the economy in Vaughan, the Greater Toronto Area and across Ontario. The proposed zoning exception to permit the outside storage of trucks and trailers is considered to be compatible with the surrounding land use context. As noted earlier, a landscape plan is proposed that incorporates berming and landscaping to screen the proposed outside storage area and loading spaces, which is acceptable to the Development Planning Department.

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With respect to the proposed zoning amendments related to the driveway widths, the plan responds to the unique nature of the proposed facility which requires the efficient on-site movement of truck traffic, and has been reviewed by the Development/Transportation Engineering Department and generally been determined to be acceptable. The Owner is currently reviewing the access width of the driveway on Hunter's Valley Road to minimize its width to the greatest extent possible. Any further reduction to the driveway access width will be reflected in the implementing zoning by-law. With respect to the reduced parking standard, the Parking Study submitted in support of the application concludes that the proposed parking supply is sufficient for the development's specific requirements. The proposed parking reduction has been reviewed and approved by the Vaughan Development/Transportation Engineering Department.

The subject lands are currently zoned with the Holding Symbol "(H)", which can be removed upon the final determination of the alignment of the Highway #427 extension and cross-over to the satisfaction of the Ministry of Transportation (MTO). The City is in receipt of correspondence from the Ministry of Transportation advising that it has no objection to the removal of the Holding Symbol "(H)" from the subject lands.

In view of the above, the Development Planning Department can support the proposed zoning exceptions and the request to remove the Holding Symbol "(H)" for the subject lands.

Site Plan Review

The proposed site plan is shown on Attachment #3. The vacant 31.58 ha site will be developed with a 61,093.03 m² warehouse and distribution facility with 800 truck and trailer parking spaces, 540 employee parking spaces and 212 loading spaces as shown on Attachments #3 to #5.

The proposed building elevations are shown on Attachment #4 and consists of pre-finished metal siding, pre-cast panels, glazed window frames and canopies. The landscape plan shown on Attachment #5 consists of coniferous and deciduous trees and shrubs along the perimeter of the site with berming to reduce visual impact from the street.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

Services

The Owner has submitted a functional servicing plan, a traffic impact study, a storm water management report, and site servicing and grading plans, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report. A condition is also included requiring the Owner to enter into a Subdivision Agreement (revision to Plan of Subdivision 19T-06V13) and any other agreement required by the City to provide for the necessary municipal services for the proposed development, prior to the execution of the Site Plan Letter of Undertaking.

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Subdivision Agreement/Registration

The subject lands are located within Plan of Subdivision File 19T-06V13 (Boca East Investments Ltd.) that was approved by Vaughan Council on June 25, 2007, as shown on Attachment #6. The southerly portion of the approved subdivision was registered as Plan 65M-4150 on October 22, 2009, which did not include the subject lands. In order to facilitate the proposed development of the subject lands, modifications to the approved Plan of Subdivision are required, to reconfigure Block 3 to delineate the limits of the development block consistent with the boundary of the subject lands and to accommodate a road widening required by York Region with regard to Rutherford Road. The Owner has submitted a revised Plan of Subdivision which is being reviewed by the City of Vaughan and all external public agencies that provided conditions of approval. The Owner is required to enter into a subdivision agreement with the City of Vaughan in order to register the remainder of the plan of subdivision (or phase thereof) prior to the execution of the Site Plan Letter of Undertaking. A condition of approval is included to this effect in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has reviewed the Official Plan and Zoning By-law Amendment and Site Development applications and supports the proposal in principle. The TRCA is working with the Owner to finalize the details with respect to stormwater retention and erosion and sediment control matters. The TRCA has advised that revisions are required to the site grading and servicing plans and storm water management report submitted in support of the proposal.

Prior to the execution of the Site Plan Letter of Undertaking, the Owner must satisfy all requirements of the TRCA.

Block 64 Land Use Plan

The approved Block 64 Land Use Plan is shown on Attachment #7 and designates the subject lands "Prestige Area" (abutting Rutherford Road and Huntington Road) and "Employment Area General" (interior area). The Block Plan was approved by Vaughan Council on June 26, 2006. Should Council approve the proposed Official Plan Amendment, the Owner will be required to submit a revised Block Plan.

Cash-In-Lieu of Parkland

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. The cash-in-lieu payment, in accordance with Section 42 of the Planning Act, will not be required as long as the Council Policy waiving such payment remains in effect for industrial land. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

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Regional Implications

The Region of York Community Planning Division considers the subject applications to be a matter of local significance, and has exempted the Official Plan Amendment Application from Regional approval. The Region of York Transportation Services Division has indicated that they have no transportation or engineering objections to the proposed development. The Owner will be required to fulfill all requirements of the Region of York Transportation Services and Community Planning Department, in accordance with the Regional correspondence dated March 12, 2012.

The Region of York has requested an approximate 2m wide road widening along the Rutherford Road frontage of the property. The Owner has prepared a Reference Plan to delineate the road widening, which has been approved by the Region of York.

Conclusion

The Vaughan Development Planning Department has reviewed the subject Official Plan Amendment, Zoning By-law Amendment and Site Development Applications in accordance with the policies of OPA #450, as amended by OPA #631, the approved Block 64 Plan, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposal to facilitate a warehousing and distribution centre on the subject lands is compatible with the surrounding employment uses for the reasons set out in this report. On this basis, the Development Planning Department can support the approval of the Official Plan Amendment, Zoning By-law Amendment and Site Development Applications, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Approved Plan of Subdivision File 19T-06V13, Boca East Investments Ltd. (Council Approved June 25, 2007)
7. Approved Block 64 Plan

Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

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

CITY OF VAUGHAN

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Item 12, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

12

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-11V009
2088756 ONTARIO LIMITED
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated April 3, 2012:

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-11V009 (2088756 Ontario Limited) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands are currently being developed in accordance with Site Development File DA.08.078 that was approved by Vaughan Council on June 29, 2010, and the contribution to sustainability was identified at that time. This proposal addresses the tenure of the property only, and therefore, there is no contribution to sustainability through this application.

Economic Impact

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

Communications Plan

On January 13, 2012, a Notice of Public Hearing regarding Draft Plan of Condominium (Common Elements) File 19CDM-11V009 was circulated to all property owners within 150m of the subject lands, and to those individuals that had requested notification from the related Official Plan and Zoning By-law Amendment, and Site Development Files OP.06.02, Z.06.049, Z.07.016 and DA.08.078. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 7, 2012, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 21, 2012.

Purpose

The Owner has submitted an application for the approval of a Draft Plan of Condominium (Common Elements) as shown on Attachment #4, for the subject lands shown on Attachments #2 and #3, comprised of 10 freehold townhouse dwelling units accessed by a private road. The proposed condominium common elements are shown as Part 1 on Attachment #4 and consist of a private road, 3 visitor parking spaces, and landscaped areas, as currently being constructed in accordance with the approved Site Development File DA.08.078 shown on Attachment #5.

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Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the east side of Islington Avenue, north of Pine Grove Road, being Lot 13 on Registered Plan M-1113, municipally known as 8441 Islington Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Secondary Plan) and site-specific OPA #692; and, are designated "Low-Rise Residential" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending approval from the Ontario Municipal Board. The proposal conforms to the Official Plans.

The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1309). The proposed townhouse development complies with Zoning By-law 1-88, as amended.

Site Plan

The proposed Draft Plan of Condominium (Common Element) is consistent with approved Site Development File DA.08.078 (Attachment #4), which was approved by Vaughan Council on June 29, 2010.

Garbage/Recycling Collection and Snow Removal

Snow removal and garbage and recycling pick-up will be privately administered and the responsibility of the Condominium Corporation.

Canada Post Corporation

Canada Post has no objections to the proposal subject to the inclusion of conditions in the Condominium Agreement as identified in Attachment #1.

Related Part Lot Control Application

The Owner has submitted related Part Lot Control File PLC.11.021 to facilitate the creation of 10 individual freehold lots for the proposed townhouse dwellings (Parts 2 to 21 inclusive), as shown on Attachment #4. The proposed lots (frontage, area and depth) must comply with the RM2 Multiple Residential Zone requirements of Zoning By-law 1-88 and the approved site plan.

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 no objection to the approval of Draft Plan of Condominium File 19CDM-11V009.

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Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan, and therefore, 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 (Common Elements)
5. Approved Site Plan (File DA.08.078)

Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 13, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

13

**SITE DEVELOPMENT FILE DA.11.110
EAST MAPLE CREEK LAND LTD. C/O TIFFANY PARK HOMES
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 3, 2012, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.110 (East Maple Creek Land Ltd. c/o Tiffany Park Homes) BE APPROVED, to permit the development of 5, two-storey street townhouse dwelling units within one street townhouse block (Block 67 on Registered Plan 65M-4046), as shown on Attachments #3 to #7.

Contribution to Sustainability

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

- i) low "e" argon windows and patio doors;
- ii) steel insulated doors;
- iii) R50 blown insulation in roof;
- iv) R12 insulation in basement;
- v) low flow toilets and faucets;
- vi) high efficiency furnace;
- vii) permeable pavers; and,
- viii) drought tolerant planting.

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.11.110 for the subject lands shown on Attachments #1 and #2 to facilitate the development of 5, two-storey street townhouse dwelling units within one townhouse block (Block 67 on Registered Plan 65M-4046), as shown on Attachments #3 to #7, inclusive.

CITY OF VAUGHAN

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Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located southwest of Major Mackenzie Drive and Peter Rupert Avenue, with frontage and flankage onto Chayna Crescent, being Block 67 on Registered Plan 65M-4046, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

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 is pending approval from the Ontario Municipal Board. The proposed street townhouse development conforms to the Official Plans.

The subject lands are zoned RT1 Residential Townhouse Zone by Zoning By-law 1-88, subject to Exception 9(1223), which permits the proposed street townhouse dwelling use.

Site History

On June 21, 2004, Vaughan Council approved Draft Plan of Subdivision File 19T-00V15 (East Maple Creek Land Ltd.) to permit the development of 357 residential units consisting of 337 single-detached dwelling units and 20 street townhouse dwelling units. The plan of subdivision was registered on April 10, 2008, as Plan 65M-4046, and facilitates street townhouse dwelling units. Servicing for the proposed development has been allocated.

Site Plan Review

The Vaughan Development Planning Department is satisfied with the proposed site plan, landscape plan, and building elevations shown on Attachments #3 to #7. The subject lands are located within Planning Block 18 and are subject to Architectural Control. The site plan and building elevations have been reviewed and approved by the Block 18 Control Architect (The Planning Partnership Ltd.), to the satisfaction of the Development Planning Department.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is satisfied with the grading and servicing plan, which is in accordance with the approved construction drawings for the East Maple Creek Subdivision File 19T-00V15 (Phase 2).

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 subject lands are located internal to the subdivision, and therefore, there are no Regional implications.

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Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.11.110 in accordance with OPA #600, the new City of Vaughan Official Plan 2010, Zoning By-law 1-88, the Block 18 Plan, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for 5 street townhouse dwelling units within a single block is appropriate and compatible with the existing and planned uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. West and North Elevations - Block 67
6. East and South Elevations - Block 67
7. Rendered Elevations

Report prepared by:

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/LG

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 14, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

14

**ONTARIO GEOSPATIAL DATA EXCHANGE (OGDE)
AND LAND INFORMATION ONTARIO (LIO)
MEMBERSHIP APPLICATION TO THE
MINISTRY OF NATURAL RESOURCES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated April 3, 2012:

Recommendation

The Commissioner of Planning in consultation with the Chief Information Officer recommends:

1. That the City apply to the Ministry of Natural Resources for membership in the Ontario Geospatial Data Exchange (OGDE) to provide access to provincial data in the Land Information Ontario (LIO) warehouse;
2. That the City Clerk be authorized to sign the OGDE Membership Application Form on behalf of the City of Vaughan; and,
3. That the City Clerk be authorized to execute any further, specific agreements for data sharing through this membership.

Contribution to Sustainability

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

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

Economic Impact

There are no costs or charges associated with membership in the OGDE.

Communications Plan

There is no communication plan associated with this report.

Purpose

To obtain direction to apply to the Ministry of Natural Resources for membership in the OGDE to provide access to provincial data in the LIO warehouse to ensure the development of a comprehensive GIS database as part of the Natural Heritage Network Study; and execute any required agreements.

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Background - Analysis and Options

Land Information Ontario

Land Information Ontario (LIO), which is administered by the Ministry of Natural Resources, manages key provincial data sets through partnerships and collaboration. LIO makes these and hundreds of other data sets available to registered users at no charge. LIO's Ontario Geospatial Data Exchange (OGDE) allows more than 450 public sector organizations, including 185 municipal governments, to easily share and use digital geographic information under a single legal agreement. The vast majority of the data is created and made available by the Provincial government. Data of interest for the Natural Heritage Network Study includes, but is not limited to: wetland units, forest cover, hydrology and wildlife occurrences such as nesting and spawning sites.

Membership is available to eligible public organizations at no cost. The following organizations are eligible for membership in the OGDE:

- Ministries and agencies of the Ontario Government;
- Federal Government departments;
- Municipalities;
- Conservation Authorities;
- Post-secondary educational institutions and school boards;
- First Nations communities; and
- Non-governmental organizations.

Eligible organizations are required to sign a legal agreement with the Ministry of Natural Resources that outlines the terms and conditions of membership. The Legal Agreement is made up of the following documents, although the City is only required to sign the application form.

- Membership Application Form: Two (2) copies of the Membership Application Form with the original signature of the City of Vaughan's designated signing authority.
- Data Licence Agreement (Appendix A): This appendix is for members that want to share data with, or receive data from, other members. This appendix does not need to be completed or signed when a member completes the application form. Appendix A is signed by the two OGDE members that wish to share data.
- Licensor Agency Agreement (Appendix B): This appendix only applies to members who would like to use the LIO Warehouse and Infrastructure to distribute data indirectly to other members.

Benefits of Membership

Membership in the OGDE providing access to provincial data stored in the LIO data warehouse is required to complete the Natural Heritage Network Study. This will ensure that the City has the most up-to-date digital data and appropriate metadata describing the information sources. This allows the City to track the source, accuracy and vintage of digital data. Hence, a key benefit of membership in the OGDE is the ability to obtain data from the LIO warehouse at any point in time under the single data sharing agreement without the need to sign the agreement for every data exchange.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will fulfill the following criteria:

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- STRATEGIC GOAL:
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:
Lead and promote environmental sustainability.

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

Access to the OGDE data will allow the City to develop a comprehensive GIS database of the Natural Heritage Network. The City will also have the ability to check for data updates and, hence, will allow City staff to make more informed recommendations regarding planning applications that have the potential to have an impact on the Natural Heritage Network.

Attachments

N/A

Report Prepared By

Tony Iacobelli, Senior Environmental Planner, Policy Planning, ext. 8630
Alison Munro, Project Manager, GIS ext. 8689
Roy McQuillin, Manager, Policy Planning, ext. 8211

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Communications Plan

To promote the 2012 Urban Design Awards, City staff will advertise on the web-sites of OAA (Ontario Association of Architects), OALA (Ontario Association of Landscape Architects), OPPI (Ontario Professional Planners Institute), and through posters to be placed in various public facilities throughout the City, commencing June 1, 2012. The awards gala will also be advertised on the City of Vaughan's "City Page", the corporate web-site, as well as, the Economic Development Business link E-News. Staff will also prepare and send an e-mail broadcast to BILD, firms within the design and development industries, as well as their professional associations. In addition, an informational brochure and application form will be available to the building industry and design professionals when development applications are submitted. Following the Gala, the City will prepare and issue a press release announcing the winners, in accordance with the Corporate Communications protocol.

Purpose

This report has been prepared to inform Council on the 2012 Urban Design Awards, to be held on Wednesday November 14, 2012 at Vaughan City Hall.

Background - Analysis and Options

History

The City of Vaughan initiated the Urban Design Awards program in 1992, to promote excellence in urban design, architecture and landscape architecture, and to help recognize the manner to which the built environment contributes to the overall quality of life for the residents and businesses of Vaughan.

The last Vaughan Urban Design Awards Gala was held on November 12, 2008 at the Bellagio Event Venue, which included new award categories, judging criteria, and an expanded jury to better recognize the wide range of projects being built in the City. The evening was a great success, and staff was congratulated by many of the design professionals, and members of the building industry for a well executed Urban Design Awards Gala.

Impact on Economic Development Outcomes

The design quality of development is of significance to Vaughan. Economic, social, cultural and environmental benefits can be derived from high quality streetscapes and landscapes, and contributes to:

- Achieving better aesthetics for buildings and associate streetscapes;
- Maximize amenity, security and safety for occupants and the broader public; and
- Minimize the consumption of energy from non-renewable sources, conserve the environment and reduce greenhouse gas emissions.

Design excellence also meets Economic Development objectives. It has bearings on the City's ability to attract creative and skilled workers, their families and innovative firms. The City's Economic Development Strategy: "Building a Gateway to Tomorrow's Economy" Goal 4 encourages the City to grow its dynamic quality of place and creative economy. It recognizes that place-building must be pursued as a means to attract creative class and knowledge workers to Vaughan. This up-and-coming sector looks for communities that are reflective of their values, their workstyle, living and recreating preferences.

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Setting the standards for high quality urban development projects has the effect of creating spaces that are lively, and engaging for residents, visitors and workers. As the City aspires to attract creative class workers, iconic buildings, which are both beautiful, livable and sustainable, cannot be underestimated. Quality working and living spaces stimulates creativity, enhances productivity and strengthens synergistic connections between its occupants as well as the users of the public realm. Although urban design and architecture may be perceived to have “soft” qualities about them, there are certainly hard currency values that are associated with rising property values and/or rents associated with high quality and iconic buildings.

Recognizing the benefits of high quality urban development and public spaces, the City of Vaughan has undertaken several initiatives to promote and encourage great design, as well as environmental stewardship. In 2011, the City approved a new Design Review Panel, whose members meet monthly to provide professional recommendations to the City on proposed high density and high priority development projects. Complementing the Design Review Panel, Vaughan also holds an Urban Design Awards Program.

The Urban Design Awards recognizes and promotes local development initiatives that exemplify excellence in urban design, architecture, landscape architecture and environmental stewardship in the City of Vaughan. The spotlight that is placed on award-winning projects instills pride amongst the entire design team and the community.

2012 Urban Design Awards Poster Design

The poster design and graphics for the 2012 Urban Design Awards will be available for June 1, 2012, to promote the event. The poster will recognize and celebrate the contribution of the design industry in helping the City achieve the vision outlined in the City's Strategic Plan (Vaughan Vision 2020) that promotes diversity, innovation and opportunity for all citizens, fostering a vibrant community life that is inclusive, progressive, environmentally responsible and sustainable.

Jury Panel and Judging Process

To provide an objective review of the submissions, a 6 member jury panel to consist of 3 representatives from the City, and a representative from each relevant professional discipline from the design industry, will make-up the jury panel, which proved to be very successful in the 2008 Urban Design Awards. On this basis, the Vaughan 2012 Urban Design Awards jury panel will consist of a landscape architect, architect, urban designer or planner, Commissioner of Planning, and 2 representatives from City Council. The jury panel will be reviewing both the submissions and undertaking site visits. Upon completion of judging, a Jury Report will be compiled, printed and published for distribution at the Awards Gala. Following the Gala, the City will prepare and issue a press release announcing the winners, in accordance with the Corporate Communications protocol.

Scheduled Date and Venue

The 2012 City of Vaughan Urban Design Awards Gala will be held on Wednesday November 14, 2012 at Vaughan City Hall. Staff has chosen this date as to not conflict with regular scheduled meetings, professional association meetings and other municipal events.

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Judging Criteria and Award Categories

The judging criteria and award categories were changed for the 2008 Urban Design Awards, to better recognize the wide range of projects being built in the City, and that demonstrate the City's commitment to building attractive sustainable communities with appealing landscape architecture, strong identity and high quality architectural design. Based on the positive feedback received by the professional design industry on the 2008 Urban Design Awards, the following judging criteria will continue to be used for the 2012 Urban Design Awards:

1. Significance – City Wide Scale: Contribution to the City design objectives related to City image, visual identity, vistas, streetscapes, recognition of significant sites and location opportunities.
2. Significance – Community Wide Scale: Contribution to the quality of environment within a community which demonstrates a regard for the context of the locale, enhancing a sense of place and conserves and protects the natural environment.
3. Sustainability Design: Performs well in terms of location and linkage, energy efficiency, neighbourhood pattern & design, and green construction & technology.
4. Compatibility: The integration or blending of built forms and public or private spaces with existing and planned development, and respect for or enhancement of the existing development character.
5. Innovation and Creativity: The degree of creative response to program requirements, site constraints and ability to influence urban design trends.
6. Execution: The quality of construction materials, and interpretation of the design into reality.

The following 3 types of award categories will continue to be used for the 2012 Urban Design Awards, which allow for a better recognition of various types of urban design projects throughout the City, and also give emphasis to “green” initiatives which are supportive of sustainable development:

1. Award of Excellence (the number of awards presented in this category is at the discretion of the jury): This award is presented to projects which exemplify, as much as possible, the judging criteria and the City's design principles.
2. Award of Merit (the number of awards presented in this category is at the discretion of the jury): This award is presented to projects and consultants, for excellence in one or more areas of judging criteria and the City's design principles.
3. Environmental Green Award (the number of awards presented in this category is at the discretion of the jury): This award is presented to projects that achieve a high degree of environmental sustainability through green construction and technology, including but not limited to, integration of environmental design, stewardship, prevention, conservation, recycling, enhancement, rehabilitation, and energy efficiency.

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

N/A

Conclusion

The Urban Design Awards recognizes excellence in architecture and urban design, and instills great pride and goodwill, from landowners, to architectural firms, landscape consultants and tenants. The recognition that comes with the Urban Design Awards is positive reinforcement for future development projects. It further demonstrates a commitment by the City to encourage great and sustainable design as a means of attracting those business investors that value excellence in their public and private urban spaces. This report has been prepared to inform Council on the 2012 Urban Design Awards, to be held on Wednesday November 14, 2012 at Vaughan City Hall.

Attachments

N/A

Report prepared by:

Rob Bayley, Manager of Urban Design, ext. 8254
Shirley Kam, Senior Manager of Economic Development, ext 8874

/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 16, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

16

**REQUEST TO INCREASE CONTRACT VALUE
T11-034 – SIDEWALK CONSTRUCTION ON KIRBY ROAD
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 April 3, 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 that Council approve:

1. Increasing the quantity of earthworks in the Kirby Road Sidewalk contract to address unforeseen soil conditions;
2. Utilize \$35,000, plus applicable taxes, of the originally approved contingency allowance towards funding the additional work; and
3. Increasing the contract amount for Tender T11-034, by \$165,000, to a total value of \$832,849, plus applicable taxes, to address the increase in contingencies to fund the additional work, to be funded from Capital Project EN-1753-09.

Contribution to Sustainability

The sidewalk construction on Kirby Road from Keele Street to Dufferin Street will promote pedestrian activity. As such, the installation of this sidewalk is consistent with Green Directions Vaughan Goal #3: To ensure that Vaughan is a City that is easy to get around with a low environmental impact, in particular Objectives 3.1:

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

Economic Impact

Contract T11-034, Sidewalk Construction on Kirby Road, Capital Account EN-1753-09 was awarded by the City's Summer Hiatus By-Law on August 30, 2011, to Concord Paving Inc. The total value of the tender award was \$632,849.00, with a contingency allowance of \$70,000.00, plus applicable taxes, and was funded from Development Charges.

There is no additional impact to the 2009 Capital Budget as there are sufficient funds in the capital project, EN-1753-09 Sidewalk Construction on Kirby Road from Keele Street to Dufferin Street, to increase the value of the contract in the amount of \$165,000.00. This project is funded by Development Charges in the amount of \$1,030,000.

Communications Plan

Not Applicable.

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Purpose

To obtain Council approval for additional funding required to continue construction activities associated with the previously approved Contract T11-034.

Background - Analysis and Options

The project scope encompassed the construction of a sidewalk on the south of Kirby Road, from Keele Street to Dufferin Street. However, in order to accommodate a sidewalk within this section of road, a platform first needed to be constructed. Geotechnical investigations completed as part of the design identified the volume of top soil material to be removed. However, as the associated earthworks were carried out to construct the platform, staff identified that the original tender quantities for top soil removal would not be sufficient to properly build the platform. Field investigations carried out at that time determined that additional soil material must be removed and replaced with appropriate fill to allow for the construction of the new sidewalk.

Engineering Services staff determined that the most cost effective alternative was to continue with construction rather than delay the project. Staff determined that a delay claim would have resulted in extra costs of approximately \$150,000.00 beyond the cost of the additional earthwork. Direction was provided to the general contractor and the additional earthwork was completed in late 2011.

All work was undertaken at the direction of the City, was closely inspected and monitored by staff, and was in accordance with Departmental Policies and Procedures.

Construction activities were discontinued in November 2011 due to inclement weather, but will resume in May 2012. The project is 60% complete, with no contingency allowance having been spent to date. The revised completion date for this project is July 2012.

This additional earthwork cost \$200,000.00, excluding taxes and administration fees. \$35,000 of the originally approved contingency allowance will be utilized towards the cost of this work. The balance of \$165,000 is funded within the 2009 Capital Budget EN-1753-09 Sidewalk Construction on Kirby Road.

Summarized below in Table 1 is an illustration of the funding position for EN-1753-09:

TABLE 1

PROJECT FUNDING POSITION SUMMARY	
Capital Project	Kirby Road Sidewalk - Dufferin St to Keele St
	EN-1753-09
Approved Budget	1,030,000
Less: Exp. & Commitments to Date	(787,200)
Current Funds Remaining	242,800
Less: Additional Funding Request	
- Expenses Incurred	165,000
- Non- refundable HST (1.76%)	2,904
- Treasury Administration (3%)	5,037
Sub-total	(172,941)
Balance Remaining	69,859

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Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will pursue excellence in service delivery; assist in enhancing and ensuring community safety, health & wellness; lead and promote environmental sustainability which is consistent with the priorities previously set by Council. The new Kirby Road Sidewalk will ensure that the City continues to construct missing sidewalk links to improve pedestrian safety for the residents of Vaughan.

Regional Implications

Not Applicable.

Conclusion

The funds requested are required to ensure that sufficient funding is available to complete construction of this project. The time and quantities involved have been verified by Engineering Services staff. It is therefore appropriate to increase the contract value of Tender T11-034 – Sidewalk Construction on Kirby Road.

Attachments

1. Location Map

Report prepared by:

Gino Martino, B.A., C. Tech., Engineering Technologist - Capital, ext. 3151
Justin Metras, C. Tech., Manager of Construction Services, ext. 3140

GM:mc

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

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Item 17, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

17

**AWARD OF TENDER T12-073
2012 ROAD RESURFACING/REHABILITATION – PHASE 3
WARDS 3 AND 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 April 3, 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 T12-073, 2012 Road Resurfacing/Rehabilitation – Phase 3, be awarded to Four Seasons Site Development Ltd. in the amount of \$2,543,490.00, plus applicable taxes;
2. That a contingency allowance in the amount of \$260,000.00, plus applicable taxes be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract;
3. That a Geotechnical and Material Testing amount of \$26,000.00, plus applicable taxes be approved to ensure compliance with all applicable standards;
4. That the amounts of the above recommendations, illustrated within this report, be funded by Capital Budget Project No. EN-1870-12, including all contingency allowances, treasury administration fees and applicable taxes;
5. That the necessary By-Law be passed authorizing no on-street parking on all the subject roads, to facilitate the road rehabilitation/resurfacing works, from May 7, 2012 to August 31, 2012; and
6. That the Mayor and City Clerk be authorized to sign the appropriate documents.

Contribution to Sustainability

The resurfacing/rehabilitation of roads will ensure that an acceptable level of service by the City's infrastructure is maintained for the health and well being of its citizens.

The resurfacing/rehabilitation of the existing roads by utilizing recycled construction materials is consistent with Green Directions Vaughan Goal #1: To significantly reduce our use of natural resources and the amount of waste we generate, in particular Objective 1.1. To reduce greenhouse gas emissions and move towards carbon neutrality for the City of Vaughan's facilities and infrastructure.

Economic Impact

The total project cost of \$2,966,000.00 falls within the approved budget amount and as such, there is no additional economic impact to the 2012 Capital Budget Project No. (EN-1870-12).

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Communications Plan

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

Purpose

Council approval to award Tender T12-073, Road Resurfacing/Rehabilitation – Phase 3.

Background - Analysis and Options

The work covered by this tender includes the resurfacing and/or rehabilitation of various roads in Wards 3 and 4, (Capital Budget Project No. EN-1870-12). (See Attachment No. 1 for project location). There are no outstanding permits and/or approvals required for this project.

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 March 6, 2012. A total of 12 sets of bid documents were picked up from the Purchasing Services Department and the following 9 bids were received:

<u>Contractor</u>	<u>Total Bid Amount (excl. H.S.T.)</u>
Four Seasons Site Development Ltd.	\$2,543,490.00
Furfari Paving Co. Ltd.	\$2,749,695.00
Gazzola Paving Limited	\$2,771,881.00
Slip-Form Construction	\$2,997,514.00
Forest Contractors Ltd.	\$2,998,672.00
D. Crupi & Sons Limited	\$3,004,358.00
Coco Paving Inc.	\$3,229,025.24
Rafat General Contractors Inc.	\$3,311,470.00
Pave-AI Limited	* \$3,416,335.00

*Corrected for arithmetic error.

The estimated cost for the construction of this project is \$2,966,000.00 and is calculated as follows:

Four Seasons Site Development Ltd. Bid Price (excluding H.S.T.)	\$2,543,490.00
Contingency Allowance (approx. 10%)	\$ 260,000.00
Geotechnical Allowances and Material Testing (estimated)	\$ 26,000.00
Sub-Total	\$2,829,490.00
H.S.T. (1.76%)	\$ 49,799.02
Total	\$2,879,289.02
Treasury Administration (3%)	\$ 86,378.67
Net Total Cost	\$2,965,667.69

ROUNDED \$2,966,000.00

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PROJECT FUNDING POSITION SUMMARY	
CAPITAL PROJECT	EN-1870-12
Approved Budget	\$3,349,600.00
Less: Exp. & Commitments to Date	(0.00)
Current Funds Remaining	\$3,349,600.00
Less: Net total Cost	\$2,965,667.69
Balance Remaining	\$383,932.31

Staff have reviewed the submitted bids. Four Seasons Site Development Ltd. has successfully completed similar projects for the City and is deemed qualified to undertake this project. Therefore, it is appropriate to award this contract to the low bidder, Four Seasons Site Development Ltd.

During the design phase, it was observed that numerous vehicles were parked on the roads identified in this tender. As a result, it is recommended that parking is prohibited on all subject roads during the construction period in order to complete the project in a safe and efficient manner. Restricting on-street parking will allow for more efficient staging of construction activities, an expedited construction schedule and reduced impact to the local businesses.

The engineering estimate for the construction of this project was \$3,050,000.00, excluding H.S.T.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of the report will assist in enhancing and maintaining community safety, health and well by ensuring that an appropriate level of service for the roadway conditions are maintained for the citizens of Vaughan.

Regional Implications

Not Applicable.

Conclusion

Staff recommends that this contract be awarded to Four Seasons Site Development Ltd. in the amount of \$2,543,490.00, plus applicable taxes.

Attachments

1. Location Map

Report prepared by:

Pat Marcantonio, C.E.T., Senior Engineering Assistant, ext. 8468
Vince Musacchio, P. Eng., PMP, Manager of Capital Planning and Infrastructure, ext. 8311

PM:mc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 18, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

18

**REQUEST TO INCREASE CONTRACT VALUE
T11-086 – PEELAR ROAD CULVERT REPLACEMENT
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 April 3, 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 that Council approve:

1. Increasing the quantity of work in the Peelar Road Culvert Replacement contract, to remedy damages resulting from storm events in July and August 2011; and
2. Increasing the contract amount for Tender T11-086, by \$78,610, to a total value of \$544,445, plus applicable taxes, to address the increase in contingencies, to fund the additional work from Capital Project EN-1728-08.

Contribution to Sustainability

The replacement of the culvert will ensure that an acceptable level of service by the City's Infrastructure is maintained for the health and well being of its citizens.

Economic Impact

Contract T11-086, Peelar Road Culvert Replacement, Capital Account EN-1728-08, was awarded by Council on May 24, 2011 to Direct Underground Inc. The total value of the tender award was \$420,835, with a contingency allowance of \$45,000, plus applicable taxes and was entirely funded from the "Municipal Infrastructure Investment Initiative" Provincial Grant.

There is no additional impact to the 2008 Capital Budget. There are sufficient funds in Capital Project EN-1728-08, MIII-Peelar Road Culvert Replacement, to accommodate the increase in the value of the contract in the amount of \$78,610. This project is funded by the "Municipal Infrastructure Investment Initiative – MIII" Provincial Grant in the amount of \$975,410.

Communications Plan

Not Applicable.

Purpose

To obtain Council approval for additional funding required to complete final payment for previously approved Contract T11-086.

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Background - Analysis and Options

Provisions had been incorporated into the tender documents to provide environmental protection including 2 year storm events, which is typical for these types of projects. However, storm events that occurred on July 1st, August 3rd, 7th and 9th, 2011, exceeded the 2 year storm event that was provided for in the contract. The damage from these storms resulted in compensation for additional time and material to clean up the flooding on site, including rectification of the new culvert that had been installed. Staff also directed the installation of an additional, temporary culvert to redirect overland flow from Peelar Road away from the workzone, to mitigate against any additional damage.

As a result of these storm events, additional costs of \$78,610 were incurred that exceeded the total value of the project. All additional work was undertaken at the direction of the City and was in accordance with Departmental Policies and Procedures.

The contingency allowance allocated for this tender was fully utilized during construction to address additional work required in completing the scope of the project. These works included the installation of steel beam guiderail, creek protection measures as well as existing culvert replacement in conflict with the proposed works.

Based on the experience gained from Tender T11-086, staff will consider incorporating changes into similar future capital projects for greater environmental protective measures. A risk management model will be utilized to assess the extent of these provisions, if any, to mitigate damage and costs associated with these types of storm events.

The additional work is related to construction and can be funded within the 2008 Capital Budget EN-1728-08, Peelar Road Culvert Replacement. The project is currently on maintenance and will be closed at the end of the two year maintenance period.

Summarized below in Table 1 is an illustration of the funding position for EN-1728-08:

TABLE 1

PROJECT FUNDING POSITION SUMMARY	
Capital Project	Peelar Road Culvert Replacement
	EN-1728-08
Approved Budget	975,410
Less: Exp. & Commitments to Date	(798,369)
Current Funds Remaining	177,041
Less: Additional Funding Request	
- Expenses Incurred	75,000
- Non- refundable HST (1.76%)	1,320
- Treasury Administration (3%)	2,290
Sub-total	(78,610)
Balance Remaining	98,431

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Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will pursue excellence in service delivery; assist in enhancing and ensuring community safety, health & wellness; lead and promote environmental sustainability which is consistent with the priorities previously set by Council. The Peelar Road Culvert Replacement will ensure that the culvert along with the associated road surface quality and creek operate at an acceptable level of service for the residents of Vaughan.

Regional Implications

Not Applicable.

Conclusion

The funds requested are required to pay the contractor, Direct Underground Inc. the cost of additional work required in the completion of this project. The time and quantities involved have been verified by the City's Consultant and Engineering Services staff. It is therefore appropriate to increase the contract value of Tender T11-086 – Peelar Road Culvert Replacement.

Attachments

1. Location Map

Report prepared by:

Gino Martino, B.A., C. Tech., Engineering Technologist - Capital, ext. 3151
Justin Metras, C. Tech., Manager of Construction Services, ext. 3140

GM:mc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 19, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

**19 REQUEST FOR ADDITIONAL FUNDING – PROFESSIONAL SERVICES
RFP08-015 – THORNHILL AREA ROAD RECONSTRUCTION, WATERMAIN REPLACEMENT
AND STRUCTURE REHABILITATION/ REPLACEMENT
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated April 3, 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 that Council approve:

1. Increasing the scope of the agreement and quantity of work for professional engineering services in the Thornhill Area road reconstruction, watermain replacement and structure rehabilitation/replacement project, to extend the contract duration and add design changes in reflection of earlier Council direction; and
2. Increasing the contract amount for RFP08-015, by \$53,000, to a total value of \$255,000, plus applicable taxes, to address the increases in scope and contingencies to fund the additional work, to be funded from surplus funds available in Capital Project EN-1654-07.

Contribution to Sustainability

The rehabilitation of the roads, watermain and structures for this project will ensure that an acceptable level of service by the City's infrastructure is maintained for the health and well being of its citizens.

Economic Impact

RFP08-015, Thornhill Area Road Reconstruction, Watermain Replacement and Structure Rehabilitation, funded from Capital Project EN-1655-07 for the preliminary and detailed design, was awarded by Council on March 31, 2008, to SNC Lavalin Inc., subject to Council's approval at a future date for the contract administration of this project.

The contract administration services, funded from Capital Project EN-1712-08, was awarded by summer hiatus on August, 27, 2009, to SNC Lavalin Inc. in the revised amount of \$182,000.00, with a contingency allowance of \$20,000.00, plus applicable taxes. This work is funded from Debenture funding in conjunction with the award of Contract T09-219 to Allto Construction Services Limited, the general contractor. This project has been completed and is awaiting debenture financing.

As sufficient funds are not available in Capital Project EN-1712-08, the additional funding request in the amount of \$53,000.00 can be funded using surplus funds available in Capital Project EN-1654-07. All project commitments and expenditures from Project EN-1654-07 have been completed. There is no impact associated with this request other than a reallocation of funds between pavement management project accounts.

Communications Plan

Not Applicable.

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Purpose

To obtain Council approval for additional funding required to complete final payment for previously approved RFP08-015.

Background - Analysis and Options

The City had a very aggressive construction schedule that required the contractor to mobilize additional crews to complete the project within the time stipulated in the contract. However, issues occurred during construction that required the City's consultant to spend additional time and effort to address and resolve.

Inclement weather and extra work resulted in additional working days to the contract. While the contractor fulfilled their contractual obligation for the substantial completion of the project, significant time was expended to rectify all the identified deficiencies. To maintain continuity in the administration of the project, the consultant was requested to continue to carry out the associated contract administration.

As a result of these activities there was additional time required for the consultant in the contract administration of the project. The total value for all additional contract administration was \$50,000, of which \$20,000 of the originally approved contingency allowance was utilized to pay for. This work was undertaken at the direction of the City and was in accordance with Departmental Policies and Procedures.

Capital projects tendered since this time now stipulate a completion date rather than a substantial completion date. This will ensure improved accountability by the general contractor, whereby liquated damages can be applied when construction activities extend beyond the completion date.

As part of Item 55, Report No. 40, of the Committee of the Whole, which was adopted without amendment by Council on September 7, 2010, recommended that:

- 1. The guardrails installed as part of the recent road project at the intersection of Jane and Elizabeth Street be removed as soon as possible.***
- 2. That the steel beam guardrails proposed for Brooke Street and Thornridge Drive not be installed.***

The consultant was also requested to carry out analyses to investigate the feasibility of removing the steel beam guiderail within the Historic District prior to Council direction. Staff have determined that approximately \$23,000 of expenses were incurred as a result of this increase in scope.

The increase in scope and additional contract administration costs are related to construction and can be funded within the associated approved Capital Budget EN-1654-07: 2007 Pavement Management Program.

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Summarized in Table 1 is an illustration of the funding position for EN-1712-08 and the impact on Capital Project EN-1654-07:

TABLE 1

PROJECT FUNDING POSITION SUMMARY		
Capital Project	Pavement Management Project	
	EN-1712-08	EN-1654-07
Approved Budget	360,500	9,261,000
Less: Exp. & Commitments to Date	(350,380)	(9,086,398)
Current Funds Remaining	10,120	174,602
Less: Additional Funding Request		
- Expenses Incurred	50,500	
- Non- refundable HST (1.75%)	889	
- Treasury Administration (3%)	1,542	
Sub-total	(52,931)	
Amount Exceeding Capital Project Budget	(42,811)	
EN-1712-08 Balance Charged to EN-1654-07	52,931	(52,931)
Balance Remaining	10,120	121,671

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 & wellness; priorities previously set by Council. The road reconstruction and structure rehabilitation/replacement on Thornridge Drive, Charles Street, Raymond Drive, Calvin Chambers Road, Clarkhaven Street, Brooke Street, Elizabeth Street and Old Jane Street in Thornhill will ensure that the road surface quality and localized storm water management operate at an acceptable level of service. In addition, the watermain replacement on these roads will ensure that drinking water quality standards are maintained for the residents of Vaughan.

Regional Implications

Not Applicable.

Conclusion

The additional funds requested are required to pay the consultant for professional services provided, that were required to complete this project. The time and costs have been verified by Engineering Services staff. It is therefore appropriate to approve the payment of the funds as requested.

Attachments

1. Location Map

Report prepared by:

Gino Martino, B.A., C. Tech., Engineering Technologist - Capital, ext. 3151
 Justin Metras, C. Tech., Manager of Construction Services, ext. 3140

GM:mc

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

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Item 20, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

20 **SITE DEVELOPMENT FILE DA.11.030**
EURO ESTATES INC.
WARD 3

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 3, 2012, be approved;**
- 2) That Communication C9 from Ms. Nadia Stalteri, dated April 2, 2012, be received; and**
- 3) That the coloured elevation submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.030 (Euro Estates Inc.) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations and landscaping plans shall be approved by the Vaughan Development Planning Department;
 - ii) the final site grading, servicing, stormwater management and lighting plans, and stormwater management and traffic reports shall be approved by the Vaughan Development/Transportation Engineering Department; and,
 - iii) the Owner shall have applied for a Minor Variance Application, which shall have been approved by the Vaughan Committee of Adjustment to facilitate the required exceptions to Zoning By-law 1-88 as identified in Table 1 to this report, and shall be final and binding.

Contribution to Sustainability

The Owner advises that the following sustainable features will be included in the proposed development:

- i) light coloured roofing to reduce the air conditioning energy use, lower the absorption of solar energy, reduce surface temperatures and decrease heat transfer into the buildings;
- ii) large overhangs on the buildings allowing low-angled sunlight in the winter months to enter the building thereby achieving passive solar gain, and preventing high-angled sunlight in the summer months to enter the buildings thereby reducing solar heat and air-conditioning energy use;
- iii) double paned glass to reduce heating loss;
- iv) high efficiency heating and cooling systems;
- v) energy efficient fixtures for exterior and interior lighting, and automatic shut-off of non-emergency interior building lighting; and low flow fixtures within the buildings;
- vi) recycling for all buildings; and,
- vii) dedicated bicycle parking spaces provided on-site.

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Economic Impact

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

Communications Plan

As of March 1, 2012, the following correspondence was received regarding concerns with the proposal:

- Nadia Stalteri and Robert Verrilli, residents of [REDACTED], have provided correspondence dated April 19, 2011 in addition to telephone calls, emails and meetings with the Local Councillor and City Planning and Engineering Staff respecting their objection to the location of the driveway access from the commercial development onto Euro Place directly opposite residential homes and concerns with safety and noise due to the vehicular traffic using the Euro Place driveway.

Purpose

The Owner has submitted Site Development File DA.11.030 for the subject lands shown on Attachments #1 and #2 to facilitate a retail commercial development as shown on Attachments #3 to #8 inclusive, with the following site details:

Lot Area	8,741.52 m ²
Lot Frontage (Vellore Avenue)	64 m (Approximately)
Lot Coverage	25.02% (2,187.50 m ²)
Landscaped Area	28.60% (2,500.09 m ²)

Buildings	Gross Floor Area Proposed (GFA) (m²)	Proposed Building Height
“A” (Business and Professional Offices)	666.86	8.75 m (1-storey)
“B” (Retail)	638.48	
“C” (Retail)	313.59	
“D” (Retail)	568.57	
Total	2,187.50	N/A

	Floor Area Proposed (m²)	
“Patios”	106.60	N/A
Total GFA/Floor Area	2,294.1 m ²	
Total Parking Spaces Provided	104 Spaces	

Background - Analysis and Options

Location

The 0.87 ha subject lands are located at the southwest corner of Major Mackenzie Drive and Vellore Avenue, as shown on Attachments #1 and #2.

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Official Plan and Zoning

The subject lands are designated “Medium Density Residential/Commercial” with a “Neighbourhood Commercial” overlay designation by the in-effect OPA #600, which permits the proposed office and commercial uses. The property is designated “Low-Rise Mixed-Use” by the 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 Ontario Municipal Board. This designation permits the integration of both residential and commercial uses but caps retail and office uses at 500 m² on the subject lands, which would not conform to the new Official Plan. However, Official Plan permissions for this site are based on the current in-effect OPA #600.

The subject lands are zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1305), which permits the proposed commercial uses on the subject lands. The following site-specific zoning exceptions to the C4 Neighbourhood Commercial Zone of Zoning By-law 1-88 are required to facilitate the proposal:

Table 1: Proposed Zoning Exceptions - Commercial Use

	Zoning By-law Standard	Zoning By-law 1-88 Requirements for the C4 Neighbourhood Commercial Zone	Proposed Exceptions to the C4 Neighbourhood Commercial Zone
a)	Minimum Front Yard	11 m	3.41 m (Vellore Avenue)
b)	Minimum Rear Yard	11 m	3.3 m (Building “D”, Via Sant Agostino)
c)	Minimum Exterior Side Yard	11 m	3.2 m (Major Mackenzie Drive) 3 m (Euro Place)
d)	Minimum Setback from a Residential Zone	22.5 m	13.41 m (Vellore Avenue) 11.75 m (Euro Place) 12.05 m (Via Sant Agostino)
e)	Minimum Parking Spaces	6 parking spaces per 100 m ² of GFA = 138 Spaces	4.5 parking spaces per 100 m ² of GFA = 104 Spaces
f)	Maximum Driveway Access Width	7.5 m	8.6 m (Major Mackenzie Drive)
g)	Minimum Landscape Strip Width Abutting a Street	6 m	3 m to 10 m (Major Mackenzie Drive) 3.41 m (Vellore Avenue) 3 m (Euro Place) 3 m (Via Sant Agostino)

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The front, rear and exterior side yards and landscape strip width deficiencies are due to the siting of the proposed buildings closer to the street, which is preferred from an urban design and pedestrian-oriented perspective. The reduction to the setback to a Residential Zone will be mitigated with landscaping along the lot lines together with the siting of attractive buildings close to the street to minimize impact on the surrounding land uses. The increased driveway width along Major Mackenzie Drive is to accommodate loading and service vehicles for the development, and has been designed to the satisfaction of the Region of York Transportation Services Department.

Zoning By-law 1-88 requires 138 parking spaces to be provided on the subject lands calculated at 6 parking spaces per 100 m² of GFA (2,294.1 m²), whereas the proposed site plan includes 104 parking spaces (4.5 parking spaces per 100 m² of GFA), resulting in a deficiency of 34 parking spaces. The Owner has submitted a parking/transportation study in support of the application prepared by BA Group Ltd., which concludes that 104 parking spaces can adequately support the proposed development. The study was reviewed and supported by the Vaughan Development/Transportation Engineering Department and is discussed later in this report.

In consideration of the above, the Development Planning Department is satisfied that the exceptions to Zoning By-law 1-88 identified in Table 1, are appropriate for the development of the subject lands. The Owner has advised that the deficiencies to Zoning By-law 1-88 will be addressed through a Committee of Adjustment Minor Variance Application. The Committee of Adjustment decision respecting the Minor Variance Application shall be final and binding prior to the execution of the implementing Site Plan Letter of Undertaking.

Site Plan Review

Vaughan Development Planning Department

The Development Planning Department is satisfied that the proposed site plan, subject to the modifications as discussed later in this report in the Vaughan Development/Transportation Engineering Department section, building elevations and landscaping plan, as shown on Attachments #3 to #8 inclusive, are satisfactory.

Vaughan Development/Transportation Engineering Department

This Department has reviewed the following submissions in support of the Euro Estates Inc. proposal:

1. Revised Site Plan, by Architectural Design Co. Inc. dated January 2012;
2. *Revised Traffic Study*, by BA Group dated October 2011;
3. *Supplemental Parking Information*, by BA Group dated December 2, 2011;
4. *Supplemental Information*, by BA Group dated January 19, 2012;
5. *Supplemental Information - Site Access*, by BA Group dated March 14, 2012;
and,
6. *Supplemental Information Revised - Site Access*, by BA Group dated March 15, 2012.

Provided below are the comments pertaining to these submissions:

a) Site Plan

The site plan should be amended to include the following:

- stop sign on Euro Place driveway; and,
- speed bump in advance of Euro Place to control exiting vehicle speeds.

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b) Traffic Impact Study

The proposed development is located in Planning Block 39, which is bounded by Major Mackenzie Drive to the north, Euro Place to the south, Via Sant Agostino to the west, and Vellore Avenue to the east. The subject site abuts the signalized intersection of Major Mackenzie Drive/Vellore Avenue. The proposed development will consist of retail (approximately 1,520 m²) and office use (approximately 670 m²).

i) Proposed Site Access and Traffic Operation, October 2011 Urban Transportation Consideration

The subject development will generate approximately 80 and 195 net two-way trips during the weekday morning and afternoon peak hours, respectively. The development is proposed to be serviced with a full movement driveway on Euro Place, and a right-in/right-out driveway on Major Mackenzie Drive. Two site driveways are proposed to appropriately service the site from a traffic volume and network compatibility perspective. The Euro Place driveway is proposed to be located approximately 57 m from the Vellore Avenue/Euro Place unsignalized intersection. Furthermore, this driveway meets the intersection spacing criteria and access design requirements in the Transportation Association Canada (TAC) Design Guide and City of Vaughan Engineering Criteria Guide. A driveway on Vellore Avenue was not considered in the study given the resulting operational implications on Vellore Avenue, and the required minimum distance from Major Mackenzie Drive as per the Region's Guidelines.

The submitted study also includes a discussion of the proposed features to ensure the site will function in an acceptable and safe manner. A combination of landscaping, decorative fencing and site design layout is proposed to minimize the issues of headlight glare sweeping across the site parking area onto adjacent residential properties. The residential properties on the south side of Euro Place, opposite the proposed driveway do not have ground floor rooms with windows that face onto Euro Place. This will minimize the issue of headlight glare in the evening onto residential properties.

ii) Supplemental Information - Full Moves Access Requirements and Location Justification

Given the limited spacing between Major Mackenzie Drive and Euro Place, and the Regional requirements for minor access connections, an access on Vellore Avenue was not considered. However, local residents have raised concerns regarding the proposed access on Euro Place and further analysis was requested to investigate an opportunity for an access on Vellore Avenue. If access is to be considered on Vellore Avenue instead of Euro Place, it would need to be a full movement driveway to appropriately service the site and area.

BA Group submitted supplemental analysis that evaluated the impacts of placing an access on Vellore Avenue. For the purposes of this analysis, BA Group considered a Vellore Avenue driveway located approximately mid-block (or 40 m - 45 m from the Major Mackenzie Drive intersection). The analysis concluded that this mid-block access would create an undesirable sequence of driveways and turning movements along Vellore Avenue. The short spacing between Major Mackenzie Drive, a Vellore Avenue driveway to the proposed development, and the Euro Place/future commercial driveway (property to east) intersection would likely lead to a congested series of left turning movements along Vellore Avenue. The Region's Access Management Guidelines directs private driveways away from arterial corridors to avoid such circumstance.

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The Region, in the past, considered access driveways such as the Vellore Avenue option, if a parcel of land would become land locked, or an unacceptable alternative driveway location exists, or where the land use in question relies only on pass-by traffic such as a gas station. That is not the case for the Euro Estates site.

As indicated above, a Vellore Avenue access located and configured to address both the full movement access needs and urban design objectives would result in spacing (between the driveway and Major Mackenzie Drive) that does not meet Regional Guidelines (15 m south of the southeast corner of the daylight triangle would be provided versus 50 m that would be required). This configuration also does not meet the Transportation Association of Canada (TAC) sight distance requirements for left turning vehicles turning across the path of vehicles approaching from the left (i.e., vehicles approaching from Major Mackenzie Drive after having made a right or left turn from the arterial road corridor). Also, motorists exiting a Vellore Avenue driveway would not have adequate time to perceive, react, and execute an outbound turning manoeuvre in order to avoid a vehicle approaching from Major Mackenzie Drive. Lastly, motorists making a right or left turn from Major Mackenzie Drive onto Vellore Avenue would have less than the required stopping sight distance of 45 m (minimum) to avoid a vehicle(s) waiting to make a right turn into the Vellore Avenue driveway (if there is any congestion or delay associated with entering the subject site from Vellore Avenue).

From a traffic operation perspective, the proposed Euro Place driveway offers a more acceptable and reasonable alternative to the Vellore Avenue driveway option. The operational conditions that result from implementing a Euro Place driveway have been found acceptable when combined with the right-in/right-out driveway on Major Mackenzie Drive. The resulting operational conditions and physical characteristics reflect acceptable urban conditions, and the impacts upon the existing area road network is acceptable. The Transportation Planning Division generally concurs with the findings of the above noted studies, and supports access to the proposed development via Euro Place because it provides a safer option.

c) Parking Study

The parking study supports a reduced parking supply rate of 4.5 parking spaces per 100m² or 104 spaces, instead of the City By-law 1-88 required rate of 6.0 parking spaces per 100 m² or 138 spaces. The parking study concludes that the proposed parking supply of 104 spaces would be sufficient for the development's specific requirements. Staff generally accepts the assumptions utilized in the study and have no further comments.

The Vaughan Development/Transportation Engineering Department has no objection to the proposal, subject to modifications to the site plan as discussed.

d) Site Services/Noise

The Vaughan Development/Transportation Engineering Department has no objections to the proposal and advises that site grading, servicing, stormwater management, lighting plans, and noise reports have been addressed to the satisfaction of the Engineering Department.

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Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that the Owner will be required to enter into a Developer's Group Agreement with the Block 39 Landowners to the satisfaction of the City regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services, and to pay cash-in-lieu of the dedication of parkland prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The City Clerk's Department has advised that the Owner would have been required to address the Developer's Group Agreement prior to the registration of Plan of Subdivision 19T-03V24, which was registered on January 15, 2010.

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 Region of York Transportation Services Department has no objections to the approval of the proposed development, and requires that the final site grading, servicing, Major Mackenzie Drive works, stormwater management and landscaping plans, and noise and traffic reports be approved to the satisfaction of the Region of York. The Owner will be required to enter into a Regional Site Plan Agreement.

Conclusion

The Site Development Application has been reviewed by the Vaughan Development Planning Department in accordance with OPA #600, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a retail commercial development is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Building A Elevations
5. Building B Elevations
6. Building C Elevations
7. Building D Elevations
8. Landscape Plan

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

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

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Item 21, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

**21 PROPOSED ALL WAY STOP AT HUNTERWOOD CHASE AND GIORGIA CRESCENT
/ CELESTE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor lafrate, dated April 3, 2012:

Member's Resolution

Submitted by Councillor Marilyn lafrate

Whereas, Hunterwood Chase is a two lane, local road, starting on Dufferin Street and ending at Athabasca Drive, and

Whereas, there are currently no all-way stop controls at the intersection of Hunterwood Chase and Giorgia Crescent/Celeste Drive, and

Whereas, residents of the surrounding area (Celeste Drive, Giorgia Crescent, Antonini Court, Germana Place) have submitted a petition in November 2011 calling for an all-way stop at Hunterwood Chase and Giorgia Crescent/Celeste Drive, and

Whereas, the Mackenzie Ridge Rate Payers Association has submitted a letter requesting the all-way stops on January 31, 2012, and

Whereas, there is a school bus stop for student pick up at Hunterwood Chase and Giorgia Crescent and a school bus stop for student drop off at Hunterwood Chase and Celeste Drive.

It is therefore recommended that all-way stop controls be installed at Hunterwood Chase and Giorgia Crescent/Celeste Drive to provide safe crossing for school bus drop off and pick up and safe access to surrounding residents crossing Hunterwood Chase.

Attachments

Petition from Local Residents

Letter from Mackenzie Ridge Rate Payers' Association

Area Map

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

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Item 22, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

**22 REQUEST FOR STAFF ATTENDANCE – GLEN SHIELDS ACTIVITY CENTRE
 COMMUNITY MEETING**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Shefman, dated April 3, 2012:

Member's Resolution

Submitted by Councillor Alan Shefman

Whereas, in response to requests from the Glen Shields Community, staff are currently reviewing the earlier decision to demolish the Glen Shields Park Activities Centre, and

Whereas, the community has requested that staff develop some concepts to redevelop the site by making use of salvageable parts of the Centre,

It is therefore recommended,

1. that staff attend a community meeting to be held on April 17, 2012 to discuss improvements for the local recreation facilities in Glen Shields Park, and
2. Staff prepare the concepts related to the improvements for these facilities for consideration at the community meeting.

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Item 23, Report No. 12, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 17, 2012, as follows:

By approving the following:

That the modification made to Section 13 of Volume 2 (VOP 2010) at the Council meeting of September 27, 2011 (Item 1, Report No. 39 of the Special Committee of the Whole) by adding the site specific Official Plan policy set out under 3) 1.b) of Council's decision, namely:

With respect to a land feature identified as the "Peninsula Lands" within the Block 40 proposed Block Plan, the precise limits of the valley land and development land, in proximity of and inclusive of the "Peninsula Lands" will be established to the satisfaction of the City and the TRCA through the Block Plan process based on studies and criteria as established by the City in conjunction with the TRCA. If it is determined by the City in conjunction with the TRCA that developable land is identified through these studies and in accordance with the criteria prescribed by the City and the TRCA, then the Low-Rise Residential designation will be incorporated as part of the Official Plan Amendment currently being considered for Block 40, be revised by replacing the words "will be incorporated as part of the Official Plan Amendment currently being considered for Block 40." with the words "will apply to the developable lands without further Amendment to the Plan.", so as to read:

With respect to a land feature identified as the "Peninsula Lands" within the Block 40 proposed Block Plan, the precise limits of the valley land, and development land, in proximity of and inclusive of the "Peninsula Lands" will be established to the satisfaction of the City and the TRCA through the Block Plan process based on studies and criteria as established by the City in conjunction with the TRCA. If it is determined by the City in conjunction with the TRCA that developable land is identified through these studies and in accordance with the criteria prescribed by the City and the TRCA then the Low-Rise Residential designation will apply to the developable lands without further Amendment to the Plan.

By approving the following:

Whereas City staff has recommended that the Vaughan Official Plan (VOP 2010-Volume 1) be modified to redesignate the approximately 22 acre parcel of land east of Weston Road, south of and fronting Rutherford Road, west of Highway 400 (the "subject lands") from "Commercial Mixed-Use" to "Employment Commercial Mixed-Use"; and

Whereas the lands have been determined by the Region and the City to comprise strategically located employment lands where residential and major retail uses (greater than 10,000 square metres per lot) are prohibited; and

Whereas the City seeks to achieve higher density office uses on the subject lands concurrent with the proposed development of commercial uses; and

Whereas the future employment commercial uses of the site including, access, urban design and environmental and servicing requirements are proposed to be examined in greater detail through the Vaughan Mills Centre Secondary Plan Study, which is currently underway.

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Therefore, be it resolved, that City staff be directed to work with the Region of York, through the Vaughan Mills Centre Secondary Plan Study, to determine the feasibility of modifying the Vaughan Official Plan 2010 by amending Schedule 1 “Urban Structure” to redesignate the subject lands from “Primary Intensification Corridor within Employment Area” to “Primary Intensification Corridor”, and redesignate the subject lands “Community Commercial Mixed Use” on Schedule 13 “Land Use”;

By approving the following recommendation contained in Communication C2, from the Commissioner of Planning, dated April 17, 2012:

“That the Ontario Municipal Board and the Region of York be advised that the Council approved modifications of September 27, 2011, March 20, 2012 and April 17, 2012 in respect of Volumes 1 and 2 of the City of Vaughan Official Plan 2010, meet the requirements of Section 26, (1)(a)(i), (ii) and (iii), of the Planning Act R.S.O. 1990, c.P.13, as amended”;

By approving the following in accordance with Communication C3, from the Commissioner of Planning, dated April 17, 2012:

“Committee of the Whole Recommendation 1)

It is recommended that the sentence “Delete recommendation 2 and replace it with the following:” be deleted and be replaced by:

“Delete recommendation 2 in Item 260D contained in Attachment 6 (Steeles Avenue west of Kipling Avenue) and replace it with the following:”

Committee of the Whole Recommendation 3)

It is recommended that the first sentence, “That the recommendation set out in Item 168E be amended by adding that the following paragraph after the last paragraph in the recommendation:” be deleted and be replaced by the following:

“That the recommendation set out in Item 168E in Attachment 6 (Northwest Corner of Keele Street and Kirby Road) be amended by adding the following after the last paragraph in the recommendation.”

Committee of the Whole Recommendation 4)

It is recommended that the first line of Recommendation 4 be amended to read as follows:

“That Council reaffirms its position, in respect of the lands located at 77-87 Woodstream Boulevard, as approved September 27, 2011...”

By approving the following in accordance with Communication C14, from the Commissioner of Planning, dated April 17, 2012:

That the Policy forming Attachment No. 1 to Communication C14, for the southeast quadrant of the Major Mackenzie Drive and Pine Valley Drive intersection, be approved for incorporation into the Vaughan Official Plan – 2010;

By approving the following amendments to the recommendations contained in Committee of the Whole recommendation 5) in accordance with Communication C15, from the Commissioner of Planning, dated April 17, 2012:

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Notwithstanding Policy 10.1.1.5, the "subject lands" shall be developed on the basis of an approved Official Plan amendment based on the following:

- a) A complete Official Plan Amendment Application pursuant to Section 10.1.3 of Volume 1;
- b) In order to fulfill the requirements for the development of a "Complete Community", such application shall address the applicable requirements for the preparation of secondary plans as set out in Section 10.1.1 of Volume 1, and shall address, but not be limited to, the criteria identified in Policy 10.1.1.3 of Volume 1, as follows:
 - i. Overall capacity for development, including projections for residential units and/or jobs;
 - ii. Street and Block patterns;
 - iii. Land-Use designations, building heights and densities;
 - iv. Built form urban design and public realm policies;
 - v. Parks and open space requirements;
 - vi. Housing mix and strategies, including, where appropriate, opportunities for affordable housing;
 - vii. Employment mix and strategies, where appropriate, the provision of retail uses;
 - viii. The transportation network, including provision for transit, walking and cycling within the plan area and connections to City-wide networks;
 - ix. Servicing requirements for the area;
 - x. Protection and enhancement of the Natural Heritage Network including any environmental reporting required through Section 3.3.4 of Volume 1;
 - xi. Cultural heritage features of the area, including built heritage and potential archaeological resource;
 - xii. Provision of community services, including schools, libraries and community centres;
 - xiii. Consideration of Human Services needs, including educational, social, health, arts, culture and recreation facilities;
 - xiv. Sustainable development requirements consistent with subsection 9.1.3 of this Plan; and
 - xv. Phasing of development.
- c) Detailed implementation measures, including but not limited to the consideration of Block Plans, Development Concept Reports, Guidelines and development applications, will be identified and refined in the application review process for incorporation in the Official Plan amendment.
- d) The parcel forming the triangle of land west of the Senior Citizens' building may proceed by way of a separate official plan amendment application subject to the process identified above.
4. That Schedule 14-C to Volume 1 of VOP 2010 be amended by identifying the subject lands as "N-W Steeles and Kipling Avenues":

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- 2) That staff be directed to prepare a site specific policy for the Kau Property, municipally known as 7979 Weston Road, and retail unit size restriction of 3500 square metres be increased to 5000 square metres for individual retail units;
- 3) That the recommendation set out in Item 168E be amended by adding the following paragraph after the last paragraph in the recommendation:

And that Places of Worship, Institutional, Transportation and Industrial Uses shall be permitted in the area south of the Greenbelt Plan limits, between the Rail Line and Keele Street, to Kirby Road, with the exception of the existing gas bar/service station and eating establishment site identified above;

And that the existing gas bar/service station and eating establishment site be shown as Parcel A and that the adjacent areas accommodating the Places of Worship, Institutional, Transportation and Industrial Uses be shown as Parcel B;
- 4) That Council reaffirms its position approved September 27, 2011 and that York Region be so advised and that staff work co-operatively with the Region and seek concurrence as also originally approved in OP 2010 on September 7, 2010;
- 5) Whereas, the Highway 427 corridor is an Employment Area of strategic significance to the City of Vaughan and the Region of York;

Whereas, ensuring that employment uses abutting Highway 427 present a high quality of urban design and architecture is essential to establishing a positive image of the City and its employment areas;

Whereas, creating such an environment will be critical to the promotion of the employment area as the location of choice for businesses and industries in the GTA;

Whereas, the City's new Official Plan and proposed Zoning By-law as it pertains to the employment areas abutting Highway 427 along with related policies should be reviewed and reinforced as required.

It is Hereby Resolved that the policies of the West Vaughan Employment Area Secondary Plan be reviewed to ensure that the necessary design measures for the areas abutting Highway 427 are in place to ensure quality urban design and an attractive visual presence along the full length of the proposed Highway 427;

And that such consideration extend a minimum of 120 metres from the highway into the employment area;

And that in the current review of the City's site plan policies and future secondary plans as part of the Vaughan Official Plan review and in the future review of the Comprehensive Zoning by-law to implement the Official Plan that consideration be given to the best means of achieving the design and development objectives of the City for these critical high profile areas;

And that OP 450 and 2010 be amended to redesignate the enterprise zone (OP 450) (from Highway 7 to Langstaff Road, and from 27 to Highway 50) from general employment area to Prestige Industrial, save and except for the lands subject to Zoning File #Z.11.031, and subject to a special Committee of the Whole evening meeting, which all landowner's in the affected area are to be notified;

- 6) Whereas, the lands subject to this resolution are located at the southeast corner of Weston Road and Retreat Boulevard, north of Major Mackenzie Drive;

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Whereas, the subject lands are designated "Low Rise Residential" by OPA No.600 as amended by OPA No.650 (Vellore District Centre Secondary Plan), permitting single detached, semi-detached and row and street townhouses, with a permitted density range of 17 to 40 units per hectare with a maximum building height of 2.5 storeys;

Whereas, the subject lands are designated "Mid-Rise Mixed Use" by the new Vaughan Official Plan, adopted September 7, 2010 and subject to the approval process, permitting a mix of residential, retail, and community and institutional uses with a maximum density of 2.0 FSI and a maximum building height of 6 storeys;

And whereas, it is considered appropriate to maintain compatibility with the existing Low Rise Residential neighbourhoods in the area;

It is therefore recommended that, the Vaughan Official Plan-2010 Volume 1 (as adopted by Council on September 7, 2010 as modified on September 27, 2011 and on March 20, 2012) be further modified by redesignating the . 87 ha parcel of land at the southeast corner of Weston Road and Retreat Boulevard from "Mid-Rise Mixed Use" with a maximum building height of 6-storeys and a density of 2.0 FSI to "Low-Rise Residential;

- 7) Whereas, the lands subject to this resolution are located on the north side of Rutherford Road, on the south side of Hawkview Boulevard, east of Weston Road; and are known municipally as 3600 Rutheford Road;

Whereas, the subject lands are designated "Medium Density Residential-Commercial" by OPA No.600, which permits single detached, semi-detached, street townhouses and block townhouse dwelling units at a maximum density range of 17 to 40 units per hectare;

Whereas, the subject lands are designated "Mid-Rise Mixed Use" by the new Vaughan Official Plan, adopted September 7, 2010 and subject to the approval process, permitting a mix of residential, retail, and community and institutional uses with a maximum density of 2. 0 FSI and a maximum building height of 6 storeys;

And whereas, it is considered appropriate to maintain compatibility with the existing Low Rise Residential neighbourhoods in the area and the adjacent commercial uses along Rutherford Road;

It is therefore recommended that, the Vaughan Official Plan-2010 Volume 1 (as adopted by Council on September 7, 2010 as modified on September 27, 2011 and on March 20, 2012) be further modified by redesignating the parcel of land known municipally as 3600 Rutherford Road from "Mid-Rise Mixed Use" with a maximum building height of 6-storeys and a density of 2.0 FSI to "Community Commercial Mix-Use" with a maximum height of 3.0 storeys and density of 1.5 FSI;

- 8) That Vaughan's 2010 Official Plan be modified to identify the lands located on lots 30 and 31 of Concession 2 (collectively 350 acres known as the Rizmi Lands) as a special policy/site specific area on Schedule 14, with accompanying text specifying that the land-use designation(s) for and policies applicable to the lands are to be determined in accordance with the outcome of previously filed Ontario Municipal Board appeals;
- 9) That staff review the comments made by the deputant from the Crown Heights Co-op and prepare a report in response to the request made;

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- 10) That the following deputations and communications be received:
1. Mr. Barry Horosko, Bratty and Partners, on behalf of the Kau Family;
 2. Mr. Bruce Thom, Embee Properties Limited, 88 Sheppard Avenue West, Suite 200, Toronto, M2N 1M5 and Communication C17 from Mr. Michael Baker, dated April 2, 2012;
 3. Ms. Ellen Shacter, Crown Heights Cooperative Housing Inc., 27 Crown Heights Crescent, Thornhill, L4J 5S9 and Communication C18, dated April 3, 2012;
 4. Mr. Nick Pinto, The West Woodbridge Homeowners Association Inc., 57 Mapes Avenue, Woodbridge, L4L 8R4; and
 5. Mr. Jean Roy, Canadian Petroleum Products Institute (CPPI), 20 Adelaide Street, Suite 901, Toronto, M5C 2T6; and
- 11) That the following Communications be received:
- C2. Mr. Cam Milani, dated March 28, 2012;
 - C5. Mr. Cam Milani, dated March 29, 2012;
 - C8. Ms. Jane Pepino, Aird & Berlis LLP, Brookfield Place, 181 Bay Street, Suite 1800, Box 765, Toronto, M5J 2T9, dated March 30, 2012;
 - C10. Ms. Rosemarie L. Humphries, Humphries Planning Group, 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of 77 & 87 Woodstream Boulevard, dated April 2, 2012;
 - C11. Ms. Rosemarie L. Humphries, Humphries Planning Group, 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of 1539253 Ontario Limited, dated April 2, 2012;
 - C12. Ms. Rosemarie L. Humphries, Humphries Planning Group, 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of Anland Developments Inc. and 281187 Ontario Limited, dated April 2, 2012;
 - C13. Ms. Rosemarie L. Humphries, Humphries Planning Group, 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of KK Holdings, dated April 2, 2012;
 - C14. Ms. Rosemarie L. Humphries, Humphries Planning Group, 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of owners within Block 34, dated April 2, 2012;
 - C15. Mr. Philip J. Stewart, Pound & Stewart, 205 Belsize Drive, Suite 101, Toronto, M4S 1M3, on behalf of the Royal Group Inc., dated April 3, 2012; and
 - C16. Mr. Philip J. Stewart, Pound & Stewart, 205 Belsize Drive, Suite 101, Toronto, M4S 1M3, on behalf of OPGI Management LP, dated April 3, 2012.

Recommendation

The Commissioner of Planning recommends that:

1. The City of Vaughan Official Plan, Volume 1 (VOP 2010), adopted September 7, 2010, subject to the recommended modifications on September 27, 2011, be further modified by:
 - a) Deleting Policy 9.2.2.7 “Commercial Mixed-Use” replacing it with new Policies 9.2.2.7 “Employment Commercial Mixed-Use” and 9.2.2.8 “Community Commercial Mixed-Use”, as shown in Attachment 1, renumbering the rest of the section accordingly and making the corresponding schedule changes;
 - b) Replacing Policies 2.2.4.2, 2.2.4.3 and 2.2.4.4 with the Policies 2.2.4.2, 2.2.4.3 and 2.2.4.4 as set out in Attachment 2;
 - c) Amending Policies 9.2.2.10 “General Employment” and 9.2.2.11 “Prestige Employment” as set out in Attachment No. 3;
 - d) Amending Section 5.1.2 “Directing Economic Activity” and Section 5.2.2 “Attracting Office Uses” as set out in Attachment No. 4;

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- e) Making other changes as required throughout the document to ensure consistency with the modified policies set out in a) through d) above.
2. The Region of York be advised that the City of Vaughan is satisfied with the Provincial modifications/comments (February 1, 2012), in response to the adopted version of VOP 2010 as set out in Attachment 5, subject to the following:
 - a) That the proposed modification to Policy 9.1.2.2 (Attachment 5, p.16/23) is supported subject to the deletion of the following clause: “nor prevent changes in lot size that would enable intensification or more affordable housing, that could occur without substantially impacting the character of the neighbourhood.”
3. The Region of York be advised that the City of Vaughan is satisfied with the Region’s modifications/comments (March 14, 2012), as set out in Section 3 of this report, subject to the following:
 - a) That in respect of Region of York requested modification 4, as set out in Section 3 of this report, it is the preference of the City to not designate all lands outside of the Core Features of the Natural Heritage Network in the Greenbelt and Oak Ridges Moraine Plan Areas as “Enhancement Areas”, recognizing that the potential for enhancement in these areas is recognized in Policies 3.2.3.18 and 3.2.3.19 of the Plan and that the City will be identifying specific enhancement areas as part of the forthcoming Natural Heritage Network study.
4. The recommended responses to further modification requests to VOP 2010 originating with landowner respondents, the TRCA and City staff, as set out in Attachment 6, be approved as the City position and that such changes be incorporated into VOP 2010, as modified by Council on September 27, 2012 or Volume 2 as modified by Council on March 20, 2012;
5. This report be forwarded to the Region of York as the City of Vaughan’s comments and recommended modifications to VOP 2010, Volume 1 (September 27, 2012 version) for its consideration as part of the on-going review process leading to an Ontario Municipal Board Hearing.
6. City staff be authorized to work with the Region, as necessary, to finalize the necessary wording to effect the Provincial and Regional modifications, for inclusion in VOP 2010.

Contribution to Sustainability

Goal 2 of *Green Directions Vaughan*, the City’s Community Sustainability and Environmental Master Plan, focuses on the new Official Plan to “ensure sustainable development and redevelopment”. The description of Goal 2 explains the transformative vision for the new Official Plan.

Vaughan is committed to sustainable land use. Vaughan Tomorrow, our consolidated Growth Management Strategy – 2031, has a central focus on creating a cutting-edge Official Plan that will provide for increased land use densities, efficient public transit, considerations for employment lands and open space systems, as well as walkable, human scale neighbourhoods that include services, retail, and an attractive public realm. The plan will guide the creation of the physical form that will reflect a “complete” community.

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Economic Impact

The Vaughan Official Plan 2010 establishes the planning framework for development throughout the City to 2031. The Plan, when approved, will have a positive impact on the City of Vaughan in terms of managing growth and fostering retail and residential intensification and employment opportunities while fulfilling the City's obligations to conform with Provincial policies and meet Regionally imposed targets for residential and employment growth.

Communications Plan

Notice of this meeting has been communicated to the public by the following means:

- Posted on the www.vaughan.ca online calendar, Vaughan Tomorrow website www.vaughantomorrow.ca, City Page Online and City Update (corporate monthly e-newsletter);
- Posted to the City's social media sites, Facebook and Twitter;
- By Canada Post to almost 1500 addresses on the Vaughan Tomorrow/Official Plan Review mailing list, updated to include the parties identified in the letters directed to the Region of York; and
- To the Official Plan Review e-mail list.

Purpose

To make recommendations on further modifications to VOP 2010 resulting from on-going analysis by staff in consideration of input from stakeholders.

Background – Analysis and Options

Location

The new Official Plan applies to all lands in the City. VOP 2010 is composed of two volumes. Volume 1 contains city-wide policies; and Volume 2 contains the secondary plans resulting from a number of focused area studies, existing area specific secondary plans that require recognition and site specific policies applicable to a number of sites or areas, which require more detailed planning policies. This report deals with a second round of proposed modifications that have emerged since the last reporting. This does not include the following Secondary Plans, which were adopted at the same time (September 7, 2010) as VOP 2010, Volumes 1 and 2. They will be the subject of future reports:

- North Kleinburg-Nashville Secondary Plan;
- Vaughan Metropolitan Centre Secondary Plan;
- West Vaughan Employment Area Secondary Plan;
- Woodbridge Centre Secondary Plan;
- Yonge-Steeles Corridor Secondary Plan.

In addition, the Dorian Place and Centre Street land use planning studies will be addressed individually through their respective processes.

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Status of VOP 2010, Volumes 1 and 2

In the Fall of 2010 the Region of York conducted its circulation of the Council adopted VOP 2010 to the prescribed authorities and public bodies to identify potential objections or modification requests. In addition, the Region accepted requests for modifications and Notices of Decision from the public and landowner interests, and provided the City with the originating correspondence. In order for the Region to make a decision on the approval of VOP 2010, it requested the City of Vaughan's input on the disposition of the modification requests, prior to finalizing its decision.

On September 12, 2011, a report was submitted to a Special Committee of the Whole meeting containing analyses and recommendations on approximately 120 written modification requests/submissions from landowners, public agencies and government bodies, the development industry and citizen and interest groups. Staff was directed to further address the planning merits of a number of issues raised by Committee and brought forward a second report to the Council meeting of September 27, 2011. At this meeting, Council adopted a series of modifications in response to the written submissions and staff recommendations. The Council direction has been incorporated into VOP 2010 and has been conveyed to the Region of York for its further circulation and review. The results will form the basis of a report by Regional staff to the Region's Planning and Economic Development Committee.

On February 28, 2012 a report was submitted to Committee of the Whole on Volume 2, which pertains to site and area specific plans and policies. This did not include the five secondary plans or the lands subject to the Centre Street and Dorian Place land use planning studies. The Committee of the Whole recommendations proceeded to Council for ratification on March 20, 2012.

This report to Committee of the Whole will primarily address staff recommendations on further modifications to Volume 1 that have emerged since the last report to Council on September 27, 2011. These modifications are as a result of on-going analysis by staff in consideration of input from stakeholders and the results of the Region of York's circulation process. The actions taken by Council resulting from this report will be forwarded to the Region with the intent that they be considered in the Region's report.

The Regional report on VOP 2010 – Volume 1 may proceed to the Region's Planning and Economic Development Committee in May or June of this year. The anticipated outcome will be a consolidated version of VOP 2010 Volume 1 representing the changes to-date resulting from the on-going review process.

Staff will continue to report on modifications, as required, as the process moves toward the Ontario Municipal Board Hearing.

Ontario Municipal Board Appeals

The Regional Municipality of York is the approval authority for the City's Official Plan. To date, the Region is in receipt of a total of eight appeals, which have been forwarded to the Ontario Municipal Board. An initial pre-hearing conference has not been scheduled at this time.

Potential Impact of the Region of York Official Plan

The new Region of York Official Plan was approved by the Minister of Municipal Affairs and Housing in September 2010. It has been appealed and the matter is now with the Ontario Municipal Board. It is anticipated that the Hearing will not commence until the Fall of this year.

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Progress is being made in resolving or scoping the issues that were the basis for the appeals. Changes to the Regional Plan, as a result of the appeal process, might have a material effect on VOP 2010 as it was based on the Regional Official Plan as of the time of its approval by the Minister. If changes are required to VOP 2010 – Volume 1 they can be addressed and incorporated into the plan at a later date, through the OMB process.

The Recommended Modifications

The modifications discussed in this report originate from several sources. These include:

- Continuing staff evaluation of the policies of the adopted VOP 2010-Volume 1, subject to the modifications approved by Council on September 27, 2011, as result of further discussions with affected respondents in consultation with the Region of York;
- Modifications originating with the Province of Ontario as a result of the Region of York's original circulation of VOP 2010-Volume 1;
- Region of York and other agency modifications resulting from the Region's recirculation of VOP 2010-Volume 1, as modified by Council on September 27, 2011;
- Modification requests originating with respondents (landowner, developer interests); and others identified by staff for the purposes of clarification or consistency.

1. Policy Modifications Resulting from Continuing Staff Evaluation

Staff has continued to evaluate potential modifications to VOP 2010 Volume 1 in light of the modifications adopted by Council on September 27, 2011, continuing input from respondents and discussions with the Region of York. On this basis Staff is prepared to recommend changes to the following policies.

a) **Recommended Changes to the Commercial Mixed-Use Policies**

The following change is recommended:

- Replace the "Commercial Mixed-Use" (CMU) designation with an "Employment Commercial Mixed-Use" (ECMU) designation (Policy 9.2.2.7) and a "Community Commercial Mixed-Use" (CCMU) designation (9.2.2.8) and amend the affected schedules accordingly;

On September 27, 2012 Council approved changes to VOP 2010 Volume 1 (Policies 2.2.4.2 – 2.2.4.4) to confirm that the lands designated **Commercial Mixed-Use** in the **Employment Areas** (as shown on Schedule 1, Structure Plan) are:

- part of the Employment Area land supply for the City;
- are subject to the Employment land conversion policies of the pertinent jurisdictions; and
- the addition of residential uses and an expansion of the retail portion of the required maximum 70 percent retail to 30 percent non-retail commercial split in floor space would require a conversion through a municipal comprehensive review.

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The “Commercial Mixed-Use” designation also applied to lands that were in the **Community Area** which is shown on Schedule 1, Structure Plan. Because the CMU designation would perform different functions in the **Employment Areas** and the **Community Areas**, it was determined that the best approach would be to create two separate designations – **Employment Commercial Mixed-Use (ECMU)** and **Community Commercial Mixed-Use (CCMU)**. The ECMU designation would play a major role in the **Employment Area** as a provider of supporting ancillary uses. The CCMU would be oriented to the residential community and there would be greater opportunity for retail uses. This is supported by Region of York staff.

The **Employment Commercial Mixed-Use** designation would form part of the City’s Employment Area land supply. As noted, these areas are subject to the conversion policies of the Growth Plan and the Regional and City Official Plans. If residential uses or *Major Retail* uses (greater than 10,000m² of gross floor area per lot) were proposed in these areas it would constitute a conversion and need to be justified through a municipal comprehensive review. This requirement would not extend to lands under the new **Community Commercial Mixed-Use** designation as they are not part of the employment land supply. Changes in land use in the **Community Commercial Mixed-Use** designation would follow the normal process for official plan amendments.

The New Employment Commercial Mixed-Use Designation

The policies contained in the new **Employment Commercial Mixed-Use** designation were derived to reflect its role in the Employment Area. The ECMU designation recognizes areas that are already predominantly commercial in nature that are located in either Intensification Corridors (Regional and Primary) or along arterial roads. The ECMU areas will have to fulfill a number of functions. This includes supporting the City’s intensification policies; contributing to the provision of ancillary uses that will primarily serve the needs of businesses and employees in the Employment Area; and providing for the largest and most comprehensive concentrations of ancillary uses in the Employment Area, including larger scale ancillary uses. The ECMU areas will also be included in the calculation of the maximum amount of land which may be devoted to ancillary uses in the Employment Areas. The latter policy is under development as part of the Regional Official Plan OMB process. The City’s policy will ultimately need to reflect what is approved in the Regional Plan.

The effect is to position the largest concentrations of supporting ancillary uses at the perimeter of the Employment Areas, thereby protecting the interior areas for manufacturing, warehousing and processing activities. In addition, EMCU uses are typically more intensive than industrial uses. This will help support the evolution of the **Regional Intensification Corridors within Employment Areas and the Primary Intensification Corridors within Employment Areas** to transit supportive densities and pedestrian friendly environments.

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In **Intensification Areas** the following uses would be permitted in the EMCU designation: Office, *Hotel*, Cultural and Entertainment Uses, *Retail* Uses (provided that no *Retail* unit shall exceed a Gross Floor Area of 3,500m²) and gas stations. *Major Retail* uses are not permitted. These include retail uses greater than 10,000m² per lot, including but not limited to big box retail stores, retail warehouses and shopping centres. The same uses are permitted in non-intensification areas provided that the maximum amount of office space is capped at 12,500m² GFA. Developments in Intensification Corridors must provide for a maximum 70% retail to 30% non-retail uses floor space ratio. Permitted building types include: Low Rise Buildings (only in Non-Intensification Areas); Mid-Rise Buildings; Public and Private Institutional Buildings; and gas stations.

The recommended **Employment Commercial Mixed-Use** policies are set out in Attachment No. 1.

The New Community Commercial Mixed-Use Designation

Areas designated **Community Commercial Mixed-Use** are to be located along **Regional Intensification Corridors, Primary Intensification Corridors** or abutting major arterial streets. They are predominantly commercial areas appropriate for non-residential intensification and making efficient use of existing or planned rapid transit and transit investments. These areas will assist the City in achieving its intensification objectives providing retail and commercial uses that will primarily serve the surrounding community and support the provision of population related employment.

In **Intensification Areas** the following uses would be permitted: Office, *Hotel*, Cultural and Entertainment uses, *Retail* Uses and gas stations. *Major Retail* uses are not specifically permitted. They would be subject to Policy 5.2.3.6, which permits *Major Retail* in **Regional Intensification Corridors** and **Primary Intensification Corridors**, subject to a zoning amendment fulfilling a number of criteria. *Major Retail* includes retail uses greater than 10,000m² per lot including but not limited to big box retail stores, retail warehouses and shopping centres. The same uses are permitted in non-intensification areas except that the maximum amount of office is capped at 12,500m² GFA. Developments in Intensification Corridors must provide for a maximum retail to non-retail commercial use split of 70% retail to 30% non-retail uses. Permitted building types include: Low Rise Buildings (only in Non-Intensification Areas); Mid-Rise Buildings; Public and Private Institutional Buildings; and gas stations.

The recommended Community Commercial Mixed-Use Policies are set out in Attachment No. 1.

b) **Recommended Changes to Policies 2.2.4.2, 2.2.4.3 and 2.2.4.4 of Section 2.2.4 “Employment Areas”**

On September 27, 2011 Council approved modifications to the policies of Section 2.2.4 to provide greater clarity as to what constituted the City’s Employment Area and its relationship to the policies contained in a number of senior level plans or policies.

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Policy 2.2.4.2 specifies that the lands located in the **General Employment, Prestige Employment** and **Commercial Mixed-Use** designations constitute the City's employment land supply as defined in the Provincial Growth Plan and the PPS. In light of the recommendation to create two separate Commercial Mixed-Use designations, applying to Employment and Community Areas, it is further recommended that "**Commercial Mixed-Use**" be replaced with "**Employment Commercial Mixed-Use**" in this Policy. This change would also be made throughout the plan as necessary.

Policy 2.2.4.3 provides that the City's employment area land supply is subject to the conversion policies of the Provincial Growth Plan and PPS. In discussions with Region of York staff it was recommend that the other applicable policy documents, beyond the Growth Plan and the PPS, should also be cited. City staff is in agreement and it is recommend that this policy be rephrased to state that the employment land supply is subject to the conversion policies and provisions of the Planning Act, the Growth Plan, the PPS, the York Region Official Plan and this Plan (i.e. VOP 2010).

Policy 2.2.4.4 states that any proposal for additional retail permissions that exceeds the 70/30 mix of 'retail' to non-retail commercial or the addition of residential uses shall be considered a conversion and will only be permitted through a municipal comprehensive review. The 70/30 provision applies only to the areas governed by the **Commercial Mixed-Use** designation, which is recommended for replacement by the **Employment Commercial Mixed-Use** designation. Region of York staff has requested a modification that would apply to all retail uses (both ancillary and accessory) currently permitted in the **Employment Area** by this Plan. The existing provision would be replaced by the following: 'any proposal for additional retail permissions that exceed the amount of retail space prescribed for the **Employment Area** by this plan or the addition of residential uses shall be considered to be a conversion under the Growth Plan . . .'. This would confirm that the level of retail uses permitted in the **Employment Area** by this Plan is the maximum amount and require that permissions for any additional retail uses would require a conversion obtained through a municipal comprehensive review.

The procedure for undertaking a municipal comprehensive review is currently being reviewed as part of the Regional Official Plan approval process. The outcome will eventually be reflected in the City's new Official Plan by way of an updated definition of municipal comprehensive review.

The revised policies 2.2.4.2, 2.2.4.3 and 2.2.4.4 are set out in Attachment 2.

c) **Providing Greater Flexibility in the Size (Floor Area) of Office Uses in Intensification Areas and Intensification Corridors**

The following change is recommended:

- That the maximum floor area of office uses of 12,500m² on any lot in Intensification Areas outside of the Vaughan Metropolitan Centre be eliminated; the size of an office use (Gross Floor Area) on a lot in the Intensification Areas be determined by the permitted Floor Space Index; and that the necessary changes in the affected land use designations and related polices be made to effect this change.

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Policy 5.2.2.2 requires all *Major Office* development (greater than 12,500m² per lot) locate in the Vaughan Metropolitan Centre, within 500 metres of an existing or planned subway station or where permitted through a Secondary Plan.

Currently, Policy 5.2.2.3 provides that “Office uses in **Intensification Areas** will be permitted up to 12,500m² of GFA per lot with the actual permissions being reflective of the type of **Intensification Area** in which it is located, the transit service available and the surrounding context.”

It is recommended that greater flexibility be applied to this provision, which would target **Intensification Areas** for offices up to 12,500m² but permit office floor space in such areas to exceed this limit on any lot. This would provide greater flexibility for office developers looking to locate in **Intensification Areas**.

This would also address several operational issues associated with this provision. First, the maximum size restriction is a duplication of the Floor Space Index limit provided for each commercial or mixed-use parcel by VOP 2010. It already limits the amount of floor space on each lot and each assigned FSI already reflects or will reflect the hierarchy of potential office uses. In addition, the 12,500m² maximum for offices is sensitive to lot size. When lots get larger, the amount of office floor space does not increase, staying at the maximum of 12,500m² per lot, notwithstanding an increase in the total allowable floor area as a result of the application of the Floor Space Index. This could result in severance applications on larger lots in order to build more office floor space. Alternatively, in order to take advantage of the full potential granted by the assigned FSI, owners might seek approvals for other uses that may be less appropriate than office uses.

Therefore, full reliance on the Floor Space Index to regulate office uses in **Intensification Areas** is recommended. It is appropriate to “encourage” rather than “require” office uses in excess of 12,500m² per lot to locate in the **VMC**. Similarly, a maximum of 12,500m² of gross floor area per lot should be identified as a “target” rather than a maximum in **Intensification Areas** in order to differentiate these areas from the **Vaughan Metropolitan Centre**, as it will provide for the highest densities in the City.

To implement these measures, changes are required to Section 5.2.2 “Attracting Office Uses”. The changes are illustrated in Attachment 4. It is also recommended that the 12,500m² maximum should be removed from any affected designation as it applies to Intensification Areas. This will provide the City with greater flexibility in attracting a broad range of office uses to **Intensification Areas** outside the VMC, some of which may be larger than 12,500m² of GFA in size.

d) Recommended Changes to the Office Policies in the Prestige Employment and General Employment Designations

The following changes are recommended:

- That greater flexibility be applied to the permissions for ancillary office uses in the Prestige Employment designations;

Currently VOP 2010 – Volume 1 permits Ancillary Offices in the Prestige Employment designation, which typically means freestanding office uses not accessory to and directly associated with any of the uses permitted in that designation. The policy now provides that such uses have a maximum gross floor area per lot of 10,000m².

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There has been a request by respondents to consider adopting a greater level of flexibility in the Prestige Employment Area to permit larger ancillary office uses, especially in more prominent locations, such as along 400-series Highways, arterial intersections and in proximity to planned transit terminals. This has merit as it would provide a greater level of flexibility in attracting office users that may prefer an employment area environment.

It is recommended that the maximum floor area requirement of 10,000m² be maintained, provided that greater densities may be considered at sites located in higher profile locations, like major intersections (e.g. Arterial streets/400-series Highways), along 400-series highways or in proximity to planned transit stations. The appropriate densities will be established at the time of consideration of the implementing Secondary Plans, Block Plans and/or Zoning By-law amendments.

This change is implemented through modifications to Policies 5.2.2.4 “Attracting Office Uses” (shown on Attachment No. 4) and 9.2.2.11.c.iii “Prestige Employment” (shown on Attachment No.3)

- Provide for greater flexibility in permissions for accessory office uses in the Prestige Employment and General Employment designations.

Currently VOP 2010 – Volume 1 permits Accessory Office Uses in the Prestige Employment and General Employment designations. Accessory Office means office uses directly associated with the primary permitted land use on the lot. The policy now provides that such office uses are limited to no more than 7500m² or 40% of the GFA of the primary use, whichever is greater.

The request has been received to provide greater accessory office use to accommodate users that have large combination operations, housing the primary manufacturing/warehousing component with an accompanying head office function. This is supportable.

Currently, a combination of accessory office (40%) and accessory retail uses are permitted (10%) to a maximum of 50% of the total Gross Floor Area of the primary use. To address the need for additional accessory office space it is recommended that the policy be revised to permit an increase in accessory office to 49% of the primary use on the lot. This is subject to the accessory retail and accessory office uses not exceeding a combined 49% of the gross floor area of the primary use on the lot. At no time would the accessory retail be permitted to exceed 10% of the primary use.

This will provide more opportunities for businesses that require a major office component in combination with a primary use from the industrial sector. This will make the City more attractive to users seeking sites to accommodate large-scale operations requiring jointly located head office and industrial/warehousing functions.

These changes are reflected in Policy 9.2.2.10.b.ii.B of the **General Employment** designation and Policy 9.2.2.11.c.ii.B of the **Prestige Employment** designation. They are set out in Attachment 3.

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2. Modifications Originating with the Province of Ontario as a Result of the Original Circulation of VOP 2010

By letter dated February 1, 2012, the Ministry of Municipal Affairs and Housing (MMAH) provided comments on the adopted version of VOP 2010-Volume 1 through its “One Window” process. The letter includes responses from the Ministries of the Environment (MOE), Transportation (MTO), Natural Resources (MNR), Infrastructure (MOI) and Tourism and Culture (MTC). The Ministry of Municipal Affairs and Housing (MMAH) has requested that the Region modify the Plan to address a number of issues in order to ensure consistency with the Provincial Policy Statement and conformity with applicable Provincial policies.

Specifically, the Ministry is requesting that the Region advise as to how it intends to address a range of issues identified in the letter, including:

- Ensuring full Greenbelt Plan conformity;
- Ensure OP policies and schedules conform with the York OP, ROPA 52 and Vaughan OPA 637 as it relates to the protection of transportation corridors;
- Ensure Schedule 13, Land Use conforms with the Region of York’s Schedule 8, Agricultural and Rural Areas;
- Ensure conformity with the City of Vaughan OPA 604 (Oak Ridges Moraine Conservation Plan conformity amendment) as approved by MMAH in 2004, and
- Ensure proper recognition of the full Parkway Belt West Plan within the City of Vaughan.

The Ministry comments identify 61 areas of concern along with proposed resolutions. The detailed Provincial modifications are set out in matrix format in Attachment 5. Some of these matters might already have already been addressed by the previous modifications approved by Council on September 27, 2011. City and Region of York staff met jointly with representatives from the Ministries to review the comments and obtain a full understanding of the Provincial position. The result was that there were no substantive issues of conflict remaining.

The One Window comments contain 35 recommendations related to the Natural Areas and Countryside. These include recommendations for policies in Chapters 3, 9 and 10 as well as recommended changes to select definitions and schedules. Of the One Window comments related to the Natural Areas and Countryside, 30 recommendations have either already been addressed through previous Reports to Council or require minor technical edits. The Ministry has indicated that more attention is required to the following thematic areas in the review process with York Region:

- Conformity to ongoing changes to the York Region Official Plan resulting from the appeals process related to natural heritage system and natural feature policies, such as for woodlands and wetlands;
- Through completion of the Natural Heritage Network Study, delineating both the natural heritage system, which is the Natural Heritage Network in Vaughan as shown on Schedule 2 of the VOP 2010, as well as specific natural features (i.e. wetlands, woodlands, valleylands, etc) in appropriate schedules;
- Conformity with the York Region Official Plan and the Greenbelt Plan regarding Agricultural areas (i.e. Prime Agriculture) and Rural areas; and
- Attention to the most recent aggregate resource information that is not yet reflected in the York Region Official Plan.

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Other areas of Ministry concern include:

- Identifying and adding policy language to protect Provincial transportation corridors;
- Enhancing heritage and archaeological resource policies;
- Policies on phasing, consents, and community improvement;
- Definitions and mapping changes.

Staff would like to bring two matters to Council's attention:

Ministry Matrix Page 9/23 – Policy 2.2.3.7 (Now Policy 2.2.3.8)

This policy identifies an area in the north west quadrant of the city as an area for future residential development. Specifically, it applies to the triangle of land bounded by Kirby Road on the north, Huntington Road on the east and the CP Rail line on the west (DiBattista Farms Limited, Signature Developments). The site is opposite the Huntington Community of the North Kleinburg-Nashville Secondary Plan area.

The Ministry advises that the Province does not support the premature identification of urban areas as it is not consistent with the PPS or the Growth Plan and is asking that the Policy be deleted from the Plan. The Region of York is taking the same position.

Staff has no objection to deleting this policy. The lands subject to this policy are now located within the GTA West Corridor Protection Zone, which protects alignment options for a 400-series Highway, by way of a development prohibition. The GTA West Corridor Individual Environmental Assessment is underway, but it could be a number of years before an alignment is refined sufficiently to assess the future of this property. Similarly, the lands to the east (the Huntington Community in the North Kleinburg-Nashville Secondary Plan) are subject to the same development prohibition.

Given the uncertainty over the future of this area, both in timing of a resolution and the unknown effect of the GTA West Corridor alignment, it is considered appropriate to delete this policy.

Ministry Matrix Page 16/23 – Policy 9.1.1.2 of Urban Design and Built Form

Policy 9.1.2.2 provides policy guidelines requiring that new development proposed for established residential areas be designed to reflect and reinforce the existing physical character and uses of the surrounding area. The Ministry is proposing that this policy would benefit if it acknowledged that historical neighbourhoods, "can be receptive to policy changes without risk of loss of character, to better implement PPS policies regarding building strong communities." It was suggested that a statement be added to 9.1.1.2 clarifying that the existing policies are not meant to discourage the incorporation of features designed to increase energy efficiency or environmental sustainability. There is no objection to this provision.

A second provision is proposed which would provide that the policies of 9.1.1.2 would not "prevent changes in lot size that would enable intensification or more affordable housing that could occur without substantially impacting the character of the neighbourhood." On September 27, 2011 Council approved the addition of a new policy 9.1.1.3 to VOP 2010 – Volume 1, which specifically strengthened the protection of the City's historical and older neighbourhoods, which are characteristic of the City's founding villages. One of the primary objectives of this policy was to protect one of their defining elements, being their expansive yards and amenity areas. The policy suggested by the Ministry would result in uncertainty as to Council's intent for the area and be subject to establishing what could potentially have a substantial impact on the character of the community. Further, VOP 2010 provides for ample opportunities for intensification. These intensification areas are typically located at the edge of communities in association with the public transit system.

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Therefore, it is recommended that the Region of York be advised that the City does not support the inclusion of the second part of the policy suggested by the Ministry.

City staff is satisfied that the overall direction of the Provincial modifications is consistent with the intent of VOP 2010 – Volume 1. The proposed modifications are generally minor in nature and/or are required to address Provincial policy. Regional staff will be addressing the modifications in its report to the Region of York Council on Volume 1 of VOP 2010, including the addition of any new policy language into Volume 1. City staff will assist as requested.

3. Modifications as a Result of the Region’s Recirculation of the September 27, 2011 Council modified Version of VOP 2010 - Volume 1

Region of York

Regional staff has completed its review of the modified version of the Vaughan Official Plan (2010) that was approved by Vaughan Council on September 27, 2011 and have identified the following modifications.

- 1. Replace Figure 2 with the following table.

	2006	2016	2021	2026	2031
Population	249,300	329,100	360,400	388,800	416,600
Employment	162,200	226,000	248,900	257,600	266,100

Discussion and Action:

The requested changes will be made as they reflect the latest population and employment numbers.

- 2. Delete policy 2.2.3.8, as this policy identifies lands and future land uses beyond the 2031 scope of the Growth Plan for the Greater Golden Horseshoe.

Discussion and Action:

This refers to a property in the triangle of land bounded by Kirby Road on the north, Huntington Road on the east and the CP Rail line on the west (DiBattista Farms Limited, Signature Developments). The site is opposite the Huntington Community of the North Kleinburg-Nashville Secondary Plan. The Province also required that this policy be deleted.

- 3. Policy 2.2.4.4. Revise this policy to more generically apply to all designations within the employment areas. A conversion should be any increase in permitted retail, not just an increase from the 70/30 split.

Discussion and Action:

This is addressed in Section 1. b) of this report - “Recommended Changes to Policies 2.2.4.2, 2.2.4.3 and 2.2.4.4 of Section 2.2.4 “Employment Areas”. It recommends changes that are consistent with the Region’s request.

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4. Policy 3.2.3.1. Greenbelt Natural Heritage System: The Greenbelt Natural Heritage System should be identified as an enhancement area within the City of Vaughan Natural Heritage Network (NHN). While the Vaughan OP indicates (Schedule 2 and policy 3.2.3.1) that the Oak Ridges Moraine Lands and Greenbelt Lands (in their entirety) form part of the City's Natural Heritage Network (NHN), there is no greater emphasis from a natural heritage planning standpoint, placed on the Greenbelt Natural Heritage System (NHS) as a component of the City's NHN. Given the intent of the Greenbelt Plan natural heritage system as articulated within the text and policies of that plan, it is our opinion that lands not captured as Core Features of the NHN, but within the Greenbelt NHS should be identified as enhancement areas. Specifically, while the Greenbelt Plan allows for some development and site alteration, there is a requirement to *maintain, or where possible enhance*, connectivity for the movement of native plants and animals within the Greenbelt NHS. Identification of the Greenbelt NHS as an enhancement area within the City's NHN would also be consistent with the Regional Official Plan which identified these lands as part of the Regional Greenlands System.

Discussion and Action:

The City agrees with the intent of the comments from the Region that lands in the Oak Ridges Moraine and Greenbelt Plan are a focus for enhancing connectivity and other aspects of ecological integrity with respect to the Natural Heritage Network. Policy 3.2.3.18 regarding the Oak Ridges Moraine Lands includes a statement that Natural Core Areas and Natural Linkage Areas, in particular, are a focus for enhancement opportunities and securement initiatives to further support Vaughan's Natural Heritage Network. Similarly, Policy 3.2.3.19 regarding Greenbelt Lands includes a statement that lands in the Natural Heritage System of the Protected Countryside of the Greenbelt Plan are a focus for enhancement opportunities and securement initiatives to further support Vaughan's Natural Heritage Network. It is also noted that the Regional Greenlands System as shown on Map 2 of the ROP is included in the Natural Areas and Countryside designation on Schedule 1 of the VOP 2010.

Staff will be embarking on the Natural Heritage Network Study shortly. One expectation of the study is to better delineate Enhancement Areas to meet ecosystem targets. Enhancement Areas are to be identified as additional candidate Core Features or areas conserved through other stewardship mechanisms depending on the proposed ecological functions of the Enhancement Area, to meet ecosystem targets.

Furthermore, agriculture is a permitted use in the Greenbelt Plan and the ORM Natural Core Area and Natural Linkage Area. Indeed, viable agriculture is promoted in the policies for these provincial Plans such that identifying whole concession blocks as Enhancement Areas on agricultural lands can be perceived to contradict policy direction in these Plans.

Hence, the City does not agree that it is necessary to identify all Greenbelt NHS lands or ORM Natural Linkage lands outside of Core Features as Enhancement Areas. The City's preference is to maintain the previous modifications to policies 3.2.3.18 and 3.2.3.19 that refer to Greenbelt Plan NHS lands and ORM Natural Core and Natural Linkage Areas as a focus for enhancement opportunities and allow for specific enhancement areas to be established through the work of the City's Natural Heritage Network study.

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5. Policy 3.5.4. References rural residential uses being permitted as identified on Schedule 13. Schedule 13 does not have a land use category called rural residential.

Discussion and Action:

Schedule 13 will be revised to add the reference to the “Rural Residential” designation.

6. Schedule 1: The community areas south of Kirby Road, east of Highway 27 (Copper Creek Golf Course) should be removed and replaced with rural or agricultural area per the Greenbelt Plan.

Discussion and Action:

This change will be made. It requires the removal of the “Community Area” designation where it inadvertently extends into the Greenbelt Plan Area.

7. There is inconsistent treatment of the Skandatur lands in Block 47 on Schedules 1 and 13 with respect to those lands located within the Greenbelt Plan area. This discrepancy should be corrected.

Discussion and Action:

MMAH has indicated that for lands, where an OPA was submitted prior to the Greenbelt Act/Plan, such lands are not subject to that Plan. The Block 40/47 Secondary Plan application was submitted prior to the Greenbelt Act/Plan and is therefore not subject to its provisions. The lands are also considered as part of Vaughan’s “Urban Area” (in OPA 600) which was approved prior to the Greenbelt Act/Plan. Schedule 1 (Urban Structure) shows the lands within the Community Area so as to conform with the Regional Official Plan (September 7, 2010). Schedule 13 (Land Use) shows parts of the lands as “Natural Area” and “Agricultural”. Once the OPA for Block 40/47 is approved “Area Specific” policies will be provided in Volume 2. Until such time, the land use designations should remain as is.

8. Schedule 2: Per comment 4 above, the Greenbelt Natural Heritage System portion of the Regional Greenlands system should be identified as an enhancement area to ensure greater consistency with the Greenbelt Plan and the ROP.

Discussion and Action:

See the response to No. 4 above.

9. Schedule 13: Lands within the Greenbelt can only be identified as Agricultural or Rural. The Private Open Space designations in Blocks 55 (Copper Creek) and 47 should be corrected as should the low-rise residential in Block 34 west, along with any other designations other than Rural and Agricultural.

Discussion and Action:

These changes will be made to reflect the requirements of the Greenbelt Plan.

10. The following revisions should be made to Schedule 9, “Future Transportation Network”:

King Vaughan Road between Huntington Road and Cold Creek Road is not currently under the Region’s jurisdiction and should be revised.

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Huntington Road between Kirby Road and King Vaughan Road is not currently under the Region's jurisdiction and should be revised.

The portion of Kirby Road between Highway 27 and Huntington Road is not currently under the Region's jurisdiction and should be revised.

Nashville Road between Old Highway 27 and CP Rail is not currently under the Region's jurisdiction and should be revised.

Old Highway 27 in the vicinity of Nashville Road is not currently under the Region's jurisdiction and should be revised.

The segment of Nashville Road between Old Highway 27 and new Highway 27 is not currently under the Region's jurisdiction and should be revised.

The segment of Teston Road between Kipling Avenue and Highway 27 is not currently under the Region's jurisdiction and should be revised.

Centre Street between Dufferin Street and Highway 7 shall be revised to indicate that it is under Provincial jurisdiction.

It is recommended that the missing link of Kirby Road between Huntington Road and Highway 27 be added to Schedule 9 and designated as a Minor Arterial Road (Vaughan).

Discussion and Action:

Staff are satisfied with the changes identified by the Region. The last item on the list is a recommendation that the missing link on Kirby Road between Huntington Road and Highway 27 be added to Schedule 9 and designated as a minor arterial road under Vaughan's jurisdiction. This is not supported for environmental reasons and it is not provided for under the City's Transportation Master Plan. Staff will be working to ensure that Schedule 9 correctly reflects the provisions of the Transportation Master Plan, as approved by Council. This information will be provided to the Region of York.

11. Schedule 13: change the land use designation of lands municipally known as 77 and 87 Woodstream Boulevard from "Mid-Rise Mixed Use" to "General Employment", as the Municipal Comprehensive Review recommended that these employment lands not be converted for residential purposes.

Discussion and Action:

On September 27, 2011 Council approved the following recommendation (in part) of the Special Committee of the Whole meeting of September 12, 2011, in respect of these properties as follows:

"That the present Mid-Rise Mixed-Use land use designation as adopted by the City of Vaughan on September 7, 2010 be maintained for 77-87 Woodstream Boulevard with the understanding that the equivalent ground floor area of the existing banquet hall will be maintained and/or increased in the proposed development for the subject site, and that construction of a pedestrian crossover bridge which provides direct access to the school and soccer centre facility on Martin Grove Road for the community east of Rainbow Creek will also be undertaken by the developer."

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In addition, since the report, information has been provided by the applicant to clarify how the proposal might meet the requirements of the Growth Plan policies. The applicant has submitted information to address the employment land inventory issues raised by Hemson Consulting during their review and other policy issues raised by City staff. Staff has not reviewed this new information in detail to-date recognizing Council's position. Should Council wish to alter or reinforce its previous decision it may wish to adopt a resolution advising Regional Council of its position.

4. Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority has requested several modifications. These have been identified and addressed in Attachment 6 under Item 550.

5. Further Modifications Originating with Requests from Landowner/Developer Interests and Staff Initiated Modifications for the Purpose of Clarification or Consistency

Modification requests continue to be received from respondents (landowner, developer interests) and staff continue to identify situations where changes to the Plan are warranted for the purposes of clarification or consistency. These are set out in matrix form in Attachment 6. It is recommended that VOP 2010 Volume 1, as modified by Council on September 27, 2012 be further modified in accordance with the recommendations set out in the matrix.

Relationship to Vaughan Vision 2020

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;
- Support and coordinate land use planning for high capacity transit at strategic locations in the City;
- Review the Vaughan Corporate Centre Vision; and
- Prepare an employment area plan for the Vaughan Enterprise Zone and employment lands.

Regional Implications

This report and resulting Council minute will be forwarded to the Region of York for its consideration in the preparation of a forthcoming report on VOP 2010 – Volume 1 as part of the process leading to an Ontario Municipal Board Hearing.

Conclusion

It is recommended that the proposed modifications to VOP 2010 Volume 1, as modified on September 27, 2011, be approved, subject to Council input; and that this report be forwarded to the Region of York as the City's position for the purposes of informing the Regional Planning and Development Committee report on VOP 2010 Volume 1.

Once the Regional position is confirmed, it will allow for VOP 2010 – Volume 1 to be consolidated, bringing together all modifications to-date, including those originating through the City processes, the Regional review and the Provincial and agency requests. This will assist all parties as they move toward a first pre-hearing conference on the appeals to the OMB.

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The intent of the modifications to solidify the City's position on a number of policies that were further refined, after the September 27, 2012 Council modifications, following landowner input and agency consultation. In addition, the modifications address site specific issues raised by the public and agencies and incorporate solutions that address these interests while maintaining the intent of the Plan.

However, some issues remain unresolved and new ones will emerge. Staff will continue to work with respondents and appellants in an effort to arrive at mutually acceptable solutions and report to Council as required.

Therefore, it is recommended that the recommendations of this report be adopted.

Attachments

1. Recommended "Employment Commercial Mixed-Use" (9.2.2.7) and "Community Commercial Mixed-Use"(9.2.2.8) Policies;
2. Amended Policies 2.2.4.2, 2.2.4.3 and 2.2.4.4 of Section 2.2.4 "Employment Areas";
3. Amended Policies 9.2.2.10 "General Employment" and 9.2.2.11 "Prestige Employment";
4. Amended Policies 5.1.2 "Directing Economic Activity" and 5.2.2 "Attracting Office Uses";
5. Provincial Response: "City of Vaughan Official Plan One Window Review";
6. Vaughan Official Plan 2010: Further Modifications, Comments and Recommendations.

Report prepared by:

Steven Dixon, Planner 1, x 8410
Roy McQuillin, Manager of Policy Planning, x. 8211

/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.)

Councillor DeFrancesca declared an interest with respect to the foregoing matter only as it pertains to the Rizmi/Milani Lands, as Ms. Lucia Milani is seeking a compliance audit of her 2010 election finances, and did not take part in the discussion or vote on any Rizmi/Milani Lands.

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Item 24, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

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NOTIFICATION OF LEGAL PROCEEDINGS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution submitted by Councillor lafrate, dated April 3, 2012, be approved; and
- 2) That the deputation of Mr. Nick Pinto, The West Woodbridge Homeowners Association Inc., 57 Mapes Avenue, Woodbridge, L4L 8R4, be received.

Member's Resolution

Submitted by Councillor Marilyn lafrate

Whereas, on May 14, 2007 Vaughan Council endorsed a recommendation to enact a By-Law delegating authority for legal claims to the City Solicitor, and

Whereas, since this By-Law was enacted a number of claims have come under public scrutiny, and

Whereas, the public expects that at the very least, their elected representatives should be cognizant of how public funds are being spent particularly in legal matters.

It is therefore recommended that the Commissioner of Legal and Administrative Services be required to review By Law 203-207 and report back to the first Committee of the Whole meeting in May 2012 on steps to be taken for improving notification of legal actions.

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Item 25, Report No. 12, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 17, 2012, as follows:

By approving the following in accordance with Communication C4, additional report from the Commissioner of Community Services, dated April 17, 2012:

- “1) That the Award of Tender T12-144 for Boulevard and Turf Maintenance within the City of Vaughan be awarded to Municipal Maintenance Inc. for \$428,698.46 (including HST). The contract was advertised for two (2) years, plus three (3) additional (1) one year option(s) at the discretion of the City, based on an estimated area of 121.13 hectares, with an estimated 12 cuts per year and 2 debris pick ups (Spring & Fall); and***
- 2) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.”***

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**AWARD OF TENDER T12-144
BOULEVARD AND TURF MAINTENANCE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated April 3, 2012, be approved; and**
- 2) That Council declare that it views with great disfavour the behaviour of Regional staff in this entire matter.**

Recommendation

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

1. That Tender T12-144 for the Boulevard and Turf Maintenance throughout the City of Vaughan municipal boulevards be brought forward to Council on April 17, 2012 for authorization of award.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 6, Objective 6.1:

- To fully support the implementation of Green Directions at all levels of City operations by ensuring that grass clippings are mulched and left on site to improve soil fertility.

Economic Impact

Funds for the T12-144 Boulevard and Turf Maintenance Contract are approved in the 2012 Operating Budget.

Communications Plan

Not applicable.

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Purpose

The purpose of this report is for Council approval to award Tender T12-144 for Boulevard and Turf Maintenance within the City of Vaughan, municipal boulevards only.

Background - Analysis and Options

The City of Vaughan maintains the grass cutting and debris pick up on municipal boulevards throughout Vaughan that are not fronting private property. The Region of York maintains the grass cutting and debris pick up on Regional roads. Until 2009, the City of Vaughan administered both under one contract. However, for the past two years, the Region chose to maintain their own boulevards indicating that costs associated with the City of Vaughan's higher level of service as the reason for not continuing with one contract.

During the past year every effort was made to combine the two contracts and have a consistent level of service in Vaughan for grass cutting on Regional and Municipal boulevards. In November 2011, the Region and the City agreed on a consistent level of service, but tender was not issued because the Region wanted to negotiate the City's contract administration fee. In an effort to issue one contract, staff attempted to negotiate an acceptable contract administration fee and delayed issuing the tender to allow the Region adequate time to make a decision. Unfortunately the Region chose to go on their own, and issue their own tender in February 2012. Their decision was communicated to us in mid-February (after they issued their tender) resulting in a significant delay in our tendering process. This delay, coupled with the anticipated early growing season this year, it is imperative that the contract to be awarded as soon as possible to avoid cutting delays.

This tender was advertised in the Vaughan Citizen (Classified Section), Ontario Public Buyers Association and the Bidingo (formerly called Electronic Tender Network – ETN). Tenders are anticipated to be closed on April 3, 2012 at 3:00 p.m. Additional information will be provided for this item after the bids have been reviewed and evaluated for Council's consideration at the April 17, 2012 meeting.

Relationship to Vaughan Vision 2020/Strategic Plan

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

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

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

Regional Implications

There are no regional implications.

Conclusion

The results of T12-144 will be submitted to Council at the April 17, 2012 meeting after the received bids have been evaluated.

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Attachments

None

Report prepared by:

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

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Item 26, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

26 **AWARD OF TENDER T12-024**
SUPPLY OF MATERIALS AND SERVICES FOR LONGITUDINAL/ TRANSVERSE/ DURABLE
PAVEMENT MARKING APPLICATIONS
ALL WARDS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated April 3, 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 T12-024, Supply of Materials and Services for Longitudinal/ Transverse/ Durable Pavement Marking Applications on City of Vaughan roadways be awarded to Woodbine Pavement Markings Limited in the amount of \$210,533.75, plus applicable taxes;
2. That the contract term is from May 1, 2012 to December 31, 2014, and contract prices will be adjusted based on the Consumer Price Index for the second and third years of the contract;
3. That a contingency allowance in the amount of \$21,000.00, 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;
4. That the amounts of the above recommendations, illustrated within this report, be funded from the Operating Budget, account number 2004010.7331, including all contingency allowances, and applicable taxes; and
5. That the Mayor and City Clerk be authorized to sign the appropriate documents.

Contribution to Sustainability

The supply of materials and services for longitudinal, transverse, and durable pavement marking applications on City roadways comprising this project will ensure acceptable levels of service are maintained for the health and well being of Vaughan citizens.

Economic Impact

The total project cost of \$236,000.00, falls within the approved 2012 Operating Budget amount within account number 2004010.7331. As the road network expands as a result of development in the City and the cost of materials increase, this amount will be adjusted accordingly to meet these requirements within the Annual Operating Budget for the second and third years of the contract.

Communications Plan

Once the project is awarded, Engineering Services staff will advise the Mayor and Members of Council.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 26, CW Report No. 12 – Page 2

Purpose

Council approval to award Tender T12-024, Supply of Materials and Services for Longitudinal / Transverse / Durable Pavement Marking Applications.

Background - Analysis and Options

Engineering Services is required, in accordance with Provincial legislation, to maintain the pavement markings on the City's 950 kilometres of roadways. As a result, the work covered by this Tender requires the supply of materials and services for pavement marking applications (longitudinal, transverse, and selected durable) on all City roadways.

More specifically, the work consists of the application of centre lines, lane lines, lane narrowing lines for traffic calming, turn/speed hump arrows, stop bars, crosswalks and selected durable markings on all City roadways, each year.

Since 2007, durable pavement markings have been used at traffic signals, as the service life of these markings ranges from 5-8 years. As a result, only select traffic signals are painted. It is noted that the remaining locations will be converted to durable markings in 2012.

It should be noted that school crosswalks, where crossing guards are located, have pavement markings applied twice a year in an effort to further enhance visibility, and to address potential health and safety concerns.

At present, school crossing guard locations are reviewed approximately once every 4 years, to determine the appropriateness of the crossing location for the subsequent school year. Based on the potential removal of school crossing guards, and the accompanying crosswalk pavement markings, it would not be cost effective to utilize durable markings.

This tender was advertised in the Ontario Public Buyers Association (OPBA), on Biddingo and on the City Webpage and closed on March 12, 2012. A total of 5 sets of bid documents were picked up from the Purchasing Services Department and the following 5 bids were received:

<u>Contractor</u>	<u>Total Bid Amount (excl. H.S.T.)</u>
Woodbine Pavement Markings Limited	* \$ 210,533.75
K.D.N. Pavement Markings Ltd.	\$ 216,338.78
Almon Equipment Ltd.	\$ 228,587.50
Guild Electric Ltd.	\$ 243,705.00
Metro Asphalt Sealer & Repairs Ltd.	* \$ 375,483.00

*Corrected for arithmetic error.

The estimated cost for this project, including a contingency allowance and all applicable taxes is \$236,000.00 and is calculated as follows:

Woodbine Pavement Markings Limited Bid Price (excluding H.S.T.)	\$ 210,533.75
Contingency Amount (approx. 10%)	\$ 21,000.00
Sub-Total	\$ 231,533.75
H.S.T. (1.76%)	\$ 4,074.99
Total	\$ 235,608.74

ROUNDED \$236,000.00

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 26, CW Report No. 12 – Page 3

PROJECT FUNDING POSITION SUMMARY	
OPERATING ACCOUNT	2004010.7331
Original Budget	\$270,000.00
Less: Total Project Cost	\$236,000.00
Balance Remaining	\$34,000.00

Staff have reviewed the submitted bids and are satisfied that Woodbine Pavement Markings Limited, which has successfully completed similar work for the City in the past, is deemed qualified to undertake this project.

The bid total is within the Engineering Services Department approved 2012 Pavement Marking Operating Budget, account number 2004010.7331.

The contract term is from May 1, 2012 to December 31, 2014. Work is scheduled to commence in May and is expected to be completed by the end of October, each year. Contract prices will be adjusted based on the Consumer Price Index for the second and third years of the contract.

It is appropriate to award this contract to the low bidder, Woodbine Pavement Markings Limited for the three-year contract.

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. Pavement marking applications on City roadways will ensure that road standards and infrastructure are maintained for the residents of Vaughan.

Regional Implications

Not Applicable.

Conclusion

Staff recommends that this contract be awarded to Woodbine Pavement Markings Limited in the amount of \$210,533.75, plus applicable taxes.

Attachments

Not Applicable.

Report prepared by:

Mark Ranstoller, C.E.T., Senior Traffic Technologist, ext. 8726
Lisa Lovery, P. Eng., Manager of Traffic Engineering, ext. 8143

MR:mm

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 27, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

27

**PROCLAMATION AND FLAG RAISING REQUEST
MS AWARENESS MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 3, 2012:

Recommendation

The City Clerk recommends:

- 1) That May 2012 be proclaimed as “MS Awareness Month” in the City of Vaughan;
- 2) That the MS flag be raised at Vaughan City Hall in the month of May for a period no longer than one week in accordance with the Flag Raising/Half Masting Policy; and
- 3) That the proclamation be posted on the City’s website and published on the City Page Online.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

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

Purpose

To respond to the request received from the Director of Fundraising, Multiple Sclerosis Society of Canada, York South Chapter.

Background - Analysis and Options

The correspondence received in the City Clerk’s Office on March 26, 2012 from the Director of Fundraising, Multiple Sclerosis Society of Canada, York South Chapter is attached.(Attachment 1). The request was received too late to be placed on the main Committee of the Whole Agenda.

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

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

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 27, CW Report No. 12 – Page 2

The Multiple Sclerosis Society of Canada founded in 1948 is a national voluntary organization whose mandate is to raise awareness, provide support and services for people affected by this chronic and often disabling neurological disease. The Multiple Sclerosis Society of Canada's fundraising efforts include the Carnation Campaign and monies raised help support research and services for people with MS and their families. Council has approved this proclamation in the past.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

This report supports the promotion of awareness throughout the Region about Multiple Sclerosis.

Conclusion

Staff is recommending that May 2012 be proclaimed as "MS Awareness Month" in the City of Vaughan, that the MS flag be raised at Vaughan City Hall in the month of May for a period no longer than one week in accordance with the Flag Raising/Half Masting Policy; and that the proclamation be posted on the City's website and published on the City Page Online.

Attachments

Attachment 1 Correspondence from the Director of Fundraising, Multiple Sclerosis Society of Canada, York South Chapter, received March 26, 2012

Report prepared by

Connie Bonsignore, Administrative Assistant to the City Clerk

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 28, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

28

**PROCLAMATION AND FLAG RAISING REQUEST
CANCER AWARENESS MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated April 3, 2012:

Recommendation

The City Clerk recommends:

- 1) That April 2012 be proclaimed as "Cancer Awareness Month";
- 2) That the "Vaughan in Motion" flag be raised at Vaughan City Hall in the month of April for a period no longer than one week in accordance with the Flag Raising/Half Masting Policy; and
- 3) That the proclamation be posted on the City's website and published on the City Page Online.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

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

Purpose

To respond to the request received from the Co-founders, Vaughan in Motion to Cure Cancer.

Background - Analysis and Options

The correspondence received in the City Clerk's Office on March 27, 2012 from the Co-founders, Vaughan in Motion to Cure Cancer is attached. (Attachment 1). The request was received too late to be placed on the main Committee of the Whole Agenda.

The Co-founders of Vaughan in Motion to Cure Cancer are requesting the month of April to be proclaimed as Cancer Awareness Month. They also request that the City of Vaughan Council schedule a flag raising ceremony for the week of April 15th at Vaughan City Hall.

Vaughan in Motion to Cure Cancer is a not-for-profit organization staffed by volunteers dedicated to raising funds to assist those living with cancer in our community. Their fundraising efforts include such campaigns as WALK to Cure Cancer and GOLF to Cure Cancer Golf Tournament. Council has in previous years proclaimed April as Cancer Awareness Month.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 28, CW Report No. 12 – Page 2

The proclamation request meets the City's Proclamation Policy as the matter relates to a matter within the City's jurisdiction.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

N/A

Conclusion

Staff is recommending that April 2012 be proclaimed as "Cancer Awareness Month, that the "Vaughan in Motion" flag be raised at the Vaughan City Hall for one week in the month of April and that the proclamation be posted on the City's website and published on the City Page Online.

Attachments

Attachment 1 Correspondence from the Co-founders, Vaughan in Motion to Cure Cancer, received March 27, 2012

Report prepared by

Connie Bonsignore, Administrative Assistant to the City Clerk

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 29, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

29

VAUGHAN OFFICIAL PLAN - AMENDMENT

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following resolution submitted by Regional Councillor Di Biase, dated April 3, 2012, be referred to staff for a further detailed report;
- 2) That the deputation of Mr. and Mrs. Sadri, 10 Wigwoss Drive, Woodbridge, L4L 2P8, be received; and
- 3) That Communication C7 from Ms. Clara Astolfo, Vaughanwood Ratepayers' Association, Inc., 15 Francis Street, Vaughan, L4L 1P7, dated March 30, 2012, be received.

Member's Resolution

Submitted by Regional Councillor Michael Di Biase

WHEREAS the current Vaughan Official Plan 2010 policy for the northeast corner of Wigwoss and Highway 7 designates the site as Mid Rise Mixed Use permitting a maximum height of 10 storeys with an floor space Index (FSI) of 3 .0.

WHEREAS concerns from owners to the north of this site have been raised about height and density at this location.

IT IS THEREFORE RECOMMENDED THAT the Vaughan Official Plan 2010 Land Use Schedule - Schedule 13 be amended to show a Low Density Residential designation at this location.

BE IT FURTHER RESOLVED THAT any policies and schedules of the Vaughan Official Plan 2010 be modified accordingly through the Region's approval process of the City of Vaughan Official Plan.

Attachments

Location Map.

(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 APRIL 17, 2012

Item 30, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

**30 SOLE SOURCE APPROVAL/ REQUEST FOR ADDITIONAL PROJECT FUNDING
 RE: REFURBISHMENT OF AERIAL 7968-2000**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Fire Chief, dated April 3, 2012:

Recommendation

The Acting Fire Chief, in consultation with the Director of Purchasing and the Director of Budgeting and Financial Planning, recommend that:

1. That Smeal Fire Apparatus Co. be the sole source provider for the mid-life refurbishment of Aerial 7968;
2. That the order amount for project FR-3559-12 be increased by \$16,725 to secure recommended additional safety features, to a total value of \$194,129;
3. That a contingency allowance in the amount of 2% or \$3,883, be approved to mitigate any US foreign exchange pressures;
4. That in addition to funding allocated through Capital Budget Project FR-3559-12, the amounts of the above additional funding recommendations, as illustrated with this report, be funded by surplus funds available in capital project 3151-0-02, including applicable taxes, foreign exchange and administration recoveries.

Contribution to Sustainability

N/A

Economic Impact

As per standard maintenance practices, Aerial 7968 requires schedule mid-life refurbishment in order to remain in service. Anticipated costs were assessed during the budget process and capital project FR-3559-12 in the amount of \$180,300 was approved. Recent information has provided an opportunity to secure recommended additional safety features increasing the overall funding requirement to \$207,600, including all applicable taxes, contingency, and administration recoveries. As sufficient funds are not available in capital project FR-3559-12, the additional funding amount of \$27,300 can be funded using surplus funds available in capital project 3151-0-02, which is also funded by the Fire Equipment Reserve.

Communications Plan

N/A

Purpose

To obtain Council approval for the sole source award to Smeal Fire Apparatus for the mid-life refurbishment of Aerial 7968-2000 Smeal 32M Quint and to obtain additional funding approval in order to purchase recommended additional safety features.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 30, CW Report No. 12 – Page 2

Background - Analysis and Options

Through the Business Plan Process, Vaughan Fire and Rescue Service requested a mid-life refurbishment for Vehicle 79-68, 2000 Smeal 105 Ft. aerial response vehicle in order to meet the NFPA Level 1 refurbishing guideline which includes drive train rebuilt, body, paint, stripping, power supply upgrade, electrical system replacement, fire pump rebuilt & certification, aerial repair & certification including all hydraulic systems. This request was approved by Council on February 13, 2012. Smeal Fire Apparatus is the original manufacturer of vehicle 79-68 (105 Ft. aerial) and possess the expertise, knowledge and skill set to ensure compliance with NFPA Level 1 refurbishment and Smeal Ladder specification/warranty.

Currently, we have an assigned amount of \$180,300 (less \$5,300 administration Cost) in Project # FR-3559-12 for the mid-life refurbishment of Aerial 7968-2000 Smeal 32M/Quint. VFRS received the initial quote for the refurbishment in 2011, and in 2012 Smeal had provided additional safety features options pertinent to the refurbishment. After considering our options, VFRS would like to request an additional funding in order to purchase the safety features quoted as per the attached Change Order.

Summarized in the below table is an illustration of the funding position for FR-3559-12 and the recommended source of funding for additional funding requirements.

Mid-life Refurbishment Aerial 7968-2000	
Approved Budget (FR-3559-12)	180,300
Costs:	
Quote from Smeal	177,404
Additional work	16,725
Contingency (FX Variable 2%)	3,883
Sub-total	198,012
Add: HST (1.76%)	3,485
Sub-total	201,497
Administration Recovery (3%)	6,045
Total costs	207,541
Total costs (Rounded)	207,600
Shorfall Difference	(27,300)
Funded from Fire Project # 3151-0-02	27,300
Net Impact	-

Note: It is anticipated that both capital projects will be closed in 2012.

Relationship to Vaughan Vision 2020/Strategic Plan

Reference specific initiative report relates to: 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 30, CW Report No. 12 – Page 3

Regional Implications

N/A

Conclusion

As per standard maintenance practices, Aerial 7968 requires schedule mid-life refurbishment in order to remain in service. Smeal Fire Apparatus is the original manufacturer and possess the expertise, knowledge and skill set to ensure compliance with NFPA requirements and therefore sole sourcing this project is justified. In addition, Smeal had provided recommended additional safety features options pertinent to the refurbishment. After considering our options staff is requesting that additional funding, as illustrated with the report, be approved in order to proceed with additional safety features.

Attachments

1. Smeal Change Order

Report prepared by:

L. Bentley
Deputy Fire Chief

(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 APRIL 17, 2012

Item 31, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

31

**GREENING VAUGHAN ENVIRONMENTAL DAYS -
MAPLE LIONS COMMUNITY E-WASTE COLLECTION**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Regional Councillor Schulte, dated April 3, 2012:

Member's Resolution

Submitted by Regional Councillor Deb Schulte

Whereas, each year Ontarians generate more than 100,000 tonnes of electronic waste and approximately only 27% is properly disposed of. The remaining electronic waste is dumped in Ontario, US or international landfill sites, according to the Ontario Electronic Stewardship (OES); **and**,

Whereas, many people simply do not know how to properly dispose of obsolete or unwanted electronics **and**,

Whereas, the Maple Lions Club has joined forces with Computer Rescue and Greentec, a recognized company specializing in the recovery and recycling of electronics **and**,

Whereas, this initiative provides opportunities for unused computers and waste electronics to be refurbished and returned to the community to support needy families or social service organizations, and where not reusable to be properly recycled **and**,

Whereas, Computer Rescue and Greentec's advanced security processes ensure all information stored on devices is permanently and anonymously destroyed before disposal or refurbishment; **and**,

Whereas, acceptable electronics for free recycling include cell phones, print cartridges, digital cameras, iPods/MP3 players, laptop/desktop computers, accessories, televisions, monitors, speakers and more **and**,

Whereas, refurbishable collected items are donated to needy families, and waste items are shipped directly to Greentec's Cambridge facility for processing in accordance with OES, ISO and MOE regulations.

It is therefore recommended that:

The City of Vaughan include the Maple Lions in their partnership with Computer Rescue and Greentec to participate in the City of Vaughan's 5 Greening Vaughan Environmental Days by hosting a Free Recycling Drop-Off for Unwanted Electronics at the events

The City of Vaughan include the notification of this e-Waste Drop-Off opportunity in the advertisements for the Public Works events and provide a space at the site for the Drop-Off.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 33, Report No. 12, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 17, 2012, as follows:

By approving the following in accordance with Communication C5, from the Commissioner of Legal and Administrative Services & City Solicitor, dated April 13, 2012:

- “1. As a result of the comments by York Regional Police, and the proximity of a residential subdivision, staff recommend that the outdoor exhibition be extended to no later than 1:30 a.m. for all dates. This will allow for the event to end and all traffic is clear of the area by 2:00 a.m.; and***
- 2. Staff also recommend that no noise monitoring under the Noise By-law be required for the first weekend event. Should the City of Vaughan receive noise complaints related to the first weekend event, subsequent outdoor exhibitions at that location shall be subject to Noise Monitoring provisions set out in the City of Vaughan By-law 96-2006. Should there be any violations of the Noise By-law, as verified through noise monitoring, the extension for the future events is withdrawn.”***

**33 DEPUTATION – GANGA AND SARAJDAI TOTARAM WITH RESPECT TO
EXTENDING OUTDOOR EXHIBITION TIME**

The Committee of the Whole recommends that the deputation of Mr. Ganga Totaram, Coconuts Restaurant & Lounge, 2180 Steeles Avenue West, Unit 14215, Vaughan L4K 2Z5 and Communications C1 and C20, be received and deferred to Council to allow staff an opportunity to report on a reasonable time for the extension request.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 35, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

35

OTHER ITEMS CONSIDERED BY THE COMMITTEE

35.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad Hoc Committee reports be received:

- 1. Pierre Berton Artifacts and Memorabilia Task Force meeting of February 17, 2012 (Report No. 2).**
- 2. Telecommunication Facility Siting Protocol Task Force meeting of February 9, 2012 (Report No. 2).**
- 3. Heritage Vaughan meeting of February 15, 2012 (Report No. 2).**
- 4. Accessibility Advisory Committee meeting of February 21, 2012 (Report No. 2).**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 36, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

36

**NEW BUSINESS – REQUEST FOR AN EVENING MEETING
RE: TRAFFIC STUDY - LIBERTY DEVELOPMENT APPLICATION**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor DeFrancesca, dated April 3, 2012:

Member's Resolution

Submitted by Councillor Rosanna DeFrancesca

Whereas, at its meeting on May 3, 2011, when dealing with Liberty Development's application for an Official Plan Amendment and Zoning By-law Amendment (Item 28, CW Report No. 19) Council adopted (in part) the following resolution regarding a comprehensive traffic study to be undertaken by the applicant:

"That the applicant supply a comprehensive traffic study which will encompass the traffic movement within a radius not less than one (1) kilometre of the proposed land;

That upon completion of the traffic study, the applicant agree to attend one (1) Special Committee of the Whole meeting for the purpose of civic engagement as well as at least one (1) Ward 3 Community meeting."

It is recommended that when this matter comes forward, the Special Committee of the Whole meeting be held at 7:00p.m., to provide the community an opportunity to attend.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 37, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

37

**NEW BUSINESS – REQUEST FOR EVENING MEETINGS
REGARDING MODIFICATIONS TO THE OFFICIAL PLAN**

A motion that all future Official Plan Modification reports be considered at evening meetings was not seconded and therefore failed to carry.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 38, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

**38 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
APRIL 3, 2012**

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

- 1. PROPERTY MATTER
TORONTO YORK SPADINA SUBWAY EXTENSION PROJECT
WARD 4**
(acquisition or disposition of land)
- 2. CANADIAN UNION OF PUBLIC EMPLOYEES (CUPE), LOCAL 905, VAUGHAN UNIT
PART TIME CLERICAL & TECHNICAL COLLECTIVE AGREEMENT UPDATE**
(labour relations or employee negotiations)
- 3. PERSONNEL MATTER**
(personal matters about an identifiable individual)
- 4. LITIGATION/LEGAL ADVICE, VAUGHAN ATS RIZMI HOLDINGS LTD. AND LUCIA
MILANI
ONTARIO MUNICIPAL BOARD – 11333, 11641 DUFFERIN STREET
11490 BATHURST STREET, PART LOT 31, CONCESSION 2
WARD 1**
(litigation or potential litigation)