

**APPENDIX "A"**  
**CITY OF VAUGHAN**  
**REPORT NO. 13 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on Monday, February 10, 2003*

---

The Committee of the Whole met at 1:17 p.m., on Monday, February 3, 2003.

Present: Mayor Michael Di Biase, Chair  
Regional Councillor Joyce Frustaglio  
Councillor Bernie Di Vona  
Councillor Mario F. Ferri  
Councillor Linda D. Jackson  
Councillor Susan Kadis  
Councillor Mario G. Racco

The following items were dealt with:

**1                      ALL WAY STOPS FOR THE GATES OF MAPLE SUBDIVISION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Ferri, dated February 3, 2003:**

**Recommendation**

Councillor Mario Ferri recommends that all way stops be installed at the intersections of Killian Rd. and Marwood/Granger and Killian Rd. and Cranny St.

**2                      DESIGNATED PROPERTY GRANT  
**DALZIEL BARN, 7060 JANE STREET, BLACK CREEK PIONEER VILLAGE****

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Heritage Vaughan Committee, dated February 3, 2003:**

**Recommendation**

Heritage Vaughan Committee recommends:

THAT the Designated Property Grant of \$5000 be approved for the repair and restoration of the Dalziel Barn, 7060 Jane Street, Black Creek Pioneer Village.

**APPENDIX 'A'**  
**REPORT NO. 13 OF THE COMMITTEE OF THE WHOLE**  
**FOR CONSIDERATION BY COUNCIL, MONDAY, FEBRUARY 10, 2003**

---

**3                    PATRON OF THE CITY OF VAUGHAN ARCHIVES AWARD 2003**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated February 3, 2003:**

**Recommendation**

The Commissioner of Community Services recommends:

That the City's *Patron of the City of Vaughan Archives Award* for 2003 be conferred upon the Vaughan Township Historical Society.

**4                    FACILITY RENTAL RATES FOR CITY OF VAUGHAN EMPLOYEE GROUPS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated February 3, 2003:**

**Recommendation**

The Commissioner of Community Services in consultation with the Administrative and Programs Managers in Recreation and Culture recommends:

That facility rental rates for employees of the City of Vaughan with a minimum of 90% Vaughan employees, wishing to permit a facility for sports or fitness, be reduced by 75% of the adult rate as specified in the Recreation and Culture Rental Rates Schedule; and,

That they be granted space following allocations for the department and the general public; and

That this be effective upon Council's approval.

**5                    ASSUMPTION – MACKENZIE GLEN – PHASE IV**  
**MACKENZIE GLEN DEVELOPMENTS LTD.**  
**19T-90037 \ 65M-3106**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 3, 2003:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3106, and that the municipal services letter of credit be released.

**6                    ANTI-LITTERING SIGNAGE AT SUPER MAIL BOX LOCATIONS**

**The Committee of the Whole recommends:**

- 1)        That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 3, 2003, be approved; and**



**APPENDIX 'A'**  
**REPORT NO. 13 OF THE COMMITTEE OF THE WHOLE**  
**FOR CONSIDERATION BY COUNCIL, MONDAY, FEBRUARY 10, 2003**

---

**Recommendation**

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

That the following report be received for information.

**9**

**ZONING BY-LAW AMENDMENT FILE Z.02.069**  
**SITE DEVELOPMENT FILE DA.02.060**  
**1534799 ONTARIO LIMITED**  
**REPORT #P.2002.73**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 3, 2003:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.02.069 (1534799 Ontario Limited) BE APPROVED, and that the implementing by-law:
  - a) rezone the lands entirely to C1 Restricted Commercial Zone to recognize and permit the existing coin-operated car wash use, with exceptions to minimum stacking and parking standards; and
  - b) provide any necessary exceptions to implement the approved site plan, including parking, rear yard, and landscaping width standards.
2. THAT Site Development Application DA.02.060 (1534799 Ontario Limited) BE APPROVED, subject to the following conditions:
  - a) That prior to the registration of the site plan agreement:
    - i) the final site plan and elevations shall be approved by the Community Planning and Urban Design Departments;
    - ii) the final grading and servicing shall be to the satisfaction of the City Engineering Department;
    - iii) the final landscaping plan and cost estimate, including buffering and fencing, shall be approved by the Urban Design Department;
    - iv) the requirements of Vaughan Hydro and Fire Department shall be satisfied; and
    - v) a building permit shall be applied for and approved under the Ontario Building Code.
  - b) The site development agreement contain the following provisions:
    - i) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of

**APPENDIX 'A'**  
**REPORT NO. 13 OF THE COMMITTEE OF THE WHOLE**  
**FOR CONSIDERATION BY COUNCIL, MONDAY, FEBRUARY 10, 2003**

---

the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and

- ii) the Owner shall be responsible for all costs to upgrade the existing Electrical Transformers, should the current and proposed loads exceed the required capacity associated with development. Upgrade to the existing transformer shall be to the satisfaction of Vaughan Hydro.

**10**

**ZONING BY-LAW AMENDMENT FILE Z.02.072**  
**WATERTOWER INVESTMENTS LIMITED AND**  
**MAJORSOUTH DEVELOPMENT CORPORATION**  
**REPORT #P.2002.70**

**The Committee of the Whole recommends:**

- 1) That this matter be referred to the Council meeting of February 10, 2003, to permit the applicant and the ratepayers' association to meet and resolve outstanding issues;**
- 2) That, should matters not be resolved prior to the Council meeting of February 10, 2003, that this matter be referred to the Committee of the Whole meeting of February 17, 2003, for public input; and**
- 3) That the written submission from the Ms. Elvira Caria, and Mr. Sandro Tucci, Vellore Woods Ratepayers Association, dated February 3, 2003, be received.**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment Application Z.02.072 (Watertower Investments Limited and Majorsouth Development Corporation) BE APPROVED.

**11**

**ZONING BY-LAW AMENDMENT FILE Z.01.030**  
**CITY OF VAUGHAN (DUFFERIN STREET ZONING STUDY – WEST SIDE)**  
**REPORT # P.2001.49**

**The Committee of the Whole recommends that this matter be referred to a future Committee of the Whole meeting.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.01.030 (City of Vaughan, Dufferin Street Zoning Study - West Side) BE APPROVED, to rezone the subject lands to EM1-H Prestige Employment Area Zone with Holding provision, and that the implementing zoning by-law shall:

- i) Permit the following uses in the EM1 Zone:
  - Employment Use

**APPENDIX 'A'**  
**REPORT NO. 13 OF THE COMMITTEE OF THE WHOLE**  
**FOR CONSIDERATION BY COUNCIL, MONDAY, FEBRUARY 10, 2003**

---

- Accessory Retail Sales to an Employment Use
  - Accessory Office Uses to an Employment Use
  - Business and Professional Offices, not including medical practitioners
  - Convention Centre, Hotel
  - Office Building
- ii) Provide an exception to the EM1 Zone requiring all buildings to be setback a minimum distance of 13.7m from the Highway 407 and Transitway Corridor right-of-way;
- iii) For the permitted Public Uses, provide an exception to the minimum coverage and yard requirements and permit open storage uses; and
- iv) Place a Holding Symbol (H) on the lands in accordance with the Official Plan policies, to be lifted upon appropriate land assembly and approval of a comprehensive concept plan providing for efficient development of the parcels and co-ordinated access to Dufferin Street; interim uses permitted while the Holding Zone is in place shall include Public Uses on the City-owned lands.

**12**

**SIGN VARIANCE APPLICATION**  
**FILE NO.: SV.03-01**  
**OWNER: LORWOOD HOLDINGS INC.**  
**LOCATION: 350 CALDARI ROAD, BLOCK 1, REGISTERED PLAN 19T-88099**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 3, 2003:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.03-01, Lorwood Holdings Inc., be APPROVED.

**13**

**SIGN VARIANCE APPLICATION**  
**FILE NO.: SV.03-02**  
**OWNER: WESTPEN PROPERTIES LTD.**  
**LOCATION: 10 RONROSE DRIVE, LOTS 2-3, CONCESSION 3**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 3, 2003:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.03-02, Westpen Properties Ltd., be APPROVED.

**14 STAFF TO ATTEND COMMUNITY MEETING**

## Recommendation

That City of Vaughan Staff from Community Services and Planning departments attend a community meeting to make presentations on February 13, 2003 @ 7:30 p.m. at the Vellore Hall. The agenda contains updates on the high school, community centre, District Park and Vellore Village District Centre.

## Recommendation

That a 3-way stop control be installed at the intersection of Vaughan Mills Road and Humberview Drive.

## Recommendation

That the City of Vaughan sponsor an event commemorating Israel's 55<sup>th</sup> Independence Day Anniversary and that a facility credit be applied for this event which will be held on May 14<sup>th</sup>, 2003.

## Recommendation

That a by-law be prepared to levy interim property taxes for 2003, with three installments due in March, April and May, for all property classes.

**APPENDIX 'A'**  
**REPORT NO. 13 OF THE COMMITTEE OF THE WHOLE**  
**FOR CONSIDERATION BY COUNCIL, MONDAY, FEBRUARY 10, 2003**

---

**18**

**THE NEW VAUGHAN VISION 2007 UPDATE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated February 3, 2003:**

**Recommendation**

The Commissioner of Economic/Technology Development and Communications in consultation with the Chair of the Organizational Review Committee, the Acting City Manager and the Senior Management Team recommends:

1. That the amended final version of the new Vaughan Vision 2007 be approved;
2. That Staff initiate Phase 2 of the Vaughan Vision, and;
3. That Staff provide Members of Council a communication and promotion workplan for the new Vaughan Vision.

**19      **THORNTRIDGE DRIVE (WEST OF CHARLES STREET) PROPOSED LAND USE STUDY****

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Kadis, dated February 3, 2003, subject to replacing Clause 3 with the following:**

**“That based on the results of the staff report, that an Interim Control By-law may be required and forwarded to Council for enactment.”**

**Recommendation**

Councillor Susan Kadis, Ward 5 Councillor, recommends:

1. That this report be received.
2. That Council directs that staff report back to Council on the feasibility of a land use planning study and provide terms of reference for that study, as well as identify the appropriate boundaries for the study area, to be undertaken in respect of land use planning policies for subject area.
3. That Council enacts an Interim Control By-law in order to allow the study to proceed.

**20**

**DEPUTATION – MR. MAXIM ZAVET**  
**WITH RESPECT TO CLOSURE OF KING HIGH DRIVE AT DUFFERIN STREET**

**The Committee of the Whole recommends:**

- 1) That the deputation of Mr. Maxim Zavet, Beverly Glen Ratepayers Association, 77 King High Drive, Thornhill, L4J 3N2, be received; and
- 2) That staff provide a report, as soon as possible, on the feasibility of closing King High Drive at Dufferin Street, to a future Committee of the Whole.





**APPENDIX 'A'**  
**REPORT NO. 13 OF THE COMMITTEE OF THE WHOLE**  
**FOR CONSIDERATION BY COUNCIL, MONDAY, FEBRUARY 10, 2003**

---

The meeting adjourned at 2:42 p.m.

Respectfully submitted,

Mayor Michael Di Biase, Chair