

APPENDIX "A"
CITY OF VAUGHAN
REPORT NO. 22 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on Monday, March 17, 2003*

The Committee of the Whole met at 1:10 p.m., on Monday, March 3, 2003.

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

The following items were dealt with:

**1 AGREEMENT BETWEEN THE CITY OF VAUGHAN AND
 THE ASSOCIATION FOR THE MEMORY OF ITALIAN-CANADIAN IMMIGRANTS**

The Committee of the Whole recommends:

- 1) That the following be approved:**
 - 1. That Council enter into a formal agreement with the Association for the Memory of Italian-Canadian Immigrants (A.M.I.C.I.) for the purpose of developing an Italian Interpretive Centre in the Maple Community Centre;**
 - 2. That as per the request of A.M.I.C.I., the City of Vaughan assume the role of “lead organization” in the above-noted agreement for the purpose of application for funding to the Ontario Trillium Foundation Community Grant Program;**
 - 3. That the Legal Services Staff be directed to draft an agreement between A.M.I.C.I. and the City of Vaughan;**
 - 4. That Council appoint up to four (4) of its members to act as the City’s representatives on the A.M.I.C.I. Board of Directors.**

- 2) That the following report of Councillor Ferri, dated March 3, 2003, be received.**

Recommendation

Councillor Ferri recommends:

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That Council enter into a formal agreement with the Association for the Memory of Italian-Canadian Immigrants (A.M.I.C.I.) for the purpose of developing an Italian Interpretive Centre in the Maple Community Centre;

That as per the request of A.M.I.C.I., the City of Vaughan assume the role of "lead organization" in the above-noted agreement for the purpose of application for funding to the Ontario Trillium Foundation Community Grant Program;

That the Legal Services Staff be directed to draft an agreement between A.M.I.C.I. and the City of Vaughan;

That Council appoint up to four (4) of its members to act as the City's representatives on the A.M.I.C.I. Board of Directors.

Councillor Ferri declared an interest with respect to the foregoing matter, as he is the Chair of A.M.I.C.I., relinquished the Chair to Mayor Di Biase during disposition of the matter, and did not take part in the discussion or vote on the matter.

2 AWARD OF TENDER – MAPLE COMMUNITY CENTRE EXPANSION

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

Recommendation

The Commissioner of Community Services recommends:

That this item be deferred to a future Committee of the Whole.

3 KLEINBURG NOBLETON SOCCER CLUB

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

Recommendation

The Commissioner of Community Services recommends:

That staff enter into an agreement with the Kleinburg Nobleton Soccer Club for the use of a portion as an office/meeting space in the Kleinburg Scout House located in 10415 Islington Avenue, Kleinburg.

4 PROPERTY ASSESSMENT AND TAXATION APPEALS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Finance & Corporate Services and the Director of Finance, dated March 3, 2003, be approved; and**
- 2) That the deputation of Mr. D'Orio, resident, be received.**

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Council adopted the following resolution at the Council meeting of February 10, 2003, with respect to Item 8, Report No. 13, of the Committee of the Whole meeting of February 3, 2003:

"That this matter be referred to the Committee of the Whole meeting of March 3, 2003;

That staff investigate and prepare to respond to several new issues of concern raised at the February 6 meeting;

That staff attend a Public Meeting to be arranged by KARA and scheduled for February 24, 2003;

That staff subsequently report to the Council meeting on March 17, 2003 (following the Public Meeting) with any additional information supplementary to staff's reports to Committee of the Whole dated January 6 and February 3, 2003; and

That the memorandum from the Commissioner of Engineering and Public Works, dated February 7, 2003, be received."

The Committee of the Whole of February 3, 2003, recommends:

- "1) That this matter be referred to the Council meeting of February 10, 2003, to permit the ratepayers' association and interested individuals to meet with staff and the Ward 1 Sub-Committee, to address 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;
- 3) That the confidential memorandum from the Director of Legal Services, dated January 24, 2003, be received; and
- 4) That the written submission from Mr. Frank Greco, Kleinburg Village Core Property Owners Group, 10504 Islington Avenue, Suite 1, Box 772, Kleinburg, L0J 1C0, dated February 3, 2003, be received."

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.

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URBAN TRANSPORTATION SHOWCASE PROGRAM
GTA TRAVEL DEMAND MANAGEMENT PROGRAM

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

Recommendation

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

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ADDITIONAL FUNDING – SOIL PROBE LTD.
GEOTECHNICAL SERVICES FOR THE CONSTRUCTION OF
THE CREDITSTONE ROAD BRIDGE

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

Recommendation

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

That additional funding in the amount of \$30,560 plus G.S.T. be approved for the geotechnical engineering services provided by Soil Probe Ltd. during the construction of the Creditstone Road Bridge.

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BROWNRIDGE DRIVE AND CHELWOOD DRIVE
PROPOSED ALLWAY STOP CONTROL

The Committee of the Whole recommends approval of Clauses 1 and 3 of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated March 3, 2003:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That an allway stop control be installed at the intersection of Brownridge Drive and Chelwood Drive;
2. That the existing allway stop control be removed at the intersection of Brownridge Drive and Jaimie Road (south intersection); and
3. That the Brownridge Drive Neighbourhood Traffic Committee Phase 2 be requested to review the area of Brownridge Drive in the vicinity of Jaimie Road (south intersection) to address any speeding concerns.

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USE OF BIO-DIESEL IN CITY VEHICLES

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

Recommendation

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

1. That notwithstanding the City's Purchasing Policy, the City undertake a pilot project with Canada Clean Fuels Inc., using bio-diesel in selected City vehicles; and,

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- a) That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations, including signage, shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - iii) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) parking, access and on-site circulation shall be approved by the Engineering Department;
 - v) the Bathurst Street right-in/right-out access shall be approved by the Region of York Transportation and Works Department;
 - vi) all hydro requirements shall be to the satisfaction of Hydro Vaughan Distribution Inc.; and,
 - vi) the variances required to implement the proposed site plan shall be approved and be final and binding.

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OFFICIAL PLAN AMENDMENT FILE OP.02.021
ARTIBUS DEVELOPMENT CORPORATION
REPORT #P.2003.3

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated March 3, 2003, be approved;
- 2) That the applicant honour his commitment to the Ratepayers Association;
- 3) That the following deputations and written submission be received:
 - a) Ms. Elvira Caria, Vellore Woods Ratepayers Association, 15 Bunting Drive, Woodbridge, L4H 2E7, and written submission dated March 3, 2003; and
 - b) Mr. Domenic Stante, applicant; and
- 4) That the following written submissions be received:
 - a) Ms. Mimi Badali, Vellore Village Residents Association, 88 Maria Antonia Road, Woodbridge, L4H 1S6, dated March 3, 2003; and
 - b) Ms. Nadia Magarelli, Weston Downs Ratepayers Association, 81 Blackburn Blvd., Woodbridge, L4L 7J5, dated March 3, 2003.

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Official Plan Amendment Application OP.02.021 (Artibus Development Corporation) BE APPROVED.

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SITE DEVELOPMENT FILE DA.02.081
EAST TORONTO PRESBYTERIAN KOREAN CHURCH

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated March 3, 2003, be approved; and**
- 2) **That the coloured renderings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.02.081 (East Toronto Presbyterian Korean Church) BE APPROVED, subject to the following conditions:
 - a. That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - iii) the final grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - v) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.; and,
 - vi) the implementing zoning by-law shall be in full force and effect.

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ONTARIO MUNICIPAL BOARD HEARING
VICTORIA ZEMELMAN
COMMITTEE OF ADJUSTMENT
CONSENT APPLICATIONS B37/02 TO B39/02 AND
VARIANCE APPLICATIONS A209/02 TO A211/02

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of March 3, 2003.

Recommendation

The Commissioner of Planning recommends:

THAT Council provide direction with respect to the City's position on an appeal of the Committee of Adjustment's refusal of Consent Applications B37/02 to B39/02, and Variance Applications A209/02 to A211/02 (Victoria Zemelman).

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ZONING BY-LAW AMENDMENT FILE Z.03.004
PINE VALLEY TRAINING CENTRE CORPORATION
REPORT P.2003.13

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

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.03.004 (Pine Valley Training Centre Corporation) BE APPROVED, subject to the following:
 - i) that the implementing by-law:
 - a) rezone the subject lands to RR Rural Residential Zone; and,
 - b) zone any watercourse lands identified by the Toronto and Region Conservation Authority, to OS1 Open Space Conservation Zone.

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ZONING AMENDMENT FILE Z.02.047
SITE DEVELOPMENT FILE DA.02.036
ROWHEDGE CONSTRUCTION LIMITED

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated March 3, 2003, be approved; and
- 2) That the coloured renderings submitted by the applicant be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.02.047 (Rowhedge Construction Limited) BE APPROVED, and that the implementing by-law:
 - a) rezone the northerly Block 1 to C7 Service Commercial Zone, with the following uses not being permitted: automobile gas bar, automotive retail store, service or repair shop, veterinary clinic;
 - b) provide the following exceptions on the entire property:
 - permit all EM1 Zone uses, as additional uses in the C7 Zone
 - that the development not be considered a shopping centre for the purposes of calculating the required parking
 - that Langstaff Road be deemed as the front lot line
 - a minimum rear yard of 15m
 - a minimum 3m wide landscape strip abutting Pippin Road
 - a maximum building height of 17m
 - no loading spaces required for an office building.

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2. THAT Site Development Application DA.02.036 (Rowhedge Construction Limited) BE APPROVED, subject to the following conditions:
 - a) That prior to the registration of the site plan:
 - i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final grading and servicing, storm water management, and access and on-site vehicular circulation, shall be to the satisfaction of the Engineering Department;
 - iii) access onto Jane Street shall be to the satisfaction of the Region of York Transportation and Works Department;
 - iv) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - v) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
 - vi) the implementing zoning by-law shall be in full force and effect.
 - b) The site development agreement contain the following provisions:
 - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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DRAFT PLAN OF CONDOMINIUM FILE 19CDM-02V04
2500 RUTHERFORD CORPORATION
REPORT # P.2002.26

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

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-02V04 (2500 Rutherford Corporation), prepared by Krcmar Surveyors Ltd., and dated December 11, 2002, BE DRAFT APPROVED, subject to the conditions of draft approval contained within Attachment No 1.
2. THAT the site plan agreement for the subject property (File DA.02.018) be amended requiring the applicant to construct a chain link fence along the east limit of the property.

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ZONING BY-LAW AMENDMENT FILE Z.03.011
SITE DEVELOPMENT FILE DA.02.061
ALTERRA-FINER SPACE LIMITED

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated March 3, 2003, be approved; and**
- 2) **That the coloured renderings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.011 (Alterra-Finer Space Limited) BE APPROVED, to lift the Holding "H" provision, provided that the implementing by-law not be enacted until:
 - i) the applicant has entered into an agreement with the City and Region to construct and dedicate the cul-de-sac road;
 - ii) the applicant has entered into an agreement to convey the required Open Space-zoned lands to the City, free of all charge and encumbrances.
2. THAT Site Development File DA.02.061 (Alterra-Finer Space Limited) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan and elevation drawings shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan shall be approved by the Urban Design Department;
 - iii) cross-sectional details of the acoustic barrier along the south lot line, and the fencing around the service area, shall be to the satisfaction of the Engineering and Urban Design Departments;
 - iv) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - v) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
 - vi) a Phase 1 Environmental Site Assessment (ESA) shall be submitted and approved by the Engineering Department;
 - vii) the Noise Impact Study, prepared by HGC Engineering and dated December 10, 2002, shall be approved by the Engineering Department; and,
 - viii) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc. and Urban Design Department;

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- b) That the site plan agreement include the following conditions:
- i) The Owner shall agree to construct, convey and dedicate to the City, the cul-de-sac lands (Parts 4 and 12 on Reference Plan 65R-20892), as public highway, free of all costs and encumbrances, including the necessary and associated signalization and intersection improvements.
 - ii) The Owner shall agree to construct, convey, and dedicate to the Region of York, the cul-de-sac roads, (Parts 1, 2, 3, 9, and 11 on Reference Plan 65R-20892), as public highway, free of all costs and encumbrances, including the necessary and associated signalization and intersection improvements, which shall be to the satisfaction of the City and Region of York Transportation.
 - iii) The Owner shall agree to convey to the City, as a partial satisfaction of the parkland requirements, Parts 5, 14 and 16 on Reference Plan 65R-20892, free of all costs and encumbrances; and, that the remaining parkland dedication requirement be satisfied through cash-in-lieu pursuant to Section 42(1) of the *Planning Act*.
 - iv) The Owner shall agree to convey Part 15 on Reference Plan 65R-20892 as an Open Space Block to the City, free of all costs and encumbrances.
 - v) The Owner shall provide a landscape plan and cost estimate for the park and walkway blocks, identified as Parts 5, 14, and 16 on Reference Plan 65R-20892, and to construct said blocks in accordance with said plan, to the satisfaction of the Urban Design and Parks Development Departments.
 - vi) Prior to the issuance of a building permit, the City or a Professional Engineer qualified to provide acoustical engineering services in Ontario, shall review the builder's plans to certify that the noise control measures as recommended have been incorporated.
 - vii) The Owner acknowledges that the sanitary and storm services within Parts 5, 14, and 16 on Reference Plan 65R-20892 shall be private services, constructed on City-owned lands, and that servicing easements in favour of the Owner shall be acquired by, and be at the sole expense of the Owner.
 - viii) The Owner shall obtain an Ontario Regulation 158 permit from the Toronto and Region Conservation Authority for the proposed pedestrian walkway along the northeast portion of the subject property.
 - ix) That upon development of the lands to the south, the Owner and/or Condominium Corporation shall agree to remove and/or relocate the acoustic barrier in whole or in part, at his expense, in accordance with the recommendation of a revised noise report submitted by the Owner and approved by the City.
- c) That the Owner shall include all necessary warning clauses in the property and tenancy agreements for all dwelling units, as identified in the Noise Impact Study prepared by HGC Engineering and dated December 10, 2002, to the satisfaction of the Engineering Department and CN Rail.

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3. That Staff proceed with an administrative revision to the approved Site Plan Agreement (DA.38.93 Network Realty Limited) for the restaurant property to the south, required to accommodate the subject site plan.
4. That the cul-de-sac road, identified on Attachment '7', be named Chateau Court.

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SIGN VARIANCE APPLICATION
FILE NO.: SV.03-03
OWNER: CONCORD CONFECTIONS INC.
LOCATION: 345 COURTLAND AVENUE, LOT NUMBERS 6 & 7
REGISTERED PLAN 65M-2745

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.03-03, Concord Confections Inc., be APPROVED subject to MTO approval being submitted.

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SIGN VARIANCE APPLICATION
FILE NO.: SV.03-04
OWNER: GALLU CONSTRUCTION INC.
LOCATION: 3899 HIGHWAY #7, LOTS 5 AND 6,
REGISTERED PLAN 65M-2339, CONCESSION 6

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.03-04, Gallu Construction Inc., be APPROVED provided that the banners and portable ground sign be removed.

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SIGN VARIANCE APPLICATION
FILE NO.: SV.03-05
OWNER: ANGERMAN HOLDINGS
LOCATION: 7670 YONGE STREET, UNITS 5, 6, 7
LOT 30, CONCESSION 1

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

Recommendation

The Sign Variance Committee recommends:

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- 2) **That the deputation of Ms. Elvira Caria, 15 Bunting Drive, Woodbridge, L4H 2E7, be received.**

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

**34 PRESENTATION OF CERTIFICATE OF APPRECIATION TO COUNCILLOR DI VONA
FROM MS. TONYA HAMELIN, MULTIPLE SCLEROSIS OF CANADA**

Ms. Tonya Hamelin, Coordinator of Fundraising Events for the Ontario Division of the Multiple Sclerosis of Canada presented Councillor Di Vona with a certificate of appreciation in recognition of his numerous contributions to the association and expressed thanks to Mayor Di Biase and Councillor Di Vona for being honorary Chairs this year.

**35 MAPLE SPRINGS PHASE 2 NEIGHBOURHOOD TRAFFIC COMMITTEE
TRAFFIC CALMING PROPOSAL**

The Committee of the Whole recommends that staff provide a report with respect to the Maple Springs Phase 2 Neighbourhood Traffic Committee traffic calming proposal.

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

The Committee of the Whole passed the following resolution:

That a closed session of Committee of the Whole be convened for the purpose of discussing the following matters:

- i) the security of the property of the City or local board;
- ii) personal matters about an identifiable individual including municipal or local board employees;
- iii) a proposed or pending acquisition or disposition of land by the municipality or local board;
- iv) labour relations or employee negotiations;
- v) litigation or potential litigation, including matters before administrative tribunals, affecting the City or local board;
- vi) the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- vii) a matter in respect of which Council, boards, Committee or other body has authorized a meeting to be closed under an Act of the Legislature or an Act of Parliament.

The meeting adjourned at 3:50 p.m.

Respectfully submitted,

Councillor Mario F. Ferri, Chair