### **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:

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.

#### Recommendation

The Commissioner of Finance & Corporate Services and the Director of Finance, in consultation with the Director of Legal Services, the Solicitor/Special Services and the Manager of Property Tax & Assessment recommends:

That the City Treasurer or designate be authorized to commence and file notices of appeal with the Assessment Review Board from time to time, for properties where the assessment is considered to be too high, too low, wrongly assessed or for properties that have been omitted from the assessment roll:

That the City Treasurer or designate be authorized to attend before the Assessment Review Board on behalf of the City of Vaughan on assessment or taxation appeals filed by the City, and on appeals filed by another person, entity or agent;

That the City Treasurer or designate be authorized to execute settlement agreements reached in the course of a taxation or assessment appeal;

That the City Treasurer or designate be authorized to withdraw any appeal filed by the City should it be determined that it is not in the City's best interest to proceed;

And that Council enact a by-law authorizing the above actions with respect to assessment or taxation appeals filed for 2003 and subsequent years and appeals filed in previous years, which are not yet completed.

# 5 ENTERPRISE GEOGRAPHIC INFORMATION SYSTEM (GIS) PROJECT STATUS REPORT

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 March 3, 2003:

#### Recommendation

The Commissioner of Economic/Technology Development and Communications in consultation with the Director of Information Technology Services and the Manager of WEB and GIS Development recommends:

1. That this report be received for information.

Regional Councillor Rosati declared an interest with respect to the foregoing matter, as his son is a part-time employee of an associated company, and did not take part in the discussion or vote on the matter.

# 6 FINAL ENGINEERING COST REPORT OF THE KLEINBURG SANITARY LOCAL IMPROVEMENT

(Referred from the Council meeting of February 10, 2003)

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

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.

## 7 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:

- 1. That staff continue to participate with the Region of York, the City of Toronto and other GTA municipalities in developing a proposal for Transport Canada for the "Greater Toronto Area Travel Demand Management Program" as an Urban Transportation Showcase Program initiative:
- 2. That a subsequent report be prepared when more detailed program and cost elements of the "Greater Toronto Area Travel Demand Management Program" have been determined in consultation with other GTA municipalities; and
- 3. That copies of this report be forwarded to the Region of York, the local municipalities in York Region and the City of Toronto.

## 8 CLARENCE STREET AND AVDELL AVENUE/CROFTERS ROAD PROPOSED ALLWAY STOP CONTROL

The Committee of the Whole recommends:

- 1) That an allway stop control be installed at the intersection of Clarence Street and Avdell Avenue/Crofters Road: and
- 2) That the following report of the Commissioner of Engineering and Public Works, dated March 3, 2003, be received.

### **Recommendation**

The Commissioner of Engineering and Public Works recommends:

That an allway stop control not be installed at the intersection of Clarence Street and Avdell Avenue/Crofters Road.

# 9 REQUEST TO NEGOTIATE AN EXTENSION OF THE WASTE AND RECYCLABLE MATERIALS COLLECTION CONTRACTS

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 Services recommends:

- 1. That notwithstanding the corporate Purchasing Policy, staff be authorized to meet with representatives from Canadian Waste Ltd. and Capital Environmental Resources Inc., to discuss the possible extension of the existing waste and recyclable materials collection contracts for a further 12 month period, ending December 31, 2004; and,
- 2. That staff bring back the details of those discussions to Council for consideration.

# 10 ASSUMPTION – KING-VOGUE DEVELOPMENT GROUP SCUBYDI LIMITED 19T-94010 \ 65M-3047

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 recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3047, and that the municipal services letter of credit be released.

# 11 ASSUMPTION – MACKENZIE GLEN – BLOCK JJ MACKENZIE GLEN DEVELOPMENTS LTD. & MAPLE VISTA HOMES LTD. 19T-90037 \ 65M-3151 \ 65R-19704

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 recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3151, and that the municipal services letter of credit be released.

## 12 ADDITIONAL PROFESSIONAL ENGINEERING FEES FOR THE DESIGN OF WATERMAIN REPLACEMENT ON VARIOUS ROADS IN WOODBRIDGE

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 Services and Director of Investments and Reserves recommends:

- That notwithstanding City Purchasing Policies and Procedures, the City extend Totten Sims Hubicki Associates' scope of work to include the design of watermain replacements in conjunction with the road reconstruction works for 2003 on various roads in Woodbridge at an estimated cost of \$15,000 plus G.S.T.; and
- 2) That a contingency allowance in the amount of \$2,000.00 be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve.

# 13 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.

## 14 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:

- 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.

### 15 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,

2. That a further report be presented to a Committee of the Whole meeting in the Fall of 2003 with the results of the pilot project.

### OFFICIAL PLAN AMENDMENT FILE OP.02.023 ZONING BY-LAW AMENDMENT FILE Z.02.081 HELENA DEAN/1540072 ONTARIO LTD. REPORT #P.2003.5

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

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The Commissioner of Planning recommends:

- THAT Official Plan Amendment Application OP.02.023 (Helena Dean/1540072 Ontario Ltd.)
  BE APPROVED to amend the "Core Area" designation policies of OPA #601 to permit a
  veterinary clinic.
- 2. THAT Zoning By-law Amendment Application Z.02.081 (Helena Dean/1540072 Ontario Ltd.) BE APPROVED, subject to the following:
  - i) That the implementing by-law:
    - a) rezone the subject lands to C1 Restricted Commercial Zone, to permit a veterinary clinic only; and
    - b) provide any necessary exceptions to implement the approved site plan, including front and side yard setbacks, landscaping and parking.
  - ii) That prior to enactment of the by-law, the required site plan application shall be approved by Council.

## 17 SITE DEVELOPMENT FILE DA.02.063 ARMERIA INVESTMENTS LTD.

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:

THAT Site Development Application DA.02.063 (Armeria Investments Ltd.) 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, 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;
  - 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.

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

#### The Committee of the Whole recommends:

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- 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:

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

## 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:

- 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;
    - 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).

### SITE DEVELOPMENT FILE DA.02.062 ALGEM PROPERTIES LTD.

#### The Committee of the Whole recommends

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- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated March 3, 2003, be approved;
- 2) That staff ensure in the preparation of the by-law that the building not permit more than two storeys in height and no floor area be provided within its roof;
- 3) That the Ward 4 Sub-committee be consulted prior to staff finalizing the site plan;
- 4) That the coloured renderings submitted by the applicant be received; and
- 5) That the deputation of Mr. Len Saplys, on behalf of the applicant, be received.

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.062 (Algem Properties Ltd.) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
  - 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;
  - 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 and the Region of York Transportation and Works Department; and
  - v) all hydro requirements shall be to the satisfaction of Hydro Vaughan Distribution Inc. and any above-ground facilities shall be approved by the Urban Design Department.
- b) That the site plan agreement contain the following provision:
  - i) The Owner shall pay to Vaughan by way of the certified cheque, cash-in-ieu 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.

# 22 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.

### 23 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:

- THAT Zoning By-law Amendment File Z.02.047 (Rowhedge Construction Limited) BE APPROVED, and that the implementing by-law:
  - 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 vard 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.

- 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.

### 24 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:

- 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.

# 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

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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 Spacezoned 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;

- 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.

- 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:

That Sign Variance Application SV.03-05, Angerman Holdings, be APPROVED subject to the sign being reduced to .95m x 4.75m and that the banner be removed.

# 29 THE VAUGHAN HOSPITAL STUDY TASK FORCE COMPOSITION OF TASK FORCE APPROVAL OF TERMS OF REFERENCE

#### 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 Mayor and Members of Council be ex officio and have full voting rights on the Task Force.

### Recommendation

The Commissioner of Planning, in consultation with the Commissioner of Economic/Technology Development and Communications recommends:

That the Vaughan Hospital Study Task Force be composed of:

- Mayor Michael Di Biase, Chair;
- Members of Council, ex officio;
- One citizen representative from each ward;
- Two representatives from the medical community practicing or residing in Vaughan;
- Six representatives from the business/development community; and
- Two representatives from the charitable/non-profit sectors.

That the Terms of Reference for the "Vaughan Hospital Study Task Force", forming Attachment No. 1 to this report, BE APPROVED.

### 30 NEW WESTMINSTER DRIVE AT BATHURST STREET

#### The Committee of the Whole recommends:

- 1) That the eastbound lanes on New Westminster Drive west of Bathurst Street be evaluated for the merits of providing a 10 metre pavement width and that the cost benefits, and the possibility of using development charges to fund the project, be reported to a future Committee of the Whole meeting; and
- 2) That this request be referred to the first possible Budget Committee meeting; and
- 3) That the following report of Councillor Kadis, dated March 3, 2003, be received.

### **Recommendation**

Councillor Susan Kadis recommends:

1. That the eastbound lanes on New Westminster Drive west of Bathurst Street be widened to provide a 10 metre pavement width; and

- 2. That the work be done in 2003 and the source of funding be the 2003 surplus.
- 3. That this request be referred to the first budget meeting.

# 31 PRESSURE DISTRICT SEVEN TESTON ROAD TRUNK WATERMAIN FINANCIAL AGREEMENT BLOCK 33 WEST LANDOWNERS GROUP

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 Reserves and Investments, recommends:

- 1. That a By-law be enacted authorizing the Mayor and Clerk to execute a Financial Agreement with the Block 33 West Landowners Group with respect to the up-front financing of the cost associated with the design and construction of the Pressure District Seven Teston Road Trunk Watermain between Cranston Park Avenue and the proposed north/south primary road (Street 'A') in Block 33 West; and
- 2. That the Region of York be requested to include the design and construction of the Pressure District Seven Teston Road Trunk Watermain between Cranston Park Avenue and the proposed north/south primary road (Street 'A') in Block 33 West with the York-Peel Feedermain design-build project subject to the City executing a financial agreement with the Block 33 West Landowners Group for the up-front financing of the Teston Road Watermain and the completion of the Environmental Assessment for the Maple Pressure District Seven Trunk Watermain Network Extension.

#### 32 MAYORS' MISSION TO ISRAEL

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 March 3, 2003:

#### Recommendation

In consultation with Mayor Michael Di Biase, the Commissioner of Economic/Technology Development and Communications recommends that the Mayor, Councillor Susan Kadis and the Commissioner of Economic/Technology Development and Communications participate in the Canadian Jewish Congress, Ontario Region's first ever Mayors' Mission to Israel on May 10-16, 2003.

### 33 WRITTEN SUBMISSION - MR. PAUL DE BUONO, VAUGHAN WATCH

The Committee of the Whole recommends:

1) That the written submission of Mr. Paul De Buono, Vaughan Watch, dated February 27, 2003, submitted by Councillor Racco, be received; and

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.

## 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.

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The meeting adjourned at 3:50 p.m.	
Respectfully submitted,	

Councillor Mario F. Ferri, Chair