

CITY OF VAUGHAN
REPORT NO. 51 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on June 16, 2003*

The Committee of the Whole met at 1:15 p.m., on June 16, 2003.

Present: Councillor Mario G. Racco, Chair
Mayor Michael Di Biase
Regional Councillor Joyce Frustaglio (1:40 p.m.)
Regional Councillor Gino Rosati
Councillor Bernie Di Vona
Councillor Mario F. Ferri
Councillor Linda D. Jackson
Councillor Susan Kadis

The following items were dealt with:

1 VAUGHAN FIREFIGHTER COMBAT CHALLENGE TEAM REQUEST FOR FUNDING

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief, dated June 16, 2003:

Recommendation

The Fire Chief in consultation with the Director of Budget and Financial Planning recommends:

1. That the City of Vaughan Council approves support of the Vaughan Fire Fighter's Combat Challenge Team in the sum of \$11,942 for the current year 2003, with the source of funding being the Fire Department Operating Budget Sundry Account.

2 PROJECTS SUBMITTED FOR ONTARIO SUPERBUILD FUNDING

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 16, 2003:

Recommendation

The Commissioner of Community Services recommends:

That the following be received for information.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

3 **TRIBAL PRODUCTIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 16, 2003:

Recommendation

The Commissioner of Community Services recommends:

That a By-Law be enacted to authorize the execution of an agreement with Tribal Productions Inc. for the provision of live theatre shows at the City Playhouse.

4 **PROGRAMME AGREEMENT - HORSEBACK RIDING CAMP "CAMP CORRAL" BETWEEN
COUNTRY MILES STABLES AND THE CITY OF VAUGHAN**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 16, 2003:

Recommendation

The Commissioner of Community Services in consultation with the Director of Recreation and Program Manager of Recreation recommends:

That the City of Vaughan enter into an agreement with Country Miles Stables for the provision of instructional horseback riding lessons for children aged 7 to 12 years in the City of Vaughan;

That a by-law be enacted to authorize the execution of said agreements.

5 **SENIORS PROJECT – FORMER CMHC LANDS**

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of June 16, 2003.

Recommendation

The Commissioner of Community Services recommends:

That the City of Vaughan approve the recommendation by the Region of York to award the contract in the amount of \$280,340 (including GST) to Allen & Sherriff Architects for the provision of architectural services for the Seniors Project on the former CMHC Lands; and

That the City of Vaughan enter into a Development Agreement with the Region of York, based on the principles outlined in the Memorandum of Understanding, approved in June 2002.

6 **MAPLE NATURE RESERVE MASTER PLAN**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated June 16, 2003, be approved; and
- 2) That the implementation of a "picnic area" be added to the Short Term programme summary.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

Recommendation

The Commissioner of Community Services, in consultation with the Executive Director of Buildings, Facilities and Parks and the Director of Parks recommends:

1. That the Master Plan Report for the Maple Nature Reserve be approved; and
2. That staff be directed to continue community and agency consultation for the next stage of study; and
3. That staff be directed by Council to identify potential partnerships and report back to Council regarding same; and
4. That staff include the phasing and future budget requirements in the 5 year Capital Budget and the yearly Operating Budget for consideration by Council; and
5. That staff forward a letter to the Region of York requesting a terrestrial crossing of Dufferin Street at the Little Don River and a trail connection along the unopened road allowance of Teston Road allowance west of Dufferin Street.

7 OUTDOOR EDUCATION CENTRE / VAUGHAN NATURE CAMPS

The Committee of the Whole recommends that this matter be deferred to allow staff to explore potential partnership opportunities.

Recommendation

The Commissioner of Community Services, in consultation with the Executive Director of Buildings, Facilities and Parks recommends:

1. That staff be directed by Council to pursue and finalize a joint use agreement with the York Region District School Board for use of the Maple Nature Reserve and Carpenter's Building as an outdoor education center; and,
2. That staff be directed to proceed with retaining an Architectural Consultant to prepare plans for the Carpenter's Building renovation that will serve as the outdoor education center and the City of Vaughan Nature camps.

**8 ENTERPRISE GEOGRAPHIC INFORMATION SYSTEM (GIS)
2003 PROJECT STATUS 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 June 16, 2003:

Recommendation

The Commissioner of Economic/Technology Development and Communications, in consultation with the Director of Information Technology (IT) Services, recommends:

1. That this report be received for information.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

Committee of the Whole meeting.

12 **CHANCELLOR COMMUNITY CENTRE**
SPEED HUMP TESTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 16, 2003:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information; and
2. That the current standard for speed humps and raised crosswalks, with a length of 7.0 m and a height of 100 mm, remain unchanged.

13 **WOODBIDGE AVENUE IMPROVEMENTS**

The Committee of the Whole recommends:

- 1) **That Clauses 2 and 4 of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 16, 2003, be approved;**
- 2) **That staff provide a report on other cost effective measures that would address the parking deficiency; and**
- 3) **That the written submission from Ms. Joanne Mauti, Woodbridge Core Ratepayers' Association, 128 Wallace Street, Woodbridge, L4L 2P4, dated June 16, 2003, be received.**

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That Council provide direction on whether to extend the existing boulevard treatment on the south side of Woodbridge Avenue to narrow the road and minimize the illegal parking that occurs in front of the Royal Bank and dry cleaners, or accommodate the demand for parking by reconstructing the boulevard to create more parking spaces;
2. That bollards or planter boxes be installed on the boulevard in front of the Ministry of Transportation licensing office to prevent motorists from parking on the boulevard and obstructing the abutting driveway;
3. That should Council wish, curb extensions similar to those already in place along Woodbridge Avenue be installed on the northwest corner at Clarence Street, on either side at Market Lane, in front of the library, and on the south side at Wallace Street to further define the adjacent parking areas and provide more streetscaping;
4. That a flush-to-grade crosswalk with coloured impressed concrete be installed on the east side of the intersection of Woodbridge Avenue and James Street; and
5. That cost estimates for the desired work be prepared by staff and submitted for consideration in the 2004 Capital Budget discussions.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

17

**AWARD OF TENDER T03-090
STREET LIGHTING INSTALLATION
MAJOR MACKENZIE DRIVE AND RUTHERFORD ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 16, 2003:

Recommendation

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

- 1) That Tender T03-090 for the Street Lighting Installation on Major Mackenzie Drive and Rutherford Road be awarded to Fellmore Electrical Contractors Limited in the amount of \$110,508.47, plus G.S.T.;
- 2) That a contingency allowance of \$15,000 be approved, within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract; and
- 3) That the Mayor and Clerk be authorized to sign the necessary documents.

18

**AWARD OF CO-OPERATIVE TENDER
CT03-008, SUPPLY AND DELIVERY OF ORIGINAL MANUFACTURER PRINTER TONER
CARTRIDGES AND AFTER MARKET REMANUFACTURED TONER PRINTER CARTRIDGES**

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 23, 2003, and staff provide a report on the use of the toner cartridges.

Recommendation

The Commissioner of Finance and Corporate Services and the Director of Purchasing Services recommends:

1. That York Public Buyer's Cooperative Tender CT03-008 for the supply and delivery of original and remanufactured toner cartridges be awarded to Axidata Inc. in the amount of \$173,453.18.

The Mayor and Clerk be authorized to sign the necessary documents

19

SALE OF LAND FOR TAX ARREARS – EXTENSION AGREEMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Finance, dated June 16, 2003:

Recommendation

The Director of Finance, in consultation with the Manager of Property Tax & Assessment recommends:

That staff be authorized to enter into extension agreements, satisfactory to the City Treasurer, with the owners of the properties shown on Attachment "A".

That the Mayor and Clerk be authorized to sign the extension agreements, and

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

23 INFORMATION PAPER – PROPERTY STANDARDS COMPLAINTS – JANE ST & HWY 7 AREA

The Committee of the Whole recommends

- 1) That the recommendation contained in the following report of the Senior Manager of By-law Enforcement, dated June 16, 2003, be approved;
- 2) That staff provide a report regarding the measures required to clean up the area; and
- 3) That the deputation of Mr. Bram M. Zinman, Barrister and Solicitor, 200-56 Sheppard Avenue West, Toronto, M2N 1M2, and written submissions dated May 22, 2003, and June 10, 2003, be received.

Recommendation

The Senior Manager of By-law Enforcement recommends this item be received for information purposes.

24 SIGN BY-LAW REVIEW

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Building Standards, dated June 16, 2003, be approved;
- 2) That staff initiate immediate discussions with York Region with respect to the City undertaking responsibility for enforcing signage on Regional Roads;
- 3) That staff strictly enforce the by-law; and
- 4) That the following deputations be received:
 - a) Mr. Brian Ridgway, ASAP Rental, 12450 Keele Street, Postal Box 1034, King City, L7B 1B1;
 - b) Mr. Ian Duffy, Magnet Signs, 1498 Wallace Road, Suite 1, Oakville, L6L 2Y2;
 - c) Mr. Neven Velovic, POP Signs, 36 Mercedes Road, Rexdale, M9V 4T6;
 - d) Mr. Mario Strazzilla, AAA W/B Mobile Signs, 344 Edgeley Boulevard, Suite 23, Concord, L4K 4B7; and
 - e) Mr. Peter Mayor, 1040 Rutherford Road, RR#2, Maple, L6A 1S2.

Recommendation

The Commissioner of Planning and the Director of Building Standards recommend that the attached Draft Sign By-laws be approved in principal and forwarded to the next Council Meeting for enactment.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

- a) **Mr. Claudio Brutto, Brutto Consulting, 61 Creditview Road, Woodbridge, L4L 9N4;**
- b) **Mr. Glenn Lucas, Lucas & Associates, 24 Debra Crescent, Barrie, L4N 3T1; and**
- c) **Mr. Keith Lu, representing the applicant; and**

6) That the coloured renderings submitted by the applicant be received.

Recommendation

The Director of Community Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.023 (1366950 Ontario Limited) BE APPROVED, and that the implementing by-law:
 - a) rezone the southerly portion of the subject lands to C7 Service Commercial Zone, with the exception of a banquet hall and limiting the number of eating establishments to one (1) per commercial building;
 - b) include the following exceptions on the entire property, and any necessary exceptions to implement the approved site plan:
 - a minimum 4.5m wide landscape strip and front yard adjacent to the office building on Regional Road 27, and a 6m landscape strip and front yard along the remainder of the frontage;
 - a minimum 12m rear yard;
 - a reduction to a minimum 267 parking spaces for the entire site;
 - no loading spaces required for the office building;
2. That should Council concur, the following resolution be adopted:

“THAT Council deems that the exceptions to Zoning By-law Amendment File Z.03.023 (1366950 Ontario Limited) for rear yard, front yard and loading space requirements is minor and that a further Public Hearing is not required.”
3. THAT Site Development Application DA.99.093 (1366950 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 building elevations shall be approved by the Director of Community Planning;
 - ii) the final site grading and servicing, stormwater management, future access connections and on-site vehicular circulation, shall be to the satisfaction of the Engineering Department;
 - iii) access to Regional Road 27 and the proposed landscaping within the Regional transportation and Works Department; right-of-way shall be to the satisfaction of the Region of York
 - iv) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department; and
 - v) the requirements of Vaughan Hydro Distribution Inc. shall be satisfied;
 - b) That the site plan agreement shall contain the following provisions:

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

- 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.
- ii) the owner shall upon future development of the adjacent lands to the north and south, acquire and/or grant from or to (as the case may be) any adjacent landowners all necessary cross-easements for the purpose of mutual internal driveway connections, and all required easements to be determined and in a form satisfactory to the City.

32

**SITE DEVELOPMENT FILE DA.02.086
STEELES-KEELE INVESTMENTS**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 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.02.086 (Steeles-Keele Investments) 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 Commissioner of Planning;
 - 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 vehicular circulation shall be approved by the Engineering Department;
 - v) all requirements of the Region of York Transportation & Works Department and the City of Toronto shall be satisfied;
 - vi) all requirements of Hydro One Networks Inc. shall be satisfied;
 - vii) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and
 - viii) any variances required to implement the site plan, shall be obtained from the Committee of Adjustment and shall be final and binding.
 - b. That the site plan agreement contain the following provisions:

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

- i) If required, 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; and
 - ii) If required, an easement shall be provided along the north property line to secure public vehicular access to the future transitway parking lot, to the satisfaction of the City of Vaughan.
- c. That the future development of the site and its integration with the adjacent lands be in accordance with the policies, standards and guidelines as may be adopted as a result of the Steeles Avenue Corridor Land Use Review-Keele Street to Jane Street.

33 **SITE DEVELOPMENT FILE DA.03.021
ALVIT AND ROBIT**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003, be approved; and**
- 2) **That the coloured renderings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.021 (Alvit and Robvit) BE APPROVED.

34 **SITE DEVELOPMENT FILE DA.03.030
CLD INVESTMENTS INC.**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003, be approved; and**
- 2) **That the coloured renderings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.030 (CLD Investments Inc.) BE APPROVED.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

35 PROTOCOL FOR ESTABLISHING TELECOMMUNICATION TOWER/ANTENNA FACILITIES

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003, be approved; and
- 2) That the deputation of Mr. Stephen J. D'Agostino, Thomson Rogers, Barristers and Solicitors, 390 Bay Street, Suite 3100, Toronto, M5H 1W2, and written submission dated June 13, 2003, be received, and staff provide a report to the Council meeting of June 23, 2003, addressing the deputant's request.

Recommendation

The Commissioner of Planning recommends:

1. THAT the processing of applications for telecommunications facilities shall be subject to the site plan application fees set out in the City's fee by-law.
2. That for all applications for new telecommunications towers, replacements and modifications to existing towers:
 - a) a supporting information package as outlined in Appendix 1 to this report shall be submitted in support; and
 - b) the proponent shall be responsible for the notification and public consultation process, as outlined in this report.
3. That the Exemptions to Municipal Approval section of the approved Protocol be revised to:
 - a) add hydro towers as a co-location situation which is exempt from municipal approval, provided that such antenna facility is at least 100m away from a residential area.

36

**SITE DEVELOPMENT FILE DA.01.091
SAAD MOTORS LIMITED**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003:

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.091 (SAAD Motors Limited) BE APPROVED, subject to the following:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan and building elevations shall be approved by the Commissioner of Planning;
 - b) the required variances from the Committee of Adjustment shall be final and binding;

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

- c) the final site servicing and grading plans and storm water management report shall be approved by the Vaughan Engineering Department and the Region of York;
 - d) the final landscape plan and landscape cost estimate shall be approved by the Urban Design Department; and
 - e) all requirements of Hydro Vaughan Distribution Inc. and Vaughan Fire Department shall be satisfied.
2. That the site plan agreement contain the following provisions:
- a) 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 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;
 - b) the Owner shall dedicate any required road widenings, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required; and
 - c) all garbage and recyclables shall be stored indoors until ready for pick-up.

37

**ZONING BY-LAW AMENDMENT FILE Z.03.025
SITE DEVELOPMENT APPLICATION DA.03.026
434738 ONTARIO LIMITED
REPORT #P.2003.36**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003, be approved; and**
- 2) **That the memorandum from the Director of Community Planning, dated June 12, 2003, be received.**

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment Application Z.03.025 (434738 Ontario Limited) BE APPROVED, subject to the following:
 - i) That an exception to the A Agricultural Zone be provided to permit the driving range and accessory uses on a 3-year temporary basis; and,
 - ii) That the by-law includes the necessary zoning exceptions to implement the approved site plan.
- 2. THAT Site Development Application DA.03.026 (434738 Ontario Limited) BE APPROVED, subject to the following:
 - i) the site plan and elevations shall be to the satisfaction of the Commissioner of Planning;

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

- ii) the site grading plan and parking study shall be to the satisfaction of the Engineering Department;
- iii) the landscaping plan shall be to the satisfaction of the Urban Design Department; and
- iv) access to Major Mackenzie Drive and encroachment of the parking area into the road allowance shall be approved by the Region of York.

38

**ZONING BY-LAW AMENDMENT FILE Z.03.019
SITE DEVELOPMENT FILE DA.03.010
JUDITH HOLZMAN
PRELIMINARY REPORT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Z.03.019 (Judith Holzman) BE APPROVED to permit a business or professional office use, subject to the following conditions:
 - a) that the implementing by-law provide the required exceptions to implement the approved site plan, including the minimum landscaping and yard requirements, and maintenance of the shed.
 - b) that prior to enactment of the implementing by-law; the Owner shall make arrangements regarding proof of the encroachment of the frame shed and the shared driveway onto the neighbouring property to the satisfaction of the City.
2. THAT Site Development Application DA.03.010 (Judith Holzman) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan shall be approved by the Commissioner of Planning;
 - ii) the final landscaping and signage shall be approved by the Urban Design Department;
 - iii) if required, the final 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,
 - b) the Owner agree to provide cross easements with the adjacent property owners for the purpose of vehicle access through the subject lands upon redevelopment of the adjacent properties, if necessary.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

39

**ZONING BYLAW AMENDMENT FILE Z.03.021
METRUS PROPERTIES LIMITED
REPORT #P.2003.31**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003:

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.03.021 (Metrus Properties Limited) BE APPROVED to rezone the site to C7 Service Commercial Zone, restricted to the site-specific uses set out in the zoning section of this report; to permit a minimum of 107 parking spaces and a 10m rear yard; and to recognize Keele Street as the defined frontage of the lot.

40

**THORNTRIDGE DRIVE (WEST OF CHARLES STREET) LAND USE REVIEW
FILE 15.93**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003:

Recommendation

The Commissioner of Planning recommends:

1. THAT Council direct Staff to commence a review of the By-law 1-88 zone standards for institutional uses, applicable to the lands on Thornridge Drive, west of Charles Street (Attachment '1'), and to report back to the September 2, 2003 Public Hearing on the merits of amending the By-law.

41

**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION FILE A45/03
WOODBIDGE AGRICULTURAL SOCIETY**

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of June 16, 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 approval of Variance Application A45/03 (Woodbridge Agricultural Society).

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

42

**ENCROACHMENT POLICY
CITY ROAD ALLOWANCE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Jackson, dated June 16, 2003:

Recommendation

Councillor Linda D. Jackson recommends:

THAT staff be directed to report back to a Committee of the Whole meeting in the Fall of 2003 with a review and recommendations for an Encroachment Policy governing the permitted use of city road allowances.

43

**TRAFFIC MEASURES
WOODBIDGE MEADOWS**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Jackson, dated June 16, 2003, be approved; and
- 2) That the deputation of Ms. Renee G. Kibsey, 8572 Martin Grove Road, Vaughan, L4H 2C9, written submission dated June 12, 2003, and traffic calming proposal, be received, and staff provide a report regarding the proposal no later than September 15, 2003.

Recommendation

Councillor Linda Jackson recommends:

THAT a 3-way stop control be installed at the intersection of Milano Avenue and Martin Grove Road,

THAT the speed limit be reduced from the statutory 50km per hour to 40km per hour along the entire length of Dolores Crescent,

THAT a 3-way stop control be installed at the intersection of Dolores Crescent and Gaetano Court, and

THAT an enacting bylaw be prepared for Council approval on June 23, 2003 for a "No Heavy Trucks" prohibition on Martin Grove Road from Langstaff Road to regional road Highway #27.

44

**FOREST FOUNTAIN DRIVE AND ADRIANA LOUISE WAY
3-WAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Jackson, dated June 16, 2003:

Recommendation

Councillor Linda Jackson recommends:

That a 3-way stop control be installed at the intersection of Forest Fountain Drive and Adriana Louise Way.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

45

**REQUEST TO ENTER INTO AN AGREEMENT
WITH REGIONAL MUNICIPALITY OF YORK
FOR DATA, APPLICATION AND RESOURCE SHARING**

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 June 16, 2003:

Recommendation

The Commissioner of Economic/Technology Development and Communications, in consultation with the Director of Information Technology (IT) Services, recommends:

1. That this report be received for information;
2. That staff be authorized to negotiate and finalize the agreement with York Region;
3. That a By-Law be enacted to authorize the Mayor and City Clerk to sign related documents, upon the City Solicitor being satisfied with the form of the agreement.

46

**ZONING BY-LAW AMENDMENT FILE Z.02.034
SITE DEVELOPMENT FILE DA.03.002
ASTRA STAR CORPORATION/MARUBA INVESTMENT INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 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 Z.02.034 (Astra Star Corporation) BE APPROVED to permit
 - a) the following additional uses in the EM1 Prestige Employment Area Zone: one eating establishment; arcades, billiard tables and teletheatre accessory to an eating establishment use; retail sales accessory to an employment use; and print shop; and
 - b) the required exceptions to implement the approved site plan, including the minimum landscaping, parking and yard requirements.
2. THAT Site Development Application DA.03.002 (Maruba Investment Inc.) BE APPROVED for Building 'A' and its related parking and landscaping, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan shall be approved by the Commissioner of Planning;
 - ii) the final landscape plan and detailed cost estimate shall be approved by the Urban Design Department;

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

- iii) the final site grading and servicing plan and storm water 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 requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
 - vi) cross-easements shall be obtained on Block 1 and Block 2 for the purpose of vehicle access from Creditstone Road; and
 - vii) the requirements of York Region shall be satisfied, including the approval of the Rutherford Road access.
- b) That the Site Plan Agreement contain the following provision:
- 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 in accordance with the Planning Act, prior to the issuance of a building permit. The Owner shall submit an appraisal 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 agree to submit an application to amend the site plan agreement for the future Building 'B' on the site.

47

**BLOCK 11 BLOCK PLAN
NINE-TEN WEST LIMITED ET AL
BLOCK FILE: BL.11.2001**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003:

Recommendation

The Commissioner of Planning recommends:

1. That the interim report on the completion status of Council's November 25, 2002 conditions of approval of the Block 11 Block Plan, BE RECEIVED.
2. That Part 1(i) of the November 25, 2002 Council resolution setting out conditions of approval for the Block 11 Block Plan be deleted and updated by the adoption of the following:

"That Block 11 Block Plan, dated June 3, 2003, BE APPROVED, subject to the following conditions:

 - a) That a Development and Infrastructure Phasing Plan be prepared by the Block 11 Landowner Group, pursuant to the policies of OPA 600, describing in detail the proposed staging and phasing of infrastructure to satisfy the requirements of development of Block 11, and providing:
 - Each phase of development shall be defined such that all identified bridge crossings will be built prior to occupancy of buildings.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

- The seven watercourse road crossings and transportation links planned within Block 11 be constructed as part of the phased development to facilitate the provision of transit services, as required by the Region of York, and that the timing of construction be as required by the Vaughan Engineering Department.
 - Two of the three public elementary school sites shall be included in the first phase of development, as requested by the York Region District School Board.
 - The timing for necessary Regional transportation improvements required to provide for development in Block 11 be established to the City's satisfaction.
 - All outstanding issues with respect to proposed servicing of development in Block 11, including water supply, sanitary sewage, storm water management, transportation and grading be addressed through revisions and finalization of the MESP to the satisfaction of the Vaughan Engineering Department.
- b) That additional subsurface investigation and delineation of ground water levels, and further delineation of ground water constraints to servicing and site grading, be provided to the satisfaction of the Vaughan Engineering Department.
- c) That the groundwater balance and revised infiltration rates be finalized to the satisfaction of the City in consultation with the TRCA; also that infiltration measures to be defined as per the Peer Consultant's recommendations.
- d) That the specific design measures to maintain groundwater recharge (lot level controls or others) be identified to the satisfaction of the Vaughan Engineering Department in consultation with the TRCA.
- e) That preliminary grading information be provided for the area of diverse topography at the southwest corner of the block that demonstrates acceptable lot and road grading can be achieved to the satisfaction of the Engineering Department.
- f) That prior to the approval of Planning Act or Condominium Act applications subject to the Oak Ridges Moraine Conservation Plan, addendums to the Master Environmental Servicing Plan shall be prepared demonstrating conformity with the Oak Ridges Moraine Conservation Plan to the satisfaction of the City of Vaughan, in consultation with the Region of York and TRCA.
- g) That the final Block Plan, together with supporting reports, be revised and updated to reflect modifications arising from the resolution of all conditions of Block Plan approval, including revisions to land use, and lot yield and configuration, and locations of public infrastructure and facilities (ie. Storm ponds, parks, schools, roads and trails) and the sidewalk/walkway plan.
- h) That the block plan be revised to include a crescent north of Street G1, abutting the Neighbourhood Commercial site at the corner of Dufferin Street and Major Mackenzie Drive.
3. That, prior to Council approval of any draft plan of subdivision or site plan in Block 11, all requirements shall be addressed as detailed in Condition 1(ii) and Condition 2, Item 16, Report No. 80 of the Committee of the Whole, which was adopted, as amended by the Council on November 25, 2002, together with the following additional conditions:
- a) That prior to commencement of any topsoil stripping and skeleton servicing within the Block, clearance from TRCA will be required regarding an acceptable time frame for pre-development monitoring as per the Ground Water Monitoring Program;

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

- b) Prior to draft approval of any plan within the block, additional information regarding the acceptability of twinning or tripling the culvert, and updated cost estimates shall be submitted to the satisfaction of the City and TRCA;
- c) That all outstanding matters related to the width, configuration and design of the open space blocks and the storm water management ponds shall be addressed prior to the draft plan application.

48

**SITE DEVELOPMENT FILE DA.02.050
RUTHERFORD COMMERCIAL HOLDINGS LTD.**

The Committee of the Whole recommends:

- 1) **That this matter be referred to the Council meeting of June 23, 2003 to permit the applicant, the local Ratepayer Associations, and the Ward 1 Sub-Committee to meet to resolve outstanding issues;**
- 2) **That the following deputations and written submissions, be received:**
 - a) **Mr. Steven Zakem, Aird & Berlis, BCE Place, Suite 1800, Box 754, 181 Bay Street, Toronto, M5J 2T9, and written submission dated June 16, 2003;**
 - b) **Ms. Elvira Caria, Vellore Woods Ratepayers Association, and written submission dated June 16, 2003; and**
 - c) **Ms. Sonia Liscio; and**
- 3) **That the written submission of Ms. Antonella Nicaso, 2 Hawkview Boulevard, Woodbridge, L4H 2E2, dated June 16, 2003, be received.**

Recommendation

The Commissioner of Planning recommends:

That the Ontario Municipal Board be advised that Council endorses Site Development Application DA.02.050 (Rutherford Commercial Holdings Ltd.) subject to the following conditions:

- 1. THAT prior to the execution of the site plan agreement:
 - a) the final site plan be revised to reflect the reorientation of the drive-through to the east side of Building "A";
 - b) the elevation plans be revised in accordance with the requirements of this staff report;
 - c) the final landscape plan and landscape cost estimate shall be approved by the Urban Design Department;
 - d) the final site grading and servicing plan, stormwater management report, noise report, access and traffic impact study shall be approved by the Engineering Department;
 - e) all requirements of the Region of York shall be satisfied; and
 - f) that any necessary zoning exceptions to implement the approved site plan be approved.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

2. THAT the site plan agreement contain the following provision:
 - a) 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 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.

49

**SITE DEVELOPMENT FILE DA.03.029
FIRST WESTRIDGE SHOPPING CENTRES LTD.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003:

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.029 (First Westridge Shopping Centres Ltd.) BE APPROVED, subject to the following:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan and building elevations shall be approved by the Commissioner of Planning;
 - b) the final site servicing and grading plans and storm water management report shall be approved by the Vaughan Engineering Department and the Region of York;
 - c) the final landscape plan and landscape cost estimate shall be approved by the Urban Design Department;
 - d) all requirements of Hydro Vaughan Distribution Inc. and Vaughan Fire Department shall be satisfied; and
 - e) the required variances from the Committee of Adjustment shall be final and binding.
2. That the site plan agreement contain the following provisions:
 - a) 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 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;
 - b) all garbage and recyclables shall be stored indoors until ready for pick-up.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

50

**ZONING BY-LAW AMENDMENT FILE Z.02.080
NORTHWEST JANE RUTHERFORD REALTY LIMITED
REPORT #P.2003.32**

The Committee of the Whole recommends:

- 1) That Clause 2. b) contained in the confidential memorandum of the Director of Legal Services, dated June 13, 2003, be approved;
- 2) That the following report of the Commissioner of Planning, dated June 16, 2003, be received; and
- 3) That the deputation of Mr. Leo Longo, Aird & Berlis, BCE Place, Suite 1800, Box 754, 181 Bay Street, Toronto, M5J 2T9, and written submission dated June 16, 2003, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the OMB be advised that Council is not in support of Zoning By-law Amendment Z.02.080 (Northwest Jane Rutherford Realty Limited), and that the Board be requested to dismiss the appeal.

51

**ZONING bY-LAW AMENDMENT FILE Z.02.071
DRAFT PLAN OF SUBDIVISION FILE 19T-02V07
DREAMWORKS PROPERTY INC.
REPORT # P.2002.69**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003:

Recommendation

The Commissioner of Planning recommends:

1. That Zoning By-law Amendment Application Z.02.071 (Dream Works Property Inc.) BE APPROVED, and that the implementing by-law:
 - a) rezone the lands to RVM1A(H), with any necessary zoning exceptions to implement the Draft Approved Plan of Subdivision;
 - b) require that prior to the removal of the Holding (H) Symbol, the requirements of OPA #332 shall be addressed to the satisfaction of Vaughan, including:
 - the submission of a demographic study;
 - urban design guidelines; and,
 - an environmental impact study.
2. That Draft Plan of Subdivision 19T-02V07 (Dream Works Property Inc.) prepared by Weston Consulting Group Inc., dated November 23, 2002, BE DRAFT APPROVED, subject to conditions contained in Attachment #1.
3. For the purpose of notice, the Subdivision Agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu be paid, within the plan at the rates stipulated in the approved "Cash-in-Lieu of Parkland Policy".

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

4. The Owner shall acknowledge in the subdivision agreement that the parkland dedication for this plan in the amount of 0.130 ha, will be included as a component of the total parkland required for within the adjacent owned lands referred to as Part 2, Plan 65R-15317 (File 19T-02V08).

52

**BLOCK 57/58 WEST BLOCK PLAN
BLOCK PLAN FILE BL.57/58W.99
HUNTINGTON BUSINESS PARK LAND OWNERS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003:

Recommendation

The Commissioner of Planning recommends:

1. THAT the Block 57/58 West Plan (File: BL.57/58W.99) dated May 1, 2003, as red-lined (Attachment # 4), Be Approved subject to the following conditions:
 - a) That the Block 57/58 West Plan be revised to address the following matters:
 - Finalization of the location, size, and treatment of all stormwater management ponds to the satisfaction of the City and TRCA. The preliminary design for all stormwater management facilities shall be finalized to the satisfaction of the City and TRCA in accordance with the criteria described in this report;
 - The extension of the "Centre" area north and south of Hwy. #7 as red-lined;
 - That no road connection from the Block to Langstaff Road be permitted until such time as it is decided if there will be an interchange with the Highway 427 extension at Langstaff Road and its ultimate location;
 - That the Block Plan be amended to incorporate the east-west tributary to the West Rainbow Creek in an open space block and that Stormwater Management Pond A1 be relocated to the satisfaction of the City of Vaughan Engineering and Planning Departments, and the TRCA; and, that all necessary permits and approvals be obtained from the Department of Fisheries and Oceans, the Ministry of Natural Resources, and/or the TRCA; and,
 - That a site walk be conducted with appropriate City and TRCA Staff to verify environmental features on site and that the City of Vaughan Planning, Engineering and Urban Design Departments, in consultation with the TRCA, shall be satisfied with the limits and buffers of the open space blocks for valleylands, stream corridors, stormwater management ponds, and woodlots; and, the Block Plan shall be amended as necessary to accommodate any necessary revision for their final configuration and location.
 - b) That all outstanding issues with respect to the proposed servicing and phasing of the Block Plan, including water supply, sanitary sewers, stormwater management facilities, grading, and geotechnical be addressed with revisions for the finalization of the Master Environmental Servicing Plan, and approved by Vaughan Engineering, Urban Design, and the TRCA.
 - c) That additional subsurface investigation and delineation of ground water levels, and water constraints to servicing and site grading, be provided to the satisfaction of the Vaughan Engineering Department and the TRCA.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

- d) That the City of Vaughan Engineering Department and the TRCA approve any proposed diversion of drainage flows.
- e) That a Cultural Heritage Resource Assessment, as described in this report shall be submitted for approval by Vaughan Cultural Services Department.
- f) That the applicants confirm the additional connections to Highway #50 between Fogal Road and Ebenezer Road, not reflected in the BATS recommended short-term plan, are acceptable to the Regions of York and Peel.
- g) That a Transportation Management Plan/Sidewalk Plan be submitted and finalized to the satisfaction of the Vaughan Engineering Department, and the Region of York Transportation and Public Works Department.
- h) That the applicants complete and submit for review and approval of MTO, a detailed Traffic Impact Study detailing the impacts to the existing Highway 427 and its associated ramps. The analysis must include impacts of full build out of the Block Plan without the extension of Highway 427 in place in the 10-year horizon period.
- i) That the applicant shall complete and submit for review and MTO approval, a detailed Stormwater Management Report detailing the impacts to the existing Highway 427 and its associated ramps. The analysis must include impacts of full build out of the Block Plan without the extension of Highway 427 in place.
- j) That the necessary upgrades to the Regional arterial road network shall be carried out concurrently with the development within the Block to the satisfaction of the City. The scope of the required upgrading, timing of construction and funding issues will be established through the ongoing discussions between the City and Region. Developer front-ending of these works may be required.
- k) That the MESP shall identify any municipal road project (ie. primary/collector road) within the Block that would be subject to the Class EA planning process. This is to be legally substantiated.
- l) That any proposed servicing for Block Plan 57/58 West from the east, south of Fogal Road, shall be reviewed and approved by MTO to determine that there will be no impact on the existing or future Highway 427; and further, no servicing will be permitted from the east in the area north of Fogal Road.
- m) That a Mitigation Plan for terrestrial resources be submitted and approved by the City.
- n) That the applicants submit Urban Design Guidelines for the subject block plan in compliance with the amended City Design Standards, to the satisfaction of the City.
- o) That a Landscape Masterplan be submitted and approved to the satisfaction of the City. The Landscape Masterplan shall address the following:
 - (i) The use of hard and soft landscape elements to define significant street vista and generate a pleasing public realm street character.
 - (ii) Landscape and streetscape treatments for the Business Park edges including the parallel window streets and pedestrian access to arterial roads for public transit services.
 - (iii) Entry and special landscape features which express and enhance the Business Park identity including landscaped medians.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

- (iv) Landscaping of open space lands including pedestrian/cycling trails, bridge crossings, pedestrian access points, seating areas and erosion repair sites.
 - (v) The landscape treatment of stormwater management facilities.
 - (vi) Special furniture, including benches, waste receptacles, bicycle racks, and tree grates shall be provided that supports the character throughout the block plan.
- p) That the final Block Plan, together with supporting reports be revised and updated to reflect modifications arising from the resolution of all conditions identified in Part 1 of this Recommendation.
2. That the following conditions shall be fulfilled prior to the approval of any draft plans of subdivision or site plans within the Block 57/58 West Plan.
- a) That an Erosion Study for the Rainbow Creek be completed to the satisfaction of the TRCA and Vaughan Engineering Department.
 - b) That prior to the approval of the first proposed draft plan of subdivision or site plan within the subject block plan, the flood protection works required at Site No. 4 (existing factory site west of Martingrove Road) as identified in the Rainbow Creek Master Drainage Plan are to be detailed, to the satisfaction of the TRCA and the City.
 - c) That the applicants shall have submitted environmental site assessment reports to the City and shall have fulfilled the requirements of the City of Vaughan's May 2001 Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites.
 - d) That the issue of a future transitway adjacent to the existing Hwy. #427 and future Hwy. #427 extension, be subject to further discussions with MTO to be resolved prior to the condition outlined in #2 above.
 - e) That MTO approve any required watermain and sanitary servicing crossings of Highway 427 from Block 57/58 East.
 - f) That should an additional widening adjacent to Highway 427 or the future Highway 427 extension be required, the current pond locations may be affected. Details for interim ponds, or any new ponds proposed, will be required to the satisfaction of the City.
 - g) That the release of water supply capacity must be confirmed by the Region of York and allocated by Council.
 - h) That the MESP should address the impact from development on the existing private wells in the area. Monitoring of the existing wells during and after construction will be required.
 - i) That a plan that identifies all segments of the proposed sanitary sewer system within the subject block plan that are expected to be in excess of 6.0 metres in depth be provided.
 - j) That additional borehole testing be conducted in the northeast portion of the subject lands, and the MESP be updated accordingly.
3. That upon receipt of the revised block plan addressing all conditions in 1. above, Staff will submit a revised version of the Block 57/58 West Plan to Committee of the Whole.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

53

**SITE DEVELOPMENT FILE DA.02.058
VILLA CHARITIES INC./VILLA COLOMBO DIPOCE CAMPUS**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003, be approved, subject to the deletion of Clause 1. k); and**
- 2) That the deputation of Mr. Tony Verona, representing the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.058 (Villa Charities Inc./Villa Colombo DiPoce Campus) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the Site Plan Agreement:
 - a) the final site plan, landscape plan and building elevations, demonstrating that all structures are located outside of the Regional Storm floodplain, shall be approved by the Commissioner of Planning;
 - b) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department, the Toronto and Region Conservation Authority and the Region of York;
 - c) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department and the Toronto and Region Conservation Authority;
 - d) parking, access, road widenings, and on-site circulation shall be approved by the Engineering Department and the Region of York;
 - e) the landscape plan shall be revised to accommodate naturalization efforts in the riparian area adjacent to the Humber River to the satisfaction of the Urban Design Department and TRCA;
 - f) the site plan shall be revised to provide for the alignment of a public trail through the site to the satisfaction of the Community Planning and the Parks Development Departments;
 - g) the requirements of the Toronto and Region Conservation Authority shall be satisfied, including any necessary revisions to permits issued under Ontario Regulation 158;
 - h) the owners enter into a development agreement for water and sanitary servicing to the satisfaction of the Engineering Department;
 - i) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
 - j) the variances required to implement the proposed site plan shall be approved by the Committee of Adjustment, and be final and binding; and
 - k) the owner shall convey the floodplain portion of the subject site to the City of Vaughan, free of all costs and encumbrances.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

2. That the site plan agreement contain the following provisions:
 - a) The owner shall enter into an agreement to the satisfaction of the City of Vaughan Parks Development Department respecting the construction of the public trail through the subject lands.
 - b) if required, 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 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.
3. That the following resolution be passed allocating servicing capacity:

NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Site Development Application DA.02.058 (Villa Charities DiPoce Campus), be allocated sewage capacity from the Kleinburg Water Pollution Control Plant and water capacity from the Kleinburg-Nashville Community Water System of the York Water Supply System, for a total of 240 persons equivalent following the execution of a site plan agreement to the satisfaction of the City.

54

**OFFICIAL PLAN AMENDMENT FILE OP.03.005
ZONING BY-LAW AMENDMENT FILE Z.02.082
TINA & PAOLA ROMANO
REPORT #P.2003.15**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2003, be approved; and
- 2) That the following deputations, be received:
 - a) Mr. Robert Johnson, representing the applicant; and
 - b) Mr. Mike Cannone, Millwood Woodend Ratepayers Association, 60 Millwood Park, Woodbridge, L4L 1A6.

Further, Committee of the Whole recommends:

That staff provide a report addressing the area concerns of Mr. Mike Cannone, Millwood Woodend Ratepayers Association, 60 Millwood Park, Woodbridge, L4L 1A6, regarding emergency access, road conditions, installation of a traffic light, and servicing.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.03.005 (Tina & Paola Romano) BE APPROVED to amend the "Estate Residential" Policies of OPA #600 to reduce the minimum lot size from 6,000m² to 4674m².
2. THAT Zoning By-law Amendment Application Z.02.082 (Tina & Paola Romano) BE APPROVED, subject to the following:

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

- i) That prior to enactment of the by-law:
 - a) final verification is required that the two lots are of sufficient size, dimensions and capability to support a private well and sewage disposal system;
 - b) that the open space limits be defined to the satisfaction of the Planning Department and the Toronto and Region Conservation Authority.
- ii) That the implementing by-law:
 - a) amend the existing site-specific schedule to provide for two lots;
 - b) rezone the south end of the subject lands to OS1 Open Space Conservation Zones; and
 - c) provide a minimum 10m building and structure setback from the OS1 Zone.

55

**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION FILE A433/02
HILARIO & ZOILA SANTOS**

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of June 16, 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 approval of Variance Application A433/02 (Hilario & Zoila Santos).

56

**BY-LAW 224-2002 (INTERIM CONTROL BYLAW)
CARRVILLE DISTRICT CENTRE STUDY
ZONING BYLAW AMENDMENT FILE Z.00.081
GIUSEPPE MORELLI**

The Committee of the Whole recommends:

- 1) That Interim Control By-law 224-2002 be extended for a period of one year;
- 2) That the following report of the Commissioner of Planning, dated June 16, 2003, be received; and
- 3) That the following deputations be received:
 - a) Mr. James Claggett; and
 - b) Mr. Randy Peddigrew.

Recommendation

The Commissioner of Planning recommends:

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

Recommendation

Council, at its meeting of June 9, 2003, adopted the following:

That this matter be referred to the Committee of the Whole meeting of June 16, 2003 to allow an opportunity for staff, the Local Councillor and the Developer to meet for further discussion on this matter;

That the confidential report of the Commissioner of Legal & Administrative Services/City Solicitor, dated June 9, 2003 be received; and

That the memorandum from the Commissioner of Engineering and Public Works, dated June 6, 2003 be received.

Recommendation of the Committee of the Whole, dated June 2, 2003

- 1) That the deputation of Mr. Renato Vanin, 180 Novaview Crescent, Woodbridge, L4L 9L8, and photograph submitted, be received and referred to staff for a report to the Council meeting of June 9, 2003, addressing the lot grading and drainage concerns raised;
- 2) That staff provide a report addressing the issue of rear yard catch basins;
- 3) That the deputation of Mr. Rocco Scono, 192 Novaview Crescent, Woodbridge, L4L 9L8 be received; and
- 4) That the written submission of Mr. Joe Porcelli, 198 Novaview Crescent, Woodbridge, L4L 9L8, dated June 2, 2003, be received.

63

RESOLUTION – TAX REFERENDUM

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of Mayor Di Biase, dated June 16, 2003, be approved; and**
- 2) **That the resolution also be forwarded to the leaders of the Liberal and NDP parties.**

Recommendation

Mayor Michael Di Biase recommends:

That the following resolution be approved.

That the City of Vaughan supports the principle of accountability to taxpayers;

And whereas the Council of the City of Vaughan is accountable to its ratepayers through the direct election process;

And whereas the City of Vaughan Council exercises fiscal responsibility in its annual budgetary process, including public notice, public input and public reporting of municipal budgets, both operating and capital;

And whereas the new *Municipal Act, 2001*, requires increased public notice and input in the preparation of municipal budgets thereby providing greater accountability to the taxpayer;

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

And whereas the City of Vaughan supports a budget process that is open, consultative and provides an opportunity for Public interaction;

And whereas the budget process is a comprehensive and complex exercise and has implications in the short term and for long term fiscal planning and trade-offs can not be easily articulated through a referendum;

And whereas the cost of a provincially mandated process, i.e.: the referendum, will add an additional and unnecessary cost to the local property taxpayer;

Now Therefore Be It Resolved That the Council of the City Vaughan requests that the Provincial government not consider future legislation that will impose the use of referendums relating to property tax increases;

And That a copy of this resolution be forwarded to Premier Ernie Eves, Janet Ecker, Minister of Finance, David Young, Minister of Municipal Affairs and Housing, local Regional Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO) and municipalities in the Province of Ontario with a population over 50,000.

64

WATER CAPACITY ALLOCATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Commissioner of Engineering and Public Works, dated June 16, 2003:

Recommendation

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

1. That Attachment #1 form the basis for the allocation of water capacity released to Vaughan from the Region of York;
2. That Council rescind its resolution of May 26, 2003 with respect to Report 120, Addendum No. 1, Reservation of Water Supply Capacity, Maple Pressure District Seven Water System, and adopt the following:

“THAT subject to the Region of York confirming the availability of water supply capacity in the York Water Supply System servicing Vaughan;

1. Water supply capacity for 2,800 persons equivalent be reserved from the Vaughan Water Distribution Systems for residential development within OPA No.332, OPA No.350 and the Block Plans approved to date in OPA No.400, which may be allocated by Council prior to registration of each plan of subdivision; and
2. Water supply capacity for 21,000 persons equivalent be reserved from the Vaughan Water Distribution System for residential development within Phase 2 of Block 10 and Phase 1 within Blocks 11, 12, 18 and 33 West in OPA No.600, which may be allocated by Council prior to registration of each plan of subdivision.”
3. That Council enact a by-law authorizing the Mayor and Clerk to execute the Regional Development Charge Credit Agreement for the advanced construction of the Bathurst Trunk Sanitary Sewer with the Blocks 10, 11 and 12 Developer Groups and the Region of York for the purpose of confirming the reservation of servicing capacity allocation as adopted by Council resolution.

69

HILLSIDE AVENUE RESURFACING

The Committee of the Whole recommends that staff provide a report to the Budget Committee meeting of June 23, 2003, with respect to the cost of resurfacing Hillside Avenue.

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

70

DEPUTATION – MR. REMO AGOSTINO WITH RESPECT TO
WESTON RUTHERFORD CENTRE/GRANITE PEAK DEVELOPMENTS INC.

The Committee of the Whole recommends that the deputation of Mr. Remo Agostino, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, and written submission dated June 11, 2003, be received.

71

DEPUTATION – MR. IAIN NEWBIGIN, MCMICHAEL CANADIAN ART COLLECTION
WITH RESPECT TO TOURISM ENHANCEMENT PARTNERSHIP

The Committee of the Whole recommends that the deputation of Mr. Iain Newbigin, McMichael Canadian Art Collection, 10365 Islington Avenue, Kleinburg, L0J 1C0, and written submissions dated June 13, 2003, and titled, "ONE DAY GET-AWAY", be received and referred to the Budget Committee meeting of June 23, 2003, for a staff report addressing the request.

72

DEPUTATION – MR. GARY TEMPLETON WITH RESPECT TO
MATTHEW GABRIELLE AND MICHELA TONIETTO 19T-01V02, Z.01.008

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Gary Templeton, Templeton Planning Ltd., 71 Tyler Street, Aurora, L4G 2N1, and written submission dated June 13, 2003, be received; and
- 2) That staff provide a report to the Council meeting of June 23, 2003, with respect to Matthew Gabrielle and Michela Tonietto, 19T-01V02, Z.01.008.

73

DEPUTATION – MR. ADRIAN VISENTIN WITH RESPECT TO THE
WOODBIDGE HIGHLANDS AND AREA TRAFFIC COMMITTEE

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Adrian Visentin, Woodbridge Highlands and Area Traffic Committee, written submission dated June 13, 2003, and traffic calming proposal, be received and referred to staff for a report; and
- 2) That staff be directed to attend a public meeting in late July 2003, with respect to the Woodbridge Highlands and Area Traffic Calming proposal.

**REPORT NO. 51 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 23, 2003**

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 6:11 p.m.

Respectfully submitted,

Councillor Mario G. Racco, Chair